SUFFOLK COUNTY WATER AUTHORITY

Demolition of 3rd Avenue Water Storage Tank and Construction of 150 Foot Tall Monopole

LONG ENVIRONMENTAL ASSESSMENT FORM
Parts I, II and III

Lead Agency:

Suffolk County Water Authority
P.O. Box 38
4060 Sunrise Highway
Oakdale, New York 11769

Contact Person:

Herman J. Miller, P.E., Deputy CEO for Operations
631-563-0203

March 2013

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I. Environmental Assessment Form - Parts 1 and 2

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [X] Part 1 [X] Part 2 [X] Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

[X] A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

[ ] B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.** *

[ ] C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Demolition of 3rd Avenue Water Storage Tank and Construction of 150 Foot Tall Monopole
Name of Action

Suffolk County Water Authority
Name of Lead Agency

Herman J. Miller
Print or Type Name of Responsible Officer in Lead Agency

Deputy CEO for Operations
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

3/19/13
Date

website

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: Demolition of 3rd Avenue Water Storage Tank and Construction of 150 Foot Tall Monopole

Location of Action (include Street Address, Municipality and County)
Brentwood 3rd Avenue Well Field and Pump Station
Brentwood, Town of Islip

Name of Applicant/Sponsor: Suffolk County Water Authority

Address: 4060 Sunrise Highway

City / PO: Oakdale State: NY Zip Code: 11769

Business Telephone: (631) 563-0219

Name of Owner (if different): Brentwood Water District

Address: 655 Main Street

City / PO: Islip State: NY Zip Code: 11751

Business Telephone: 631-224-5691

Description of Action:

Demolition of the existing 200-foot tall water tank and construction of a 150-foot monopole, to support the SCWA antenna used for wireless data communications for its SCADA (supervisory control and data acquisition) system. The parcel is identified on the Suffolk County Tax Map as #500-136-3-14.001. The parcel is owned by the Brentwood Water District. The SCWA manages the Brentwood Water District's system pursuant to a long term management agreement.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
   ☐ Forest ☐ Agriculture ☒ Other Public Water Supply

2. Total acreage of project area: 5.0 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	5.0 acres	5.0 acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? Riverhead & Haven Soils (RhB), 0 to 8% slopes, and Haven Loam (HaA), 0 to 2% slopes

   a. Soil drainage: ☒ Well drained _____% of site ☐ Moderately well drained _____% of site.
   ☐ Poorly drained _____% of site

   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

   a. What is depth to bedrock 1,600 (in feet)

5. Approximate percentage of proposed project site with slopes:

   ☒ 0-10% _____% ☐ 10- 15% _____% ☐ 15% or greater _____%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 60 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

N/A

15. Streams within or contiguous to project area:

N/A

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

Recharge Basin (sump). See Exhibit B, Site Plan

b. Size (in acres):

17. Is the site served by existing public utilities? [X] Yes [ ] No

a. If **YES**, does sufficient capacity exist to allow connection? [X] Yes [ ] No

b. If **YES**, will improvements be necessary to allow connection? [ ] Yes [X] No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? [ ] Yes [X] No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? [ ] Yes [ ] No N/A

20. Has the site ever been used for the disposal of solid or hazardous wastes? [ ] Yes [X] No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 5.0 acres.

b. Project acreage to be developed: N/A acres initially; _____ acres ultimately.

c. Project acreage to remain undeveloped: 0 acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. N/A %

f. Number of off-street parking spaces existing N/A ; proposed _____

g. Maximum vehicular trips generated per hour: _____ (upon completion of project)? No Additional Trips

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially				
Ultimately				

i. Dimensions (in feet) of largest proposed structure: 150 feet height; _____ width; _____ length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed [ ] Yes [ ] No [X] N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? [ ] Yes [ ] No

c. Will upper subsoil be stockpiled for reclamation? [ ] Yes [ ] No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

   [ ] Yes [X] No

6. If single phase project: Anticipated period of construction: 6 months, (including demolition)

7. If multi-phased:

   a. Total number of phases anticipated _____ (number)

   b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

   c. Approximate completion date of final phase: _____ month _____ year.

   d. Is phase 1 functionally dependent on subsequent phases? [ ] Yes [ ] No

8. Will blasting occur during construction? [ ] Yes [X] No

9. Number of jobs generated: during construction 6; after project is complete 0

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? [ ] Yes [X] No

    If yes, explain:

12. Is surface liquid waste disposal involved? [ ] Yes [X] No

    a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

    b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? [ ] Yes [X] No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? [ ] Yes [X] No

    If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? [ ] Yes [X] No

16. Will the project generate solid waste? [ ] Yes [X] No

    a. If yes, what is the amount per month? _____ tons

    b. If yes, will an existing solid waste facility be used? [ ] Yes [ ] No

    c. If yes, give name _____ ; location _____

    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? [ ] Yes [ ] No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

    a. If yes, what is the anticipated rate of disposal? _____ tons/month.

    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☐ Yes ☒ No

    If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? ☒ Yes ☐ No

    If yes, explain:

SCWA is funding this project

25. **Approvals Required:**

			Type	Submittal Date
City, Town, Village Board	☐ Yes	☒ No		
City, Town, Village Planning Board	☐ Yes	☒ No		
City, Town Zoning Board	☐ Yes	☒ No		
City, County Health Department	☐ Yes	☒ No		
Other Local Agencies	☒ Yes	☐ No	SCWA	
Other Regional Agencies	☐ Yes	☒ No		
State Agencies	☐ Yes	☒ No		
Federal Agencies	☐ Yes	☒ No		

C. **Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No

If Yes, indicate decision required:

☐ Zoning amendment ☐ Zoning variance ☐ New/revision of master plan ☐ Subdivision

☐ Site plan ☐ Special use permit ☐ Resource management plan ☐ Other

2. What is the zoning classification(s) of the site?

AAA – one acre residential zoning

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Five residential lots, one acre each

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☐ Yes ☐ No

N/A

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

The predominant land uses within ¼ mile of the site include commercial businesses and public institutional facilities including Brentwood High School, ballfields, public parks, Brentwood Legion Ambulance and Fire House, Brentwood Public Library and Brentwood Post Office, community centers including the Long Island Portuguese American Club, American Legion, and Caesar Trunzo Senior Center.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

   a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

☐ Yes ☒ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Suffolk County Water Authority Date 3/19/13

Signature

Title Deputy CEO for Operations

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.

! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

! The number of examples per question does not indicate the importance of each question.

! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Impact on Land			
1. Will the Proposed Action result in a physical change to the project site? NO ☐ YES ☒			
Examples that would apply to column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☐	☐	☐ Yes ☐ No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ Yes ☐ No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ Yes ☐ No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
• Construction or expansion of a santary landfill.	☐	☐	☐ Yes	☐ No
• Construction in a designated floodway.	☐	☐	☐ Yes	☐ No
• Other impacts:	☒	☐	☐ Yes	☒ No

Removal of a 200 foot water tank and construction of a 150 foot monopole

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

• Specific land forms:	☐	☐	☐ Yes	☐ No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	☐	☐	☐ Yes	☐ No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes	☐ No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐ Yes	☐ No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐ Yes	☐ No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? [X] NO [ ] YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	[ ]	[ ]	[ ] Yes [ ] No
• Construction or operation causing any contamination of a water supply system.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will adversely affect groundwater.	[ ]	[ ]	[ ] Yes [ ] No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action would use water in excess of 20,000 gallons per day.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	[ ]	[ ]	[ ] Yes [ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes [ ] No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? [X] NO [ ] YES				
Examples that would apply to column 2				
• Proposed Action would change flood water flows	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action may cause substantial erosion.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action is incompatible with existing drainage patterns.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will allow development in a designated floodway.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

IMPACT ON AIR

7. Will Proposed Action affect air quality? [X] NO [ ] YES				
Examples that would apply to column 2				
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	[ ]	[ ]	[ ] Yes	[ ] No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? [X] NO [ ] YES				
Examples that would apply to column 2				
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	[ ]	[ ]	[ ] Yes	[ ] No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
   ☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?
    ☒ NO ☐ YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
☐ NO ☒ YES

Examples that would apply to column 2			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ Yes ☐ No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☒	☐	☐ Yes ☒ No

Construction of a 150 foot monopole.
See Attached Exhibit– Renderings of the proposed monopole.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
☒ NO ☐ YES

Examples that would apply to column 2			
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ Yes ☐ No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?
☒ NO ☐ YES

Examples that would apply to column 2

• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
• A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?
☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

• Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

[X] NO [ ] YES

Examples that would apply to column 2

• Alteration of present patterns of movement of people and/or goods.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will result in major traffic problems.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

[X] NO [ ] YES

Examples that would apply to column 2

• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

[X] NO [ ] YES

Examples that would apply to column 2

• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	[ ]	[ ]	[ ] Yes	[ ] No
• Odors will occur routinely (more than one hour per day).	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will remove natural barriers that would act as a noise screen.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
[X] NO [ ] YES

• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	[ ]	[ ]	[ ] Yes	[ ] No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	[ ]	[ ]	[ ] Yes	[ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes	[ ] No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
[ ] NO [X] YES

Examples that would apply to column 2

• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	[ ]	[ ]	[ ] Yes	[ ] No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will conflict with officially adopted plans or goals.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will cause a change in the density of land use.	[ ]	[ ]	[ ] Yes	[ ] No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	[ ]	[ ]	[ ] Yes	[ ] No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	[ ]	[ ]	[ ] Yes	[ ] No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ Yes ☐ No
• Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
• Other impacts:	☒	☐	☐ Yes ☐ No

The visual impact of the 150 foot monopole.
See Attached Exhibit – Renderings of the proposed monopole.

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

II. Visual Environmental Assessment Form Addendum

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility

1. Would the project be visible from:	Distance Between Project and Resource (in Miles) 0-¼	¼-½	½-3	3-5	5+
! *A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?*	☐	☐	☒	☐	☐
! *An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?*	☐	☐	☒	☐	☐
! *A site or structure listed on the National or State Registers of Historic Places?*	☒	☐	☐	☒	☐
! *State Parks?*	☐	☐	☐	☐	☐
! *The State Forest Preserve?*	☐	☐	☐	☐	☐
! *National Wildlife Refuges and State Game Refuges?*	☐	☐	☐	☐	☐
! *National Natural Landmarks and other outstanding natural features?*	☐	☐	☐	☐	☐
! *National Park Service lands?*	☐	☐	☐	☐	☐
! *Rivers designated as National or State Wild, Scenic or Recreational?*	☐	☐	☐	☐	☐
! *Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?*	☒	☐	☐	☐	☐
! *A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?*	☐	☐	☐	☐	☐
! *A site, area, lake, reservoir or highway designated as scenic?*	☐	☐	☐	☐	☐
! *Municipal park, or designated open space?*	☐	☒	☐	☐	☐
! *County road?*	☒	☐	☐	☐	☐
! *State road?*	☐	☐	☒	☐	☐
! *Local road?*	☒	☐	☐	☐	☐

2. *Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)*

☐ *Yes* ☒ *No*

3. *Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?*

☒ *Yes* ☐ *No*

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within *¼ mile	Within *1 mile
Essentially undeveloped	☐	☐
Forested	☐	☐
Agricultural	☐	☐
Suburban Residential	☒	☐
Industrial	☐	☐
Commerical	☒	☐
Urban	☐	☐
River, Lake, Pond	☐	☐
Cliffs, Overlooks	☐	☐
Designated Open Space	☐	☒
Flat	☐	☐
Hilly	☐	☐
Mountainous	☐	☐
Other	☐	☐

NOTE: *add attachments as needed*

5. Are there visually similar projects within:

*½ mile ☐ *Yes* ☐ *No* *1 mile* ☐ *Yes* ☐ *No* *2 miles* ☐ *Yes* ☐ *No* *3 miles* ☐ *Yes* ☐ *No*

Monopoles for telecommunications companies are located throughout Suffolk County.

**Distance from project site is provided for assistance. Substitute other distances as appropriate.*

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is 39,789 on County Route 13 (NYS Dept. of Transportation Average Annual Daily Traffic: http://gis.dot.ny.gov/tdv/

NOTE: *When user data is unavailable or unknown, use best estimate.*

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

FREQUENCY

Activity	***Daily***	***Weekly***	***Holidays/ Weekends***	***Seasonally***
Travel to and from work	☒	○	○	○
Involved in recreational activities	☒	○	○	○
Routine travel by residents	☒	○	○	○
At a residence	☒	○	○	○
At worksite	○	○	○	○
Other **Ballfields and community parks**	○	○	○	○

III. Environmental Assessment Form - Part 3, Evaluation of the Importance of the Impacts

A. Description of the Proposed Action

This action is the demolition of the Brentwood Water District's 200 foot tall, three hundred thousand gallon water storage tank located on 3rd Avenue in Brentwood. Prior to removing the tank a 150 foot tall free standing solid monopole will be constructed on the project site. This action is proposed by the Suffolk County Water Authority (the "SCWA"), a public benefit corporation, which pursuant to a 1999 agreement with the Brentwood Water District, operates the District's public water system. Under the Agreement, the District retained ownership of its then existing assets while the SCWA assumed the operation of the system and was responsible for maintaining, repairing and constructing new facilities to serve the District's customers. The two systems were merged into one integrated system that is controlled by the SCWA's Supervisory Control and Data Acquisition ("SCADA") system.

B. Public Need for the Project

Utilizing its SCADA system, the SCWA can remotely operate its network of over 230 pump stations, 63 water storage and distribution facilities and over 5,000 miles of water main from its specialized control center in Bay Shore. SCADA enables the SCWA to control many components of its system by turning wells on or off, opening or closing valves or releasing or adding water to its storage tanks.

SCWA's SCADA, in its simplest form, consists of remote controlled devices that communicate via radio frequencies to and from the Bay Shore Control Center. Transmission between these radios is wireless and "hops" along a series of antennas installed at SCWA facilities throughout the County. A virtual and ever changing network is created as data bounces along and between the antennas to and from the Control Center and to and from other SCWA facilities. Each of the antenna's effectiveness and efficiency is a function of its height - higher antennae are able to "see" more antennae within the network, increasing the potential pathways to, from and between each antenna. Also taller antennas have fewer obstacles, such as trees or buildings, impeding data transmission between antennas.

After assuming responsibility for the District's system, the SCWA determined that the District's 3rd Avenue tank, built in 1935, did not provide significant hydraulic benefit to the SCWA's system because it is taller with less capacity than other SCWA tanks. As a result of this combination, the SCWA's system does not fill the tank to its capacity because the SCWA's system is designed to operate at a pressure that lifts water in a tank to a certain height. This operating height is less than the top of the 3rd Avenue Tank. Therefore, although the tank when completely full can store 300,000 gallons of water, due to the design of the SCWA system, in practice it stores significantly less.

Structurally, the tank requires repairs estimated to cost $100,000 to reinforce its stability. In addition to the necessary repairs, the tank is scheduled for a major rehabilitation in the next few years. The cost of an rehabilitation is $1.5 million and includes stripping the paint from the tank, a thorough inspection of the tank, the repair of the items discovered during the inspection

and then a repainting of the tank. Even if the repairs are made and if the overhaul is performed, the hydraulic value of the tank to the SCWA will still be limited because of its height and capacity. Rather than repair the tank, the SCWA has decided to remove the tank. To supplement the site's utility after the tank is removed, the SCWA plans on erecting a 150 foot tall tower in its place. One function the project site serves quite well is providing a location with good visibility to the SCWA's Bay Shore Control Center and thus an efficient location for the deployment of a SCADA antenna.

Therefore, the SCWA proposes to remove the tank and erect the monopole. Atop the monopole will be a SCADA antenna integral to the operation of the SCADA system. This antenna will serve as a collector of radio communications from many different SCWA facilities and transmit the same to the Bay Shore Control Center. Likewise, signals from the Control Center will be relayed to the 3rd Avenue antenna and transmitted to other SCWA facilities. This antenna will serve as a regional collector because there are antennas it will "see" that cannot be "seen" by the antennas at the Bay Shore Control Center.

In addition, there will be space on the tower for up to four private cellular antenna arrays. Currently, there are three private antenna arrays installed on the tank at heights of 145 feet, 125 feet and 99 feet. These facilities will be relocated, at approximately the same heights, to the proposed tower.

C. Environmental Setting

SCWA's 3rd Avenue Brentwood facility is located on the north side of 3rd Avenue, south of the Long Island Railroad (LIRR) corridor, in the hamlet of Brentwood, in the Town of Islip in Suffolk County. The parcel, Suffolk County Tax Map Number 500-136-3-14.1, is a total of 5.0 acres of area. The portion of the parcel that contains SCWA infrastructure encompasses 2.478 acres. See Exhibit A containing an aerial photograph of the SCWA facility. The parcel is in the AAA residence (one residence per acre) zoning district. It is developed with an elevated water storage tank, two wells and a chemical treatment building. The property contains a few large white pine trees and some vegetation along the north side of the property. The property adjoins the Brentwood "Youth Activities Inc. Modern Times Park on the west side and Gil Hodges Park (ballfield) on the east side. The American Legion is just east of Gil Hodges Park. The wellfield is adjacent to a recharge basin and the LIRR right-of-way to the north. The south side of the wellfield has frontage on 3rd Avenue, and the site is opposite Brentwood High School.

The existing water tower is a highly visible component of the views from the immediately surrounding area and the busy Fifth Avenue (County Route 13 or CR 13) transportation corridor. See Exhibit B for photographs of the existing tank from surrounding views.

The proposed 150 foot tall monopole would be situated approximately 15 feet north of the existing tank. Like the tank, the tower will be less than 110 percent of its distance from the parcel's easterly boundary with the lands owned by the Town.

The footprint below tank contains approximately 73 feet in diameter. The monopole

would encompass a footprint of 47.96 inches, which results in a reduction of 828 inches in footprint and 50 feet in height. Exhibit C is a Site Plan of the 3rd Avenue Brentwood facility including the location of the proposed monopole.

D. Environmental Impacts

The benefits of the project will allow the Authority's SCADA system to continue to maintain a centrally located backbone SCADA antenna at the site to provide reliable data transmission during peak and non-peak pumping periods. SCWA will remove a tank with structural deficiencies and lessen the visual impact to the surrounding community by replacing the 200 foot tall tank which is approximately 60 feet in diameter at the 150 foot level with a monopole which will be 150 feet tall and approximately 36 inches in diameter at its top. A 5/8" inch thick five foot lighting rod will be affixed to the top of the pole. The SCADA whip antenna will be installed at the top of the pole. Exhibit D is a drawing of the proposed monopole.

Views of the monopole would be substantially different and minimized as compared to views associated with the presence of a water tower on the project site. The proposed monopole would be a significantly less visible component of the viewshed in the immediate area compared to the existing use of a water tank and suburban land uses that surround the project site.

The proposed monopole would result in a direct effect on the project site, which would occur as a result in a change of use on the project site containing a public water supply wellfield and elevated water storage facility to a site containing a public water supply wellfield and monopole. However, no adverse impacts to visual resources as a result of the presence of the monopole would be expected due to the character of the immediate area and existing network of infrastructure, utility poles, and transportation corridors.

The land use surrounding the project site consists of an existing suburban community with commercial, institutional and densely developed single-family residential land uses on either side of County Road 13 a heavily traveled County roadway. The presence of a monopole on the project site is not expected to change the visual character of the area. Although the monopole would be situated within the line of sight of a busy transportation corridor, it is not expected that the project would substantially alter the visual appearance of the existing built environment and suburban setting that surround the project site. The monopole will replace in a significantly reduced manner the existing water tank.

Motorists on CR 13 have the potential to observe the proposed monopole. Travelers on CR 13 and local streets currently observe the dominant commercial and densely developed suburban land uses in the community. Although several parks and community facilities exist in the immediate surroundings, the water tank has been present on the site since 1935 and is established in the landscape. The existing tank is currently briefly visible to motorists on the Sagtikos Parkway, a New York State Scenic Parkway, when they reach the viewshed corridor adjacent to the LIRR right of way. The proposed monopole is shorter than the existing tank, but distant views of the site may continue to be visible when the monopole is constructed.

SCWA took photographs of the existing water storage facility from different locations

near the facility. A computer rendering of the proposed monopole was placed into the photographs and the tank was digitally removed to create before and after images of the facility. The rendering image demonstrates that no significant adverse impacts will occur as result of the construction of the monopole. In fact, the aesthetic resources of the area will be enhanced by the tank's removal. See Exhibit E for a rendering of the monopole.

The elevated tank contains a large bowl on which a person viewing the area focuses. Supporting the bowl are eight legs and a large pipe beneath the center of the tank, the riser. By replacing the tank with a single monopole the physical and visual impact of the facility will be reduced. The monopole will benefit the aesthetic resources of the area when seen from all locations. For those locations near the facility, such as active municipal parks and facilities, the legs of the tank will be removed from the field of view and the bowl of the tank will not be above the area. By locating the monopole in the northeasterly quadrant of the site, the monopole will not draw attention to the facility because unlike the legs of the tank and the riser, the base of the monopole will be set back from the existing building and from the street view. Currently a person looking at the site from 3rd Avenue sees all of the tank. By placing the monopole northeast of the tank and planting evergreens along the perimeter of the site, such a person would not see the lower portions of the monopole and existing trees may obscure the majority of the pole as well.

While the base and lower portions of the tank are not visible from surrounding roads, the upper portions of the tank are quite visible. From both perspectives, the monopole's scale will improve the aesthetics of the view.

The monopole will create far less of a visual impact than the existing tank when viewed from surrounding roads. The monopole will be taller than the existing electric poles on neighboring streets, but it is in a developed landscape that is consistent with such structures.

One historic structure was identified by the New York State Office of Parks Recreation and Historic Preservation in the immediate area, the Modern Times School. It is opposite the site on the property of Brentwood High School. The original one-story octagonal structure was built in 1857. The building was moved to its current location on the high school property in 1989. It was listed on the State and National Historic Properties Register on October 31, 1994. From a visual observation of the building, it is currently in disrepair. A sign exists next to the building that states, "Brentwood Historical Society is Pleased to Announce the Modern Times Original Schoolhouse Restoration Project, Construction to Begin Summer 2005."

Although the project site is in proximity to a registered historic structure, the water tank has existed in the community since it was constructed in 1935. And the demolition of the water tank and installation of a monopole will not result in adverse impacts on historic or cultural resources as a result of the proposed project. There will no impact on the historic resource. The monopole will be visible from the historic resource, however, the water tank is currently visible from the structure and was at the time of its listing on the Federal and State Historic Registers. The proposed monopole is consistent with the utility corridor land use and convergence of overhead structures that are adjacent to the project site. Therefore, a monopole on the project site is not expected to change the visual character of the surrounding area, and no potential

adverse impacts to visual resources are expected.

E. Mitigation Measures

In order to mitigate the visual impacts of the proposed monopole the following measures are proposed: (1) the monopole will be located towards the center of the SCWA property to reduce the visibility from surrounding areas, (2) the height of the proposed structure will be 150 feet as opposed to the existing structure which is 200 feet tall, (3) the width of the proposed structure has been designed to be approximately 36 inches in diameter at its top, 150 feet above grade, as opposed to the existing structure which is approximately 60 feet in diameter at the 150 foot level, (4) to reduce the visual impact of the monopole it will be constructed of galvanized steel, which is a light hazy grey in color in order to blend with the predominant sky color, and (5) to mitigate the visual impact of the monopole evergreens will be planted on the site to shield the monopole from surrounding views. To mitigate any potential RF issues and to ensure compliance with FCC MPE limits, SCWA will require the completion of a FCC RF Compliance Assessment and Report prior to allowing the additional cellular antennas to be installed on the monopole. SCWA will not permit the additional cellular installation if it would cause the MPE limit to be exceeded.

F. No Action Alternative

SCWA cannot adopt the no action alternative given the deteriorating condition of the concrete foundations beneath two of the legs of the existing tank. Absent remedial action, further deterioration can be anticipated which may jeopardize the structural integrity of the tank. Therefore, the no action alternative is not viable.

IV. Evaluation of the Importance of Impacts

A. Four Categories of Visual Impact

The New York State Department of Environmental Conservation's Draft SEQR Handbook states that a Visual EAF Addendum should focus on four categories for examining the visual significance of a project. The section below elaborates on the four categories.

1. Description of the Existing Visual/Scenic Environment

The project site is situated in a developed area. The project site is adjacent to the Long Island Rail Road corridor. Land uses in the vicinity of the project site consist of ballfields, institutional uses such as schools, libraries and community center, and commercial facilities, particularly on the Fifth Avenue corridor, and single-family residential uses to the south of the site.

The immediate area is developed as a suburban community. The existing water tank is the tallest structure in the vicinity of the site. The tank is visible from Fifth Avenue, west and south of the site, roughly one mile from the project site.

2. Identification of the Degree to which the Proposed Monopole will be Visible

The surrounding area is composed of commercial land uses and a heavily traveled transportation corridor, Fifth Avenue, from which the existing water tower on the project site is visible and the proposed monopole would be visible. There is a moderate to high degree of probability that the proposed monopole would be visible within approximately 0.3 miles of the project site, however, due to the existence of other utility infrastructure immediately adjacent to the project site, the proposed monopole would be consistent with the character of the immediate area.

3. Determination of who will See the Monopole and in what Context, e.g. Worker, Tourist, Local Resident

Residents, visitors to the area, and business travelers on Fifth Avenue may observe the proposed monopole. However, it is possible due to the existence of other utility infrastructure that the monopole would be obscured by other utility poles depending on the angle of observation and the potential visual impacts minimized by the presence of similar facilities in the area.

4. Identification of the Degree of Visual Compatibility or Incompatibility of the Monopole with the Existing or Projected Environment

The proposed project is visually compatible with the existing environment. The existing built environment contains a network of existing infrastructure including utility poles and a railroad right of way adjacent to the project site. Therefore, the proposed monopole is consistent with the existing infrastructure in the immediate vicinity of the project site.

B. Assessment of Visual Impacts

The EAF Part III offers the following questions to consider and elaborate on the potential impacts identified in the EAF Part II (i.e., potential small to moderate impacts on aesthetic resources were identified in the EAF Part II).

1. Probability of the Impact Occurring

The proposed project would change the development conditions on the project site. Currently, the site contains infrastructure and equipment that are larger in scale (the existing water tower) than the proposed project (a monopole). Although there is a high probability of the impact or change occurring on the project site as a result of the proposed project, the potential adverse nature of the impact is low due to the existing character of the surrounding area and lack of existing visual resources of value in the vicinity of the project site.

2. Duration of the Impact

The duration of the impact would occur as long as the monopole exists on the project

site. If the monopole is removed from the project site at some time in the future, any potential impacts associated with it would concomitantly be removed.

3. Project's Irreversibility, including Permanently Lost Resources of Value

The proposed project is not irreversible since the monopole could be removed at a future time if new technologies that achieve the same or greater service goals become available.

The project site is situated in an area where the convergence of multiple utility power lines exists. Neither the project site nor the immediate vicinity contains aesthetic resources of value that would be lost as a result of the proposed project.

The proposed project involves the removal of an existing 200 foot tall water tower and the installation of a 150 foot monopole. The existing water tower is a prominent feature in the existing viewshed from Fifth Avenue and adjacent roadways. Potential beneficial impacts on the existing viewshed would be expected as a result of decommissioning the existing water tower. It is expected that the monopole would blend into the skyline of infrastructure and assemblage of utility lines that exist adjacent to the project site. The addition of a monopole to the existing views in this location would result in minimal to no adverse impacts on existing views of the project site.

4. Whether the Impact can or will be Controlled

The existing water tower on the project site is 200 feet tall, and the proposed monopole is 150 feet; a five foot lighting rod would extend beyond the top of the monopole. Through the decommissioning of the existing water tower and proposal to install a monopole on the project site, SCWA has reduced the scale of facilities on the project site and the height of infrastructure by 50 feet. The scale of the proposed facility and footprint, 47.96 inches, is 828 inches less than the footprint covered by the existing water tower. Therefore, SCWA has controlled, reduced, and minimized the height of facilities on site to the greatest extent practicable while still achieving the intended goals of the SCADA system.

5. Regional Consequences of the Impact

No lighting would be installed on the proposed monopole, therefore, the project would be in compliance with regional dark sky initiatives. Moreover, with the exception of the beneficial impacts to SCWA to implement the SCADA system, no significant adverse impacts or regional consequences would be expected as a result of the proposed project.

6. Potential Divergence from Local Needs and Goals

SCWA maintains that the proposed monopole and services it provides for operation of the SCADA system are essential to fulfill its service and distribution requirements. Local needs and goals would not be adversely impacted or obstructed by the proposed project, as the project is for the sole purpose and use of SCWA. Although the project is not subject to local ordinances, local zoning regulations or goals would not be adversely impacted by the proposed project.

7. Whether Known Objections to the Project Relate to this Impact

No known objections have been received as a result of the feasibility assessment that occurred for the proposed project. An individual in the community expressed support for the project, particularly the removal of the existing 200 foot tall water tower on the project site. The existing water tower is a highly visible component of the project site from viewpoints shorter in height and surrounding the project site and the approach on adjacent roadways. The proposed monopole is 25 percent smaller in scale compared to the existing water tower. Therefore, it is expected that the proposed monopole would result in a less visible component of the skyline in this area.

C. Impact on Growth and Character of Community or Neighorhood

Under the balancing of public interests approach adopted by the New York Court of Appeal in its *Matter of the County of Monroe v. City of Rochester* decision (72 N.Y.2d 338 (1988)) if the proposed activities are consistent with the SCWA's legislative purpose and are in furtherance of the SCWA's essential governmental function of operating a public water supply system, the SCWA need not receive land use approval from the Town prior undertaking the activities.

Islip Town Code governs the installation of wireless communications facilities. Under the Code, the Planning Board may approve the construction of a "wireless communications facility" (Islip Town Code §68-420.1.A(3)). A wireless communication facility is a facility that "transmits and/or receives electromagnetic signals, including any tower or antenna." (Town Code §68-420.1.A(2))

When a public benefit corporation proposes a project the balancing of interests approach established in the *Monroe* decision is utilized to determine whether the public benefit corporation must receive local land use approval for the project. "This balancing approach subjects the encroaching governmental unit in the first instance, in the absence of an expression of the contrary legislative intent, to the zoning requirements of the host governmental unit where the extraterritorial land use would be employed." (*Monroe* at 343 (citations omitted)). The *Monroe* factors are then weighed to determine whether subjecting the encroaching governmental unit would unnecessarily restrict the encroaching unit from performing its statutory duties. If so, the land use is free of the land use oversight of the host governmental unit.

The SCWA is a New York State public benefit corporation pursuant to Title 4 of Article 5 of the New York State Public Authorities Law. Moreover, pursuant to its governing legislation, the SCWA and the "carrying out of its powers, purposes and duties are in all respects for the benefit of the people of the county of Suffolk and the state of New York, for the improvement of their health, welfare and prosperity and that the said purposes are public purposes and that the [SCWA] is and will be performing an essential governmental function in the exercise of the powers conferred upon it by [title 4]." PAL §1077.

To further its essential governmental function, the SCWA has the power and duty to "construct, develop and operate any water supply system, water distribution system, including

plants, works, instrumentalities, or parts thereof, and appurtenances thereto, . . ., pumping stations and equipment, or any other property incidental to or included in such system or part thereof within the county of Suffolk, . . . , and to own and operate, maintain, repair, improve, reconstruct, enlarge and extend, subject to the provisions of [title 4] any of its properties acquired or constructed under this title, all of which, together with the acquisition of such properties are hereby declared to be public purposes. (PAL §1078).

In 1999, consistent with these powers, the SCWA entered into the long term management agreement with the Brentwood Water District, assumed the operation of the District's system and merged the two systems into one integrated system that is controlled by the SCWA's SCADA system.

Communication facilities may be developed on residentially zoned parcels upon site plan approval and special permit approval from the Town's Planning Board. Free standing towers are subject to four other Town criteria. First, the minimum distance between the base of the tower and the property line must be 110 percent of the height of the tower, or in this instance 165 feet. Second, any antennas attached to the tower must be flush mounted or internally mounted. Third, the tower must be a free standing tower that conceals the presence of antennas. And new towers are not permitted unless it is demonstrated that adequate service cannot be provided within a coverage gap area using existing resources.

Application of the factors identified in *Monroe* provides the framework for determining whether the SCWA must apply to the Town for permission to remove the tank and install the new tower or if so doing would be inconsistent with the exercise of the SCWA legislative responsibilities. The factors to be applied are (1) the nature and scope of the instrumentality seeking immunity, (2) the kind of land use involved, (3) the extent of the public interest to be served thereby, (4) the effect local land use regulation would have upon the enterprise concerned, (5) the impact that requiring the SCWA obtain Town approval will have upon legitimate public interests, (6) the SCWA's legislative grant of authority, (7) alternative locations for the facility in less restrictive zoning areas, and (8) alternative methods of providing the facility, must be analyzed. The Court of Appeals identified two additional "important" factors to consider in applying the *Monroe* test which are the intergovernmental participation in the development process and the ability of the public to be heard on the Project. Lastly it noted that one factor could be more influential than another or "may be so significant as to completely overshadow" the other elements. (*Monroe* at 343).

Applying the factors set down by the Court indicates that the SCWA need not apply to the Town for permission to remove the tank and to construct the new tower for the following reasons. First, the SCWA's purpose is to develop a public water supply and distribution system for the residents of Suffolk County. The "carrying out of [the SCWA's] powers, purposes and duties are in all respects for the benefit of the people of the county of Suffolk, and the state of New York, for the improvement of their health, welfare and prosperity and that the said purposes are public purposes and that the authority is and will be performing an essential governmental function in the exercise of the powers conferred upon it by this title." (PAL §1077(3)). The SCADA system is integral to the operation of the SCWA system. SCADA enables SCWA's professionals to remotely monitor and control the SCWA system in real time.

Second, development of the proposed tower is a permitted land use in the Town. The proposed tower will meet the design criteria contained in the Town Code because it will be designed to minimize its visual impacts, surrounded by a chain link fence, will not have signs on it and it will not contain illuminated beacon lights. The tower will be developed approximately 15 feet due north of the existing tank. At this location the tower's distance from the parcel's eastern and western boundaries will be the same as the existing tank's, but it will be further from the parcel's southerly boundary than the tank and closer to the northerly boundary than the existing tank. Like the tank, the tower will be less than 110 percent of its distance from the parcel's easterly boundary with lands owned by the Town. With the exception of the setback distance between the proposed tower and the parcel's easterly boundary, the proposed tower complies with the Town's setback criteria. The tower will be designed to withstand a category 3 hurricane. The tower will be located more than 800 feet from the nearest residence. As required by the Code, the tower will be a concealment tower so all of the cellular equipment will be internally mounted and it will not need to have guy wires for support.

Under the Town Code new towers may only be constructed in areas with a demonstrated coverage gap. There is not a known coverage gap in the area, due in part, to the existing antennas on the tank. Affixing the SCADA antenna to the top of the monopole will increase the effectiveness of the SCADA system. Permitting the cellular carriers to relocate from the existing tank to the new tower will preserve the level of cellular coverage in the area. If the carriers are not permitted to relocate their antennas to a new tower it could create a coverage gap. If a gap is created, the displaced carriers may be forced to construct their own replacement wireless communication facilities in Brentwood - a result at odds with the Town's goal of reducing the number of wireless communications facilities.

Third, development of the wireless communication facility will foster the public interest in several ways: installation of the SCADA antenna will improve the SCWA's ability to efficiently operate its water distribution system, the tower will replace a larger water storage facility and lessen the aesthetic effect currently caused by the tank's bulk, the existing cellular coverage will be maintained if the existing cellular antennas are relocated onto the tower, and there will not be an increase in the number of wireless communication facilities in the area.

Fourth, given that the development of the wireless communication facility is consistent with the Town's standards, subjecting the SCWA to the Town's review process will have nominal effect on the enterprise concerned since it is likely that the Town would approve the removal of the tank and the construction of the new tower. Subjecting the SCWA to the Town's review processes when the SCWA proposes to undertake activities related to its purpose of supplying water to the customers throughout the County, including the residents of the Brentwood Water District, is inconsistent with the SCWA's "essential governmental function" and could create impediments hindering the SCWA from performing its statutory obligations.

There are 10 towns and 33 villages in Suffolk County. Requiring the SCWA to obtain local land use approval for every one of its actions could unnecessarily restrict and constrain the SCWA in performing its statutory duties. In this instance, such review is unwarranted because the SCWA has designed its tower to be in compliance, to the extent practicable, with the Town's standards. Before commencing any activities related to the removal of the tank or construction

of its tower, the SCWA will perform an environmental review according to Article 8 of the Environmental Conservation Law. A public hearing prescribed by Public Authorities Law §1078 will ensure public involvement and participation in the consideration of this proposal.

Fifth, development of the new wireless communication facility will have minimal impact on legitimate public interests advanced by the Code's provisions given its consistency, to the extent practicable, with the standards in the Town Code.

Sixth, the SCWA has wide ranging powers and duties to perform its essential governmental purpose. (PAL §1078). These powers and duties include, the power and duty to "construct, develop and operate any water supply system, water distribution system, including plants, works, instrumentalities, or parts thereof, and appurtenances thereto, . . ., pumping stations and equipment." The SCWA may also do "all things necessary or convenient to carry out the powers expressly given or necessarily implied" by its authorizing act. (PAL §1078). Implicit within the power to operate a water supply system is the right to develop an efficient and technologically advanced system for operating the water supply system. Currently there is a SCADA antenna on a telephone pole on the site. A new antenna will be mounted on the top of the new tower. This new antenna will serve as a network hub for SCADA communications throughout the SCWA service area. This will in turn increase the efficiency and effectiveness of the SCWA's SCADA system.

Monroe's seventh factor is to determine whether the proposed use can be constructed in a less restrictive zoning area in the Town. There are no less restrictive areas because all wireless communication facilities are subject to site plan and special permit approval from the Town's Planning Board no matter where they are constructed. (Town Code §68-420.1.A). This location was selected by the SCWA because the water storage facility on the property is in need of repairs and an overhaul which are not cost effective when balanced against the limited operational utility the tank provides. On a parcel specific basis, the tower is proposed for a location on the 3rd Avenue parcel that will create the least disturbance to the active recreational facilities also located on the parcel. The tower could be situated on the parcel so that it was at least 165 feet from each of the parcel's borders, however, to do so, would require placing the tower in a driveway and closer to the areas of the parcel currently used for recreational uses. Relocating the tower would require either the relocation of the existing cellular company equipment shelters or underground utility work to extend transmission lines between the ground shelters and the base of the tower.

Eighth, the SCWA analyzed whether it would be cost effective to rehabilitate the water storage facility. The preliminary estimate for the required repairs and overhaul is $1.6 million. Even if the repairs are made, the tank provides limited utility to the SCWA due to its size and height. Reconstructing the tank is not a viable option.

The SCWA scores highly in the other "important" factors identified by the Court in *Monroe*: intergovernmental participation in the process and the ability of the public to be heard on the Project. First, to foster intergovernmental participation, the SCWA met with a member of the Town's Planning Department in February 2012 to discuss the project. Second, the SCWA will hold a public hearing on the project.

The Monroe factors indicate that the proposed Project is within the SCWA's statutory authority for the express purpose of performing its essential governmental function. In sum, the Project does not materially conflict with the Town's officially adopted plans or goals and does not require Town of Islip approval.

V. Exhibits

Exhibit A

Aerial Photograph of 3rd Avenue Brentwood Water Supply Facility

0 50 100 200 300 400
Feet

2010 aerial

Exhibit B

Photographs of Existing Water Storage Facility

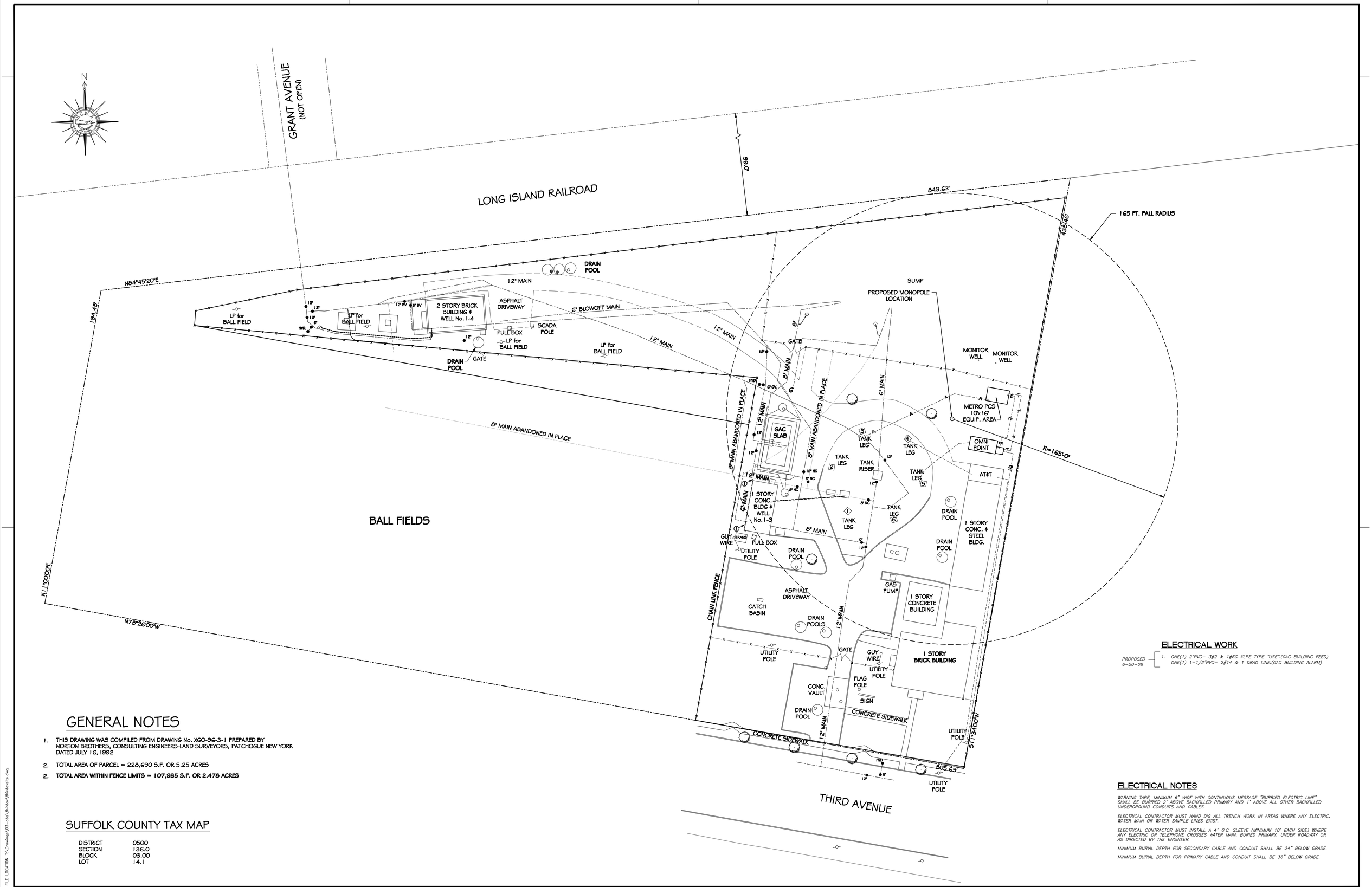

RENTWOOD


BRENTWOOD
WATER DISTRICT
DETAIL


BRENTWOOD
SPEED LIMIT 30

Exhibit C

Site Plan



ELECTRICAL WORK

PROPOSED 6-20-08

1. ONE(1) 2"PVC- 3#2 & 1#6G XLPE TYPE "USE".(GAC BUILDING FEED)
   ONE(1) 1-1/2"PVC- 2#14 & 1 DRAG LINE.(GAC BUILDING ALARM)

GENERAL NOTES

1. THIS DRAWING WAS COMPILED FROM DRAWING No. XGO-96-3-1 PREPARED BY NORTON BROTHERS, CONSULTING ENGINEERS-LAND SURVEYORS, PATCHOGUE NEW YORK DATED JULY 16,1992
2. TOTAL AREA OF PARCEL = 228,690 S.F. OR 5.25 ACRES
2. TOTAL AREA WITHIN FENCE LIMITS = 107,935 S.F. OR 2.478 ACRES

SUFFOLK COUNTY TAX MAP

DISTRICT	0500
SECTION	136.0
BLOCK	03.00
LOT	14.1

ELECTRICAL NOTES

WARNING TAPE, MINIMUM 6" WIDE WITH CONTINUOUS MESSAGE "BURRIED ELECTRIC LINE" SHALL BE BURRED 2' ABOVE BACKFILLED PRIMARY AND 1' ABOVE ALL OTHER BACKFILLED UNDERGROUND CONDUITS AND CABLES.

ELECTRICAL CONTRACTOR MUST HAND DIG ALL TRENCH WORK IN AREAS WHERE ANY ELECTRIC, WATER MAIN OR WATER SAMPLE LINES EXIST.

ELECTRICAL CONTRACTOR MUST INSTALL A 4" G.C. SLEEVE (MINIMUM 10' EACH SIDE) WHERE ANY ELECTRIC OR TELEPHONE CROSSES WATER MAIN, BURIED PRIMARY, UNDER ROADWAY OR AS DIRECTED BY THE ENGINEER.

MINIMUM BURIAL DEPTH FOR SECONDARY CABLE AND CONDUIT SHALL BE 24" BELOW GRADE.

MINIMUM BURIAL DEPTH FOR PRIMARY CABLE AND CONDUIT SHALL BE 36" BELOW GRADE.

FILE LOCATION T:\Drawings\03-sub\Vbridge\Vbridgesite.dwg

NOTE

THE EDUCATION DEPARTMENT OF THE STATE OF NEW YORK PROHIBITS ANY PERSONS FROM ALTERING ANYTHING ON THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE COGNIZANT PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE REVISIONS ON THE DRAWINGS AND/OR SPECIFICATIONS (SEE SECTION 7209 PAR 2)

No.	DATE	BY	ENG.	AUTH.	REVISION
0	9-12-03	JRL		03-02-220	ORIGINAL TRACING
1	12/13/07	ALM	ALM	16-08-127	ADDED PROPOSED GAC FILTER BLDG
2	4-28-08	JRL		03-02-220	RELOCATED GAC INFLUENT PIPING
3	6-20-08	MC		16-08-127	ADDED ELECTRIC FOR GAC BUILDING
4	9-9-08	ALM	ALM	16-08-127	ADDED STORM BASINS @ FILTER BLDG

THIS DRAWING SUPERSEDES DWG. DATED

44

APPROVED

JOSEPH M. POKORNY, P.E.
CHIEF ENGINEER; N.Y.S. P.E. LICENSE NO. 070103

SUFFOLK COUNTY WATER AUTHORITY
ENGINEERING DEPARTMENT/WATERWORKS DIVISION
3525 SUNRISE HIGHWAY
GREAT RIVER, NY 11739

SITE PLAN

PLOT PLAN AND GENERAL LAYOUT
THIRD AVENUE
BRENTWOOD
TOWN OF ISLIP
BAY SHORE DISTRICT

GO #

DIST MAP 4-F | PROP ID 334

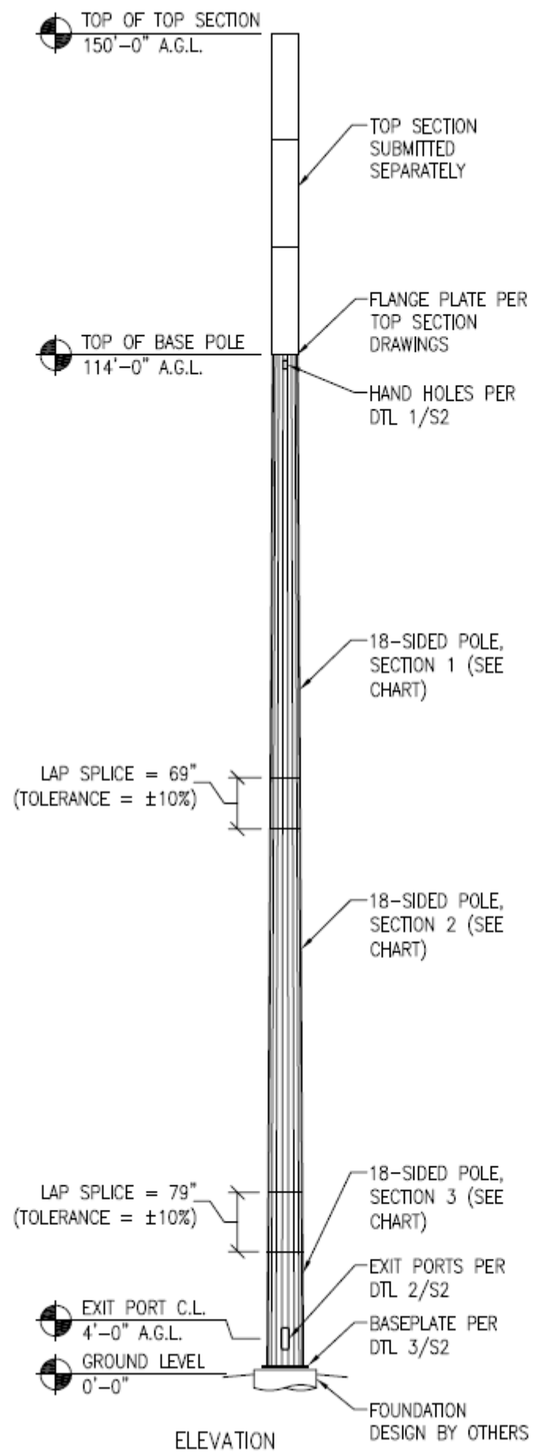
AUTH NO. 103-16-02-202

DATE 09/12/03 | DRAWN BY GC/RFP | SCALE 1"=30' | CHECKED BY GC

LAYOUT/DRAWING # 02202C01

Exhibit D

Drawing of Proposed Monopole



ELEVATION

N.T.S.

1

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE NORTH CAROLINA BUILDING CODE 2012 EDITION (2009 IBC) AND THE TIA-222-G STANDARD

DESIGN LOADS:
WIND:

MATERIAL NOTES:

1. 18-SIDED MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
2. BASE PLATE STEEL SHALL CONFORM w/ ASTM A572 GR 60, U.N.O.
3. ALL EXIT PORT STEEL SHALL CONFORM W/ ASTM A572 GR. 50, U.N.O.
4. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
5. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM A325N, U.N.O.
6. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75 , U.N.O.
7. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
8. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM A153 STANDARDS.
9. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO "SNUG-TIGHT" CONDITION AS DEFINED BY THE AISC MANUAL.

BASE DESIGN REACTIONS:

ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

DATE: 9/14/2012	DESIGNED: AMW	DRAFTER: BAD

REVISIONS

DATE	DESCRIPTION

STEALTH®
FIRST IN CONCEALMENT

6549 FAIN BLVD
N. CHARLESTON, SC 29406
PHONE: (800) 755-0689
FAX: (843) 207-0207
WWW.STEALTHSITE.COM

ELEVATION VIEW & NOTES

150' POLE - BASE POLE

S1

REV 0

Exhibit E

Rendering of Proposed Monopole

THIRD AVENUE WELL FIELD AND PUMP STATION
EXISTING ELEVATED TANK LOOKING EAST SOUTHEAST