

**CERTIFICATE OF NECESSITY FOR THE IMMEDIATE CONSIDERATION
OF INTRODUCTORY RESOLUTION NO. - 2012**

1200
WHEREAS, INTRODUCTORY RESOLUTION NO. - 2012

**RESOLUTION NO. - 2012, TO ACCELERATE THE EVALUATION AND
REMEDICATION OF BROWNFIELDS IN SUFFOLK COUNTY**

**WHEREAS, IT IS ESSENTIAL THAT SAID INTRODUCTORY
RESOLUTION BE CONSIDERED IMMEDIATELY,**

**NOW, I, JONATHAN SCHNEIDER, DEPUTY SUFFOLK COUNTY
EXECUTIVE CERTIFY PURSUANT TO ARTICLE II, SECTION 2-12(A), AND
ARTICLE III, SECTION 3-9 OF THE SUFFOLK COUNTY CHARTER, THAT
THERE EXISTS A NEED FOR THE IMMEDIATE CONSIDERATION OF
INTRODUCTORY RESOLUTION NO. - 2012, BECAUSE ECONOMIC
DEVELOPMENT IS A PRIORITY OF THIS ADMINISTRATION AND THE
REMEDICATION OF ENVIRONMENTALLY CONTAMINATED PROPERTIES,
KNOWN AS BROWNFIELDS WILL CONTRIBUTE TO DOWNTOWN
REVITALIZATION, JOB CREATION AND A CLEANER ENVIRONMENT.**

**IN WITNESS THEREOF, I HAVE HEREWITH SET MY HAND AND
CAUSED TO BE AFFIXED THE SEAL OF SUFFOLK COUNTY THIS
27th DAY OF MARCH, 2012.**

RECEIVED

2012 MAR 27 P 3:56

SENATE LEGISLATIVE
SUFFOLK COUNTY, VIRGINIA
RIVERHEAD



JONATHAN SCHNEIDER
DEPUTY SUFFOLK COUNTY EXECUTIVE

OFFICE OF THE COUNTY LEGISLATURE

COUNTY OF SUFFOLK



GEORGE NOLAN
COUNSEL TO THE LEGISLATURE
email: george.nolan@suffolkcountyny.gov

WILLIAM H. ROGERS BUILDING
P.O. BOX 6100
HAUPPAUGE, NY 11788-0099
(631) 853-5494 (PHONE)
(631) 853-4415 (FAX)

March 27, 2012

Hon. Tom Cilmi
County Legislator, Tenth District
96 East Main Street, Suite 5
East Islip, New York 11730

Re: I.R. No. 1200-2012; To Accelerate the Evaluation and Remediation of Brownfields in Suffolk County

Dear Legislator Cilmi:

Pursuant to your request, enclosed please find an amended copy for the captioned matter which makes Brownfields investigations called for in the resolution subject to appropriations.

Since a copy of this bill is being filed simultaneously herewith in the office of the Clerk of the County Legislature, the captioned resolution will be eligible for consideration by the entire County Legislature at its April 24, 2012 meeting, pursuant to the seven (7)-day rule.

Sincerely,

A handwritten signature in black ink, appearing to read "George Nolan", is written over a faint, larger version of the same signature.

George Nolan
Counsel to the Legislature

GN:js
Enclosure

cc: Tim Laube, Clerk of the Legislature
All County Legislators
Terry Pearsall, Chief of Staff

s:\net\cilmi-3-27-1200-2012

RECEIVED
COUNTY LEGISLATURE
SUFFOLK COUNTY, N.Y.
MARCH 27 2012

2012 MAR 27 P 3:58

RECEIVED

AMENDED AS OF 3/27/2012

Intro. Res. No. 1200-2012
Introduced by Legislator Cilmi

Laid on Table 3/13/2012

**RESOLUTION NO. -2012, TO ACCELERATE THE
EVALUATION AND REMEDIATION OF BROWNFIELDS IN
SUFFOLK COUNTY**

WHEREAS, the Department of Health Services maintains a list of tax delinquent properties that are suspected of being potential brownfields sites; and

WHEREAS, the Department of Health Services advises that there are approximately one hundred such tax delinquent properties in Suffolk County; and

WHEREAS, the Department of Health Services advises that new brownfield sites are added to the list regularly; and

WHEREAS, these potential brownfield sites remain in limbo for years at a time; the record owners have typically abandoned the properties and the County of Suffolk is unwilling to assume ownership and the large clean-up costs that could follow; and

WHEREAS, the County of Suffolk pays the property taxes on these sites while they remain in limbo; and

WHEREAS, in many cases, the County has failed to conduct a thorough investigation of these properties to determine if there is, in fact, significant contamination present; and

WHEREAS, potential contamination may pose significant threats to public health and the environment; and

WHEREAS, it is in the best interests of the County's taxpayers to undertake an intensive program to evaluate these tax delinquent properties to determine if there are, in fact, any hazardous wastes, petroleum, pollutants or contaminants on these sites; and

WHEREAS, such an investigation would allow the County to return unpolluted parcels to the tax rolls while establishing the potential costs of remediating other sites; now, therefore be it

1st RESOLVED, that the Department of Health Services is hereby authorized, empowered and directed to update their list of tax delinquent parcels that may be contaminated; and be it further

2nd RESOLVED, that the Department of Health Services is authorized, empowered and directed to access these sites and conduct the investigation and testing necessary to determine whether, and to what extent, contamination is present, subject to appropriations being made available for this purpose; and be it further

3rd RESOLVED, that in those cases where a property owner will not voluntarily allow the Department of Health Services to enter the property or where the property owner cannot be located, the Commissioner of the Department of Health Services shall issue an Order Warrant

for such access or the Department will seek a court order allowing it to access the property; and be it further

4th RESOLVED, that the Department of Health Services shall complete its investigation and inspection of these tax delinquent parcels in an expedited fashion; and be it further

5th RESOLVED, that the Department of Health Services shall report to the Legislature and the County Executive no later than one (1) year after the effective date of this resolution, on the status of their investigation, specifically reporting:

- 1) the number of parcels that the Department has investigated and tested for contamination;
- 2) those tax delinquent parcels that are not contaminated and which the County can take ownership of; and
- 3) the estimated costs to remediate tax delinquent parcels that are contaminated;

and be it further

6th RESOLVED, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II action pursuant to Section 617.5(c)(20), (21) and (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection, and the Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this resolution.

DATED:

APPROVED BY:

County Executive of Suffolk County

Date:

Statement of Financial Impact on Proposed Suffolk County Legislation

IR Number: 1200

IR Year: 2012

Introduced By: Tom Cilmi

Title of Proposed Resolution:

To accelerate the evaluation and remediation of Brownfields in Suffolk County.

Purpose and Intent of Proposed Legislation:

This resolution directs the Department of Health Services to update their list of tax delinquent property that may be potential brownfields, investigate and evaluate sites where environmental contamination is suspected, to issue warrants as necessary to access sites, to expedite the investigations, and to report to the County Executive and the Legislature within one year on:

- The number of properties investigated and tested.
- Identification of uncontaminated parcels, with the intent to take ownership
- The cost of remediation for properties determined to be contaminated.

Detailed Explanation of Fiscal Impact:

This resolution may be considered to be an operating budget companion to IR 1232, Amending the 2012 Capital Budget and Appropriating Funds in Connection with Brownfields Site Rehabilitation (CP 8219).

The operating budget impact for the original project in the Division of Environmental Quality in the Department of Health Services would be \$210,732 annually, for three staff positions to manage the ongoing program:

- One Public Health Sanitarian
- One Heavy Equipment Operator
- One Clerk

This operating budget impact could be considered the 2013 operating cost for the program; 2012 costs would likely be opportunity costs as the program begins, if the department was able to operate the program with current staffing.

If applicable, what is the comparison cost if this is undertaken in-house, compared to an outside contractor or vendor?

Not applicable. While the actual remediation would probably be completed by vendors, program management would be an in-house responsibility.

Total Financial Cost and timing over five years on each affected political or other subdivision:

If the full complement of staff required to run the proposed program were added to the budget, the 2012 property tax impact would be \$0.38 cents to the average taxpayer.

Proposed Source of Funding:

No additional funds are provided.

Total Estimated Financial Impact on all Funds, tax rates, and property tax:

Indeterminate; if the program began in 2012 with existing staff, the cost of

enforcement would likely be an opportunity cost—the department would have to redeploy staff from other functions to meet the goals of the legislation. This might have revenue effects if the department failed to collect fees or fines, or if it fell out of compliance with other programs for which reimbursement is received.

Total Estimated Financial Impact on Suffolk County's economy including the impact on goods or services, economic development, small business activity, employment opportunities and overall business activity:

The impact is indeterminate, but may be expected to be positive, as properties are returned to productive use and to the tax rolls as they are remediated.

Authorized Signature



***Gail Vizzini, Director
Budget Review Office***

Date Completed

3/15/12

Analyst Code

CF

**CERTIFICATE OF NECESSITY FOR THE IMMEDIATE CONSIDERATION
OF INTRODUCTORY RESOLUTION NO. - 2012**

1330
WHEREAS, INTRODUCTORY RESOLUTION NO. - 2012

**RESOLUTION NO. -2012, AUTHORIZING CERTAIN TECHNICAL
CORRECTION TO ADOPTED RESOLUTION NO. 657-2011.**

**WHEREAS, IT IS ESSENTIAL THAT SAID INTRODUCTORY
RESOLUTION BE CONSIDERED IMMEDIATELY,**

**NOW, I, JONATHAN SCHNEIDER, DEPUTY SUFFOLK COUNTY
EXECUTIVE CERTIFY PURSUANT TO ARTICLE II, SECTION 2-12(A), AND
ARTICLE III, SECTION 3-9 OF THE SUFFOLK COUNTY CHARTER, THAT
THERE EXISTS A NEED FOR THE IMMEDIATE CONSIDERATION OF
INTRODUCTORY RESOLUTION NO. - 2012, BECAUSE WITHOUT
IMMEDIATE ACTION BY THE SUFFOLK COUNTY LEGISLATURE, MEHVISH
QURESHI WILL LOSE THE OPPORTUNITY TO REFINANCE HER HOME.**

**IN WITNESS THEREOF, I HAVE HERewith SET MY HAND AND
CAUSED TO BE AFFIXED THE SEAL OF SUFFOLK COUNTY THIS
27th DAY OF MARCH, 2012.**



**JONATHAN SCHNEIDER
DEPUTY SUFFOLK COUNTY EXECUTIVE**

RECEIVED
2012 MAR 27 P 3:57
SUFFOLK COUNTY LEGISLATURE
SUFFOLK COUNTY EXECUTIVE

Intro. Res. No. 1330-2012
Introduced by Presiding Officer, on request of the County Executive

Laid on Table 3/27/2012

**RESOLUTION NO. -2012, AUTHORIZING CERTAIN
TECHNICAL CORRECTION TO ADOPTED RESOLUTION NO.
657-2011**

WHEREAS, the County Legislature has adopted and the County Executive has signed Resolution No. 657-2011; and

WHEREAS, this resolution when adopted contained certain technical errors; and

WHEREAS, the County Executive and the Presiding Officer desire to make the following technical corrections to this resolution; now, therefore be it

1st RESOLVED, that the County Clerk of the Legislature shall make the following technical correction:

RESOLUTION NO. 657-2011

Authorizing Information should read as follows:

AUTHORIZING THE SALE, PURSUANT TO LOCAL LAW NO. 16-1976, OF REAL
PROPERTY ACQUIRED UNDER SECTION 46 OF THE SUFFOLK COUNTY TAX ACT

Mehvish Qureshi
0200-565.00-03.00-002.003

Adora Mia Ocbena & Renan Robles
0200-565.00-03.00-002.004

DATED:

APPROVED BY:

County Executive of Suffolk County

Date:

INTER

OFFICE

MEMO

DEPARTMENT OF PLANNING
DIVISION OF REAL PROPERTY ACQUISITION AND MANAGEMENT

SARAH LANSDALE, A.I.C.P.
DIRECTOR

PAMELA J. GREENE
DIVISION DIRECTOR

TO: Ben Zwirn, Director
Intergovernmental Relations

FROM: Diane Bishop, Land Management Specialist
Redemption Unit

DATE: January 11, 2012

SUBJECT: **TECHNICAL CORRECTION RESOLUTION TO
ADOPTED RESOLUTION NO. 657-2011**

With reference to the above matter, please find enclosed the subject resolution.

The owner's name in the original resolution was incorrect.

Accordingly, your efforts to place this matter on the legislative agenda as soon as possible are most appreciated.

Thank you.

Enclosure

**CERTIFICATE OF NECESSITY FOR THE IMMEDIATE CONSIDERATION
OF INTRODUCTORY RESOLUTION NO. - 2012**

1354

WHEREAS, INTRODUCTORY RESOLUTION NO. - 2012

**RESOLUTION NO. -2012, AUTHORIZING THE SUBMISSION OF A
BROWNFIELD OPPORTUNITY AREA GRANT APPLICATION TO THE NEW
YORK STATE DEPARTMENT OF STATE BY THE SUFFOLK COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING**

**WHEREAS, IT IS ESSENTIAL THAT SAID INTRODUCTORY
RESOLUTION BE CONSIDERED IMMEDIATELY,**

**NOW, I, JONATHAN SCHNEIDER, DEPUTY SUFFOLK COUNTY
EXECUTIVE CERTIFY PURSUANT TO ARTICLE II, SECTION 2-12(A), AND
ARTICLE III, SECTION 3-9 OF THE SUFFOLK COUNTY CHARTER, THAT
THERE EXISTS A NEED FOR THE IMMEDIATE CONSIDERATION OF
INTRODUCTORY RESOLUTION NO. - 2012, BECAUSE THE BROWNFIELD
OPPORTUNITY AREA GRANT APPLICATION IS DUE AT 4PM ON THURSDAY,
MARCH 29TH IN ALBANY, NEW YORK.**

**IN WITNESS THEREOF, I HAVE HERewith SET MY HAND AND
CAUSED TO BE AFFIXED THE SEAL OF SUFFOLK COUNTY THIS
27th DAY OF MARCH, 2012.**



JONATHAN SCHNEIDER
DEPUTY SUFFOLK COUNTY EXECUTIVE

RECEIVED
SUFFOLK COUNTY
LEGISLATIVE
SERVICES
DEPARTMENT

2012 MAR 27 P 3:59

RECEIVED

1354
Intro. Res. No. - 2012

Laid on the Table

3/27/12

Introduced by the Presiding Officer, on request of the County Executive

RESOLUTION NO. -2012, AUTHORIZING THE SUBMISSION OF A BROWNFIELD OPPORTUNITY AREA GRANT APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE BY THE SUFFOLK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

WHEREAS, Suffolk County herein called the "Applicant", after thorough consideration, has hereby determined that certain work, as described in its application and attachments, herein called the "Project," is desirable; and

WHEREAS, §970-r of the General Municipal Law authorizes State assistance to eligible parties for Brownfield Opportunity Areas Program grants by means of a State Assistance Contract (the contract) and the Applicant deems it to be in the public interest and benefit under this law to enter into a contract therewith; now, therefore be it

1st RESOLVED, that Regina M. Calcaterra, Chief Deputy County Executive is the representative authorized to act in behalf of all applicants in all matters related to State assistance under §970-r of the General Municipal Law for the Project. The representative is also authorized to: sign and submit the application; execute the contract; request payment advances and reimbursements; redistribute contract reimbursements as appropriate; submit Project documentation; and otherwise act for all applicants in all matters related to the Project and to State assistance; and be it further

2nd. RESOLVED, that the Applicant agrees that it will complete the Project; and be it further

3rd RESOLVED, that the Applicant agrees that it will fund its portion of the Applicants 10% share of the Project; and be it further

4th. RESOLVED, that this Authorization take effect immediately; and be it further

5th RESOLVED, that this Legislature, being the lead agency under the State Environmental Quality Review Act ("SEQRA"), Environmental Conservation Law Article 8, hereby finds and determines that this Project constitutes a Type II action, pursuant to Section 617.5 (C) (18), (20), (21) and (27) of Title 6 of New York Code of Rules and Regulations ("NYCRR"), in that the law authorizes information collection, including basic data collection and research, and preliminary planning processes necessary to formulate a proposal for an action, but does not commit the County to commence or approve an action. Since this law is a Type II action, the Legislature has no further responsibilities under SEQRA; and be it further

6nd RESOLVED, that the County Department of Economic Development and Planning is hereby authorized, empowered and directed to take such action as may be necessary, pursuant to Sections A35-2A(1) and A35-2A(13) of the Suffolk County Charter to complete the Brownfield Opportunity Area Grant Application and Study;

DATED:

APPROVED BY:

County Executive of Suffolk County

Date:

Suffolk County Brownfield Opportunity Area: Pre-Nomination

Project Budget

a. Salaries and Wages

Title	Affiliation	Annual Salary*	Services to be performed	% of time	Salary subtotal	Fringe subtotal**	Total	County Match
Director of Planning	SC EDP - Planning Division	122,980	Project Manager: Interface with State and Team; Public Outreach coordination	5%	\$6,149.00	\$2,980.42	\$9,129.42	\$9,129.42
Chief Planner	SC EDP - Planning Division	123,992	Assitant Project Manager: Interface with State and Team; public outreach implementation and meeting facilitation	10%	\$12,399.20	\$6,009.89	\$18,409.09	\$ 15,167.36
Research Technician	SC EDP - Planning Division	48,883	Tasks 1: meeting invitations, minutes; Task 2: compile information; Task 3: compile information into site specific information sheets	30%	\$14,664.90	\$7,108.08	\$21,772.98	
Principal Planner	SC EDP - Planning Division	99,676	Task 2: compile information, Task 3: field inspection, Task 4: Represent division at Brownfield Interagency Workgroup mtgs; Task 5: draft Pre-Nomination Report	40%	\$39,870.40	\$19,325.18	\$59,195.58	
Cartographer	SC EDP - Planning Division	108,707	Prepare strategic cluster maps for Task 2 with economic development and transportation information	10%	\$10,870.70	\$5,269.03	\$16,139.73	
Assitant Cartographer	SC EDP - Planning Division	71,296	Prepare parcel specific maps for Task 3, prepare materials for public outreach, post information online	30%	\$21,388.80	\$10,367.15	\$31,755.95	
Environmental Projects Coordinator	SC EDP - Planning Division	76,974	Coordinate SEQRA	2%	\$1,539.48	\$746.19	\$2,285.67	
Land Management Specialist III	SC EDP - Division of Real Estate	52,546	Task 2: Review historic land use records a mile around the identified brownfields to find additional possible brownfield sites. Task 3: Compile the following information per parcel: Historic land uses and title history; Participate in field inspections of all sites.	30%	\$15,763.80	\$7,640.71	\$23,404.51	
Land Management Specialist IV	SC EDP - Division of Real Estate	60,814	Task 3: Site Inspections; Task 4: Prepare, Convene and report on the Brownfields Interagency Workgroup	30%	\$18,244.20	\$8,842.96	\$27,087.16	
Public Health Sanitarian III	Suffolk County DHS	62,301	Task 2: cluster identification; Task 3: site inspections	50%	\$31,150.50	\$15,098.65	\$46,249.15	
TOTAL					\$172,040.98	\$83,388.26	\$255,429.24	

2. Nonpersonal Services

a. Supplies and Materials

Type	Quantity	Cost Per Unit	Tasks	Total	
Plotter printheads	8	40	Tasks 1, 2, 3, 4 & 5	\$320.00	
Plotter ink cartridges	8	150	Tasks 1, 2, 3, 4 & 5	\$1,200.00	
Plotter paper (rolls)	4	33.16	Tasks 1, 2, 3, 4 & 5	\$132.64	

b. Equipment Rental

Not applicable

c. Travel

	Expense	Rate	Tasks	Source	Total	City Match
Training (in Albany)	380 miles	0.555	Grant management	2012 IRS mileage	\$210.90	
Room & Board (in Albany) for 2 staff	2 nights hotel x 2 rms	104	Grant management	2012 GSA rate	\$416.00	
Meals & Incenditals for 2 staff	2 days x 2 staff	61	Grant management	2012 GSA rate	\$244.00	
County vehicle for field inspections	3000 miles	0.555	Tasks 2 and 3	2012 IRS mileage	\$1,665.00	\$ 1,665.00

d. Contractual

Not applicable

e. Other

Not applicable

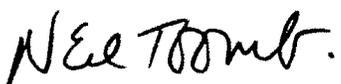
TOTAL PROJECT BUDGET

\$259,617.78 \$25,961.78

*Annual salary required in the workplan, instead of hourly rate.

**Please see attached document that describes the fringe breakdown.

STATEMENT OF FINANCIAL IMPACT
OF PROPOSED SUFFOLK COUNTY LEGISLATION

1. Type of Legislation Resolution <u> X </u> Local Law _____ Charter Law _____		
2. Title of Proposed Legislation Authorizing the submission of a Brownfield Opportunity Area grant application to the New York State Department of State by the Suffolk County Department of Economic Development and Planning		
3. Purpose of Proposed Legislation: To obtain state assistance for funding to complete Brownfield study.		
4. Will the Proposed Legislation Have a Fiscal Impact? Yes <u> X </u> No <u> </u>		
5. If the answer to item 4 is "yes", on what will it impact? (circle appropriate category)		
<u>County</u>	Town	Economic Impact
Village	School District	Other (Specify):
Library District	Fire District	
6. If the answer to item 5 is "yes", Provide Detailed Explanation of Impact If approved by NYS, the Department of Economic Development and Planning will obtain \$259,618 in funding. This money will be used to offset \$247,577 in operating expenses. The required 10% county match is provided via staff time and use of vehicles.		
7. Total Financial Cost of Funding over 5 Years on Each Affected Political or Other Subdivision. N/A		
8. Proposed Source of Funding NY State Department of State		
9. Timing of Impact immediate		
10. Typed Name & Title of Preparer Neil Toomb Intergovernmental Relations Coordinator	11. Signature of Preparer 	12. Date 3/26/12

SCIN FORM 175b (10/95)

**FINANCIAL IMPACT
2012 PROPERTY TAX LEVY
COST TO THE AVERAGE TAXPAYER**

GENERAL FUND

	2012 PROPERTY TAX LEVY	2012 COST TO AVG TAXPAYER	2012 AV TAX RATE PER \$100	2012 FEV TAX RATE PER \$1000
TOTAL	\$0	\$0.00		\$0.000

POLICE DISTRICT AND DISTRICT COURT

	2012 PROPERTY TAX LEVY	2012 COST TO AVG TAXPAYER	2012 AV TAX RATE PER \$100	2012 FEV TAX RATE PER \$1000
TOTAL	\$0	\$0.00		\$0.000

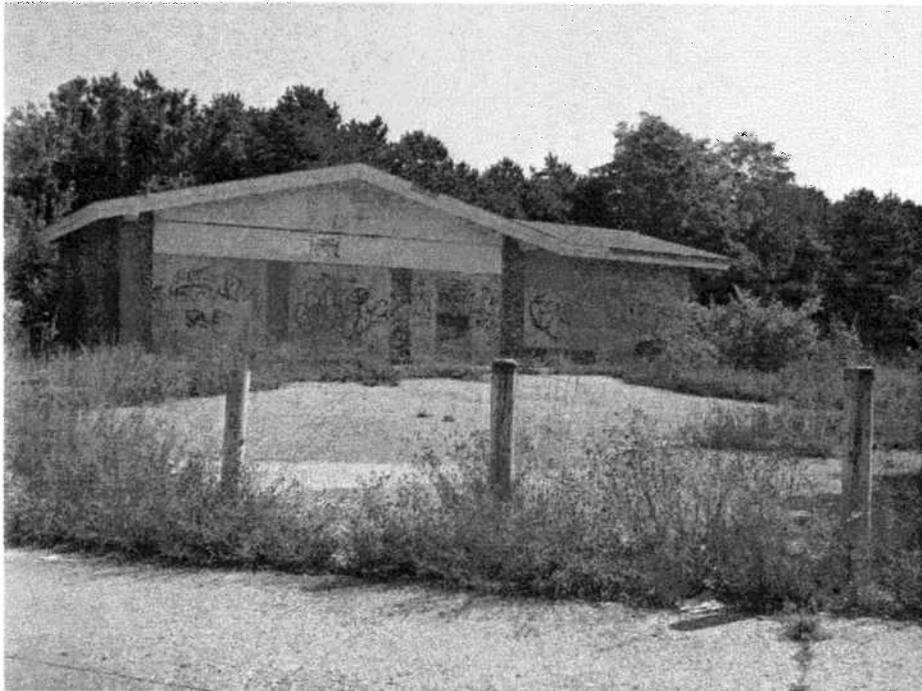
COMBINED

	2012 PROPERTY TAX LEVY	2012 COST TO AVG TAXPAYER	2012 AV TAX RATE PER \$100	2012 FEV TAX RATE PER \$1000
TOTAL	\$0	\$0.00		\$0.000

NOTES:

- 1) SOURCE FOR NUMBER OF FAMILY PARCELS AND CORRESPONDING ASSESSED VALUATION: SUFFOLK COUNTY REAL PROPERTY, SEPTEMBER 2011.
- 2) SOURCE FOR TOTAL TAXABLE ASSESSED VALUATION FOR COUNTY PURPOSES: SCHEDULE A, REPORT OF ASSESSED VALUATION FOR 2011-2012.
- 3) SOURCE FOR EQUALIZATION RATES: TENTATIVE 2011 COUNTY EQUALIZATION RATES ESTABLISHED BY THE NEW YORK STATE BOARD OF EQUALIZATION AND ASSESSMENTS.

Suffolk County Strategic Sites Inventory



A brownfield in Suffolk County

A Brownfield Opportunity Area Program Proposal
to the New York State Department of State

Submitted by
Suffolk County

March 30, 2012

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1. Parts A and B: Brownfield Opportunity Area Application Form

2. Part C-G: Project Narratives

Part C: Project Description and Other Criteria

Summary Project Description
In-Depth Project Description
Complementary Projects
Involvement by the Public and Government Agencies

Part D: Level of Support

Part E: Personnel and Management Team

Part F: Project Scope of Work and Schedule

Part G: Applicant Share

3. Part H: Project Budget

Description of Reasonableness of Cost
Budget Spreadsheets

4. Appendices

Letter of Intent to Participate
Maps of Suffolk County
Letters of Support
Suffolk County Legislative Resolution
Public Notice
Charter Authority to Apply
Related Documents:

- A: Brownfields Interagency Task Force
- B: Suffolk County 2035: Volume 1A
- C: Land Bank Resolution

Part C: Project Description and Other Criteria

1. Summary Project Description

The applicant, Suffolk County, intends to complete a Pre-Nomination Study Strategy for a 583,680 acre area characterized with more than 124 potential brownfield sites that are within 4 strategic clusters in Suffolk County. The primary community revitalization objectives to be achieved by this project include: identifying strategic areas affected by concentrations of brownfields; assessing their economic redevelopment potential through the development of enhanced neighborhood and site profiles for the strategic clusters, establishing priorities for redevelopment and further action; and coordinating with and building on existing economic development initiatives and local, county, and regional growth area plans. Anticipated community benefits resulting from this project include community input into the prioritization and reuse of strategically clustered brownfields.

2. In-Depth Project Description

A. Overview

The goal of this project is to create a comprehensive inventory of underutilized sites in Suffolk County that will inform strategic decisions for economic redevelopment.

This application describes how Suffolk County is changing: becoming more diverse, adapting the built environment to suit the needs of an aging population, and the economic transformation from a post-defense era to an innovation economy. The County realizes that brownfields redevelopment is an integral component to economic development, job creation, and downtown revitalization with the environmental benefits of protecting our greatest assets, our drinking water and open spaces.

Suffolk County, with a population of 1.5 million, is the most populated county in New York State (excluding New York City). According to the U.S. Census Bureau, Suffolk County is the 23rd largest county in the United States and has a population larger than 11 states. The five most western townships, Huntington, Babylon, Smithtown, Islip and Brookhaven, contain 91 percent of the population, though only 62 percent of the land area.

The western border of Suffolk County lies just 15 miles east of New York City. The County is bordered by Nassau County to the west, the Long Island Sound to the north, and the Atlantic Ocean to the south and east. While land use in western Suffolk County is predominantly suburban residential, significant amounts of land are also used for commercial, industrial, institutional, and open space (parkland), purposes. Eastern Suffolk County, which comprises more than one third of the County's 912 square miles, is predominantly semi-rural in nature and contains predominantly agricultural, recreational, open space, and residential land uses.

Historic Land Use: Defense Contractors

Suffolk County was once home to several of the nation's large defense contractors including Grumman, Fairchild, and Republic Aviation, to name a few. These companies, as well as their contractors and subcontractors, were a very significant economic engine for the county. However, the vast majority of the defense giants have closed or moved to other areas of the Country, bringing their supporting businesses along with them. While the main facilities of these defense giants are well known, it is unclear whether the exodus of their contractors and subcontractors has contributed to the creation of numerous smaller, but equally troubling, Brownfield sites in the county.

Suffolk County Brownfield Interagency Task Force: Internal Capacity for BOA

Brownfields redevelopment is not new to Suffolk County. The Brownfields Pilot Program for Suffolk County was established by Legislative Resolution No. 527-1998 and adopted in the fall of 1998. The program, administered by the Department of Health Services, provides funding for the remediation of County-owned brownfield properties to facilitate the redevelopment into parks, community centers and municipal buildings. The Department of Health Services has experience managing multiple brownfields remediation projects through the New York State Department of Environmental Conservation's Environmental Restoration Program. Through this capital program, the County has invested \$5.9 million in remediation, site improvements, and reconstruction of 5 specific brownfields.

In 2007 the County formed the Brownfields Interagency Task Force comprised of the departments of Health, Planning, and Real Estate (see Attachment A). The Task Force has reviewed hundreds of properties referred by the Treasurer's Office and has quickly made informed decisions based on information gathered by all departments represented on the Task Force, deciding collectively to not take 83 properties for environmental liability concerns.

The Task Force makes recommendations to the Treasurer's Office on which parcels the County should not take due to possible environmental concerns. There are 83 properties countywide that have not been taken by the County because of environmental concerns, and another 41 properties that were not taken by the County prior to the Task Force's creation, for a total of 124 properties. The \$20 million in back taxes owed on these 124 properties continues to accumulate, the on-site pollution remains a threat to our drinking water, and these properties blight neighborhoods, impeding economic development.

The Suffolk County's Brownfield Interagency Task Force has only identified these properties only after the nonpayment of taxes, and has not proactively established a comprehensive inventory of Brownfields sites throughout the County. Therefore, a regional scan is necessary to create a countywide inventory of brownfield sites.

The work products from Suffolk County's Pre-Nomination will complement ongoing planning and economic development efforts. There are three ongoing Brownfield Opportunity Area grants within Suffolk County: Huntington Station, Riverhead, and Wyandanch. This county-wide scan will complement existing BOAs and prepare additional sub-regions for a Step 2 Brownfield Opportunity Area Nomination.

In sum, Suffolk County is has the experience and staff to successfully implement a Pre-Nomination Study that will provide the resources and information to facilitate strategic economic redevelopment decisions.

B. Evaluation Criteria

Concentration of Brownfields & Strategic Opportunities

While the Brownfield Interagency Task Force has identified 14 downtowns with brownfields, there are 5 specific communities that have established downtowns, a rail road station, and contain clusters (at least 4 brownfields) of already identified brownfields by the County. While further research many render additional clusters, the initial 5 communities include: Bay Shore, East Patchogue, North Amityville, Wyandanch, and North Bellport (see Tables 1 & 2). Huntington Station is not one of the clusters identified because there are not many sites located in Huntington Station that were identified in the Brownfields Interagency Task Force. In addition, because Huntington Station and Wyandanch already have a successful Brownfield Opportunity Area program already underway, the County will focus on the four clusters of Bay Shore, East Patchogue, North Amityville, and North Bellport. A further scan countywide and specifically in and around the initial four clusters will yield additional brownfields and clusters. As part of the public outreach component, Suffolk County will outreach to the staff overseeing the other BOAs within the County to coordinate and collaborate.

Table 1: Economic Characteristics of Communities Identified as Having Clusters of Brownfields

Brownfield Cluster	2005-2009 Unemployment	2005-2009 % Below Poverty	2005-2009 Median Home Value as % Of County Median	2010 Downtown Vacancy Rate	2010 Shopping Center Vacancy Rate	# of initial brownfields Identified by Suffolk County*	2009 Ranking of economic distress by Suffolk County (out of 157)**
Wyandanch	9.2%	18.5%	69%	21.4%	11.4%	7	1
North Amityville	7.8%	10.8%	81%	-	15.4%	7	3
North Bay Shore	6.4%	8.4%	85%	20.2%	10.7%	9	6
East Patchogue	4.8%	19.7%	77%	14.9%	10.3%	6	23
North Bellport	3.8%	10.6%	74%	-	21.1%	7	20
Suffolk County Total	3.4%	5.4%	100%	10.9%	12.3%	83	

Source: Suffolk County Planning, U.S. Census Bureau American Community Survey 2005-2009.

*83 sites identified by the Brownfields Interagency Task Force.

**1 is the highest ranking, the most economically distressed out of 157 communities.

Table 2: Suffolk County Communities with Established Downtowns Having 50 or More Storefronts, 2010			
	Railroad Station	Brownfield Identified by Task Force	Cluster with At Least 4 Brownfields
Babylon	Yes	No	
Bay Shore	Yes	Yes	x
Bridgehampton	Yes	No	
Center Moriches	No	No	
Cold Spring Harbor	Yes	No	
Copiague	Yes	Yes	
Deer Park	Yes	Yes	
East Hampton	Yes	No	
East Islip	No	No	
East Northport	Yes	Yes	
East Patchogue	Yes	Yes	x
Greenlawn	Yes	No	
Greenport	Yes	No	
Hampton Bays	Yes	Yes	
Huntington Station	Yes	Yes	
Islip	Yes	Yes	
Kings Park	Yes	Yes	
Lindenhurst	Yes	Yes	
Montauk	Yes	No	
North Amityville	Yes	Yes	x
North Bellport	Yes	Yes	x
Northport	No	No	
Ocean Beach	No	No	
Port Jefferson	Yes	No	
Riverhead	Yes	No	
Sag Harbor	No	No	
Saint James	Yes	Yes	
Sayville	Yes	Yes	
Smithtown	Yes	Yes	
Southampton	Yes	No	
Westhampton Beach	Yes	No	
Wyandanch	Yes	Yes	x

Source: Suffolk County Planning

Indicators of Economic Distress

Many of the Brownfield sites in Suffolk County are located in or near economically distressed areas. Suffolk County's preliminary analysis of 83 sites identified by the Brownfields Interagency Task Force has rendered 5 initial clusters in the low-income communities of Wyandanch, North Amityville, East Patchogue, Bay Shore, and Brentwood. (**See Table 1**)

Based on data from the Census Bureau's 2005-2009 American Community Survey, Wyandanch, an area recently targeted by the Town of Babylon for redevelopment through grants from the Brownfields Opportunity Area Program, has the tenth highest unemployment rate (9.2% vs. 3.4% for all of Suffolk County), the fourth highest percentage of residents living below poverty (18.5% vs. 5.4% for all of Suffolk County), and the third highest percentage of the population receiving public assistance (7.3% vs. 1.2% for all of Suffolk County) of 157 communities in the County. Similarly, North Amityville has a relatively high unemployment rate and percentage of the population on public assistance. The Brownfield sites that have been identified by the County by the Suffolk County Brownfield Interagency Task Force appear to be disproportionately distributed in economically challenged areas.

Partners

Suffolk County's Brownfield Opportunity Area Grant has the support of our Federal, State, local officials, economic development groups, and community based organizations, all of whom will be invited to participate in the Suffolk County Brownfield Working Group.

Economic Value

The 2011 Long Island Strategic Plan was developed with significant public input in 2011 and received the 'Best Plan' award by the Empire State Development Corporation. The Plan calls for the "revitalization of downtowns, blighted areas & commercial centers by providing incentives to stimulate the redevelopment of vacant, abandoned & blighted properties." At least 3 of the Transformative Projects receiving a portion of the \$101.6M in funds awarded to Long Island involve the redevelopment of blighted commercial areas (Wyandanch, Ronkonkoma, and Central Islip) in Suffolk County. Consistent with the Long Island Strategic Plan, the information gathered in the Brownfield Opportunity Area Pre-Nomination study will serve to facilitate the redevelopment of properties that have suffered from disinvestment.

Last summer the County released the first volume of the County's Comprehensive Plan, the first update in more than 30 years. Suffolk County has a large and diverse economy with a skilled, well-educated workforce. Below are some economic and demographic trends that indicate how Suffolk County is in the midst of a transformation. All of these trends are highlighted in Volume 1A of the County's Comprehensive Plan, available online at the County's website (**see Table 3**).

Table 3: Key Demographic and Economic Trends in Suffolk County

Rising poverty rate	In a relatively high cost area such as Suffolk County, poverty can be easily understated because the thresholds are based on a national standard. In 2009, 5% of the population (78,000 people) in Suffolk was living in poverty. Suffolk County has the highest foreclosure rate in New York State.
Rising number of one-person households	Although there is a perception that Suffolk County is entirely comprised of family households, there is a growing demographic of one-person households that will have different energy needs than families. In 2010, single-family households accounted for 74% of all households in Suffolk County, down from 84% in 1980. The one category of family households responsible for this decline has been married couples with children under age 18. In 1980 this category accounted for 43% of all households in the County, but that number was 27% in 2010. In Suffolk County, the number of one person households increased 95% from 1980 to 2010. In 2010, 21% of all households were single person households, up from 14% in 1980 and just 9% in 1970.
Increasing number of foreign born residents	The foreign born population has risen significantly, representing 13% of the population.
An aging population	The 2010 census revealed that 45,000 or 23% of the County's seniors (age 65 and over) live alone, and that 29% of Suffolk County households contain a senior citizen. These figures are even more striking in the five eastern Suffolk towns: 19% of the population is age 65 or over and 35% of all households contain a senior citizen.
Small business owners are the backbone of the local economy	Sixty-two percent of Suffolk's businesses employ fewer than five persons, and 78% of businesses in Suffolk employ fewer than 10 persons. Through 2010, the number of businesses located in Suffolk County has held fairly steady despite the recent recession. There were more than 49,000 business establishments with payroll in 2010 in Suffolk, an all-time high and a 4% increase since 2005. The largest numbers of businesses are in the construction category; followed by retail trade, professional & technical services, health care, and financial activities.
Weakening housing market	The median price of an existing single-family home in Suffolk county has dropped for 2011 to \$317,000 from its peak in 2007 of \$410,000, a decline of 22.7%. The decline began in 2008, when median prices fell to \$385,000, then continue in 2009 (\$340,000) and 2010 (\$335,000).
Rising energy costs	Average residential electric prices on Long Island have risen from 13.38 cents per kWh in 1999 to 18.32 cents in 2011, a 37 percent increase. The largest increases came in the mid-2000s, beginning in 2003, when the cost per kWh increased from 13.88 cents to 14.69 cents. As oil prices rose worldwide through 2007, prices for electricity on Long Island, which uses mostly oil to power its electric plants, rose accordingly.

Suffolk County Tax Act & Estimated Economic Impact of Brownfields Redevelopment in Suffolk

Unlike any other county in New York State, the County makes every other taxing jurisdiction in Suffolk whole each year, pursuant to the Suffolk County Tax Act, and only the County bears the burden of unpaid real estate taxes. Since only the County owns all of the tax liens on properties within the County, no sharing of any proceeds received by the land bank will be necessary, and any deficiency will remain the problem of the County. Nevertheless, cooperation will be required between the County, the localities and the purchasers of land bank properties, because land use decisions, including zoning, subdivision and site plan approval occur at the Town and Village level.

The ability to sell properties to buyers who will clean them up, will "end the bleeding" for Suffolk County and make these properties productive again. The return of properties to effective use combined with returning those properties to the tax rolls will allow them to become revenue generating and produce a positive stream of income that past attempts of conducting tax lien auctions failed to realize. The income generated will be documented quarterly. Suffolk County has, for the past two decades, accumulated in excess of \$20 million in back taxes on several dozen vacant, abandoned, and environmentally contaminated tax-delinquent properties. If that \$20 million were paid in full, the injection of that money back into the economy could produce an economic multiplier of 300 percent, or roughly \$63.9 million. The biggest potential economic impact of brownfields redevelopment promises to be in the property value increases realized by land-use improvements. A report issued by New Partners for Community Revitalization found that the cleanup and redevelopment of brownfield properties leads to property value increases on the order of 5 percent to 15 percent for properties that are up to 3/4 of a mile from the site. Using that economic model applied to Suffolk County's inventory, the local economy would realize an income increase of anywhere between \$15 and \$45 million in revenue, and create approximately 690 to 2,094 jobs for county residents.

Suffolk County is pursuing a land bank designation by the Empire State Development Corporation to facilitate brownfields redevelopment (see Attachment C). Regardless of whether the County receives the designation or not, the BOA Pre-Nomination Study will facilitate informed economic redevelopment decisions and position municipalities to submit Step 2 Nomination studies for the strategic clusters identified in this study.

Environmental Value: Sole Source Aquifer

Suffolk County is surrounded by vulnerable surface waters and sits atop a critical sole source aquifer. According to the draft Suffolk County Comprehensive Water Resources Management Plan, 13 out of more than 200 classified freshwater bodies in Suffolk County have been included on the New York State Draft 2010 Section 303(d) List of Impaired Waters. Maintaining the quality of Suffolk County's surface and groundwater resources is pivotal to maintaining a healthy environment for its residents as well as sustaining its surface waters that are critical for the County's tourism economy.

Providing services to 1.5 million people requires careful allocation of resources. The County is already experiencing a reduction in its current sales tax revenue and future revenue projections.

Without alternate sources of funding, the County’s ability to identify, assess, and redevelop Brownfield sites will be hampered by declining revenues.

Project Implementation

The proposed work plan represents collaboration by two Departments: the Department of Economic Development and Planning and Department of Health Services. Both departments have worked together successfully through the Brownfields Interagency Task Force reviewing hundreds of properties referred by the Treasurer’s Office and deciding collectively to not take properties for environmental liability concerns. Below is a division of responsibilities. **Please see Part F for an in-depth project description, including a detailed work plan and timeline.**

Suffolk County has the internal infrastructure to manage and successfully execute a BOA program and will use existing staff to conduct all of the tasks outlined for the grant.

Project Description and Division of Responsibilities			
Task	Department of Economic Development & Planning: Planning Division	Department of Economic Development and Planning: Real Estate Division	Department of Health Services: Office of Pollution Control
1. Outreach and Engagement	Responsible for invitations, meeting sign in, and summaries, meeting facilitation	Participation in meetings.	Participation in meetings.
2. Cluster Identification	Prepare a map of identified sites by the Interagency Working Group. Identify commercially and industrially-zoned vacant properties in established downtowns and near railroad stations to identify additional strategic clusters. Map all strategic clusters in relation to economic development incentives, transit, and demographic characteristics. Share information with Brownfield Working Group. Facilitate discussion and prioritization of strategic clusters.	Review historic land use records a mile around the identified brownfields to find additional possible brownfield sites. Share information with Planning and Health.	Review departmental environmental records on properties identified by Planning and Health.
3. Create Enhanced Site Profiles	Planning will prepare an inventory and locate the following information: Tax map id, street address, parcel size, current zoning, relation to land use plans, commercial vacancy rates, unemployment rates, proximity to transit, eligibility for economic development incentives, hydrogeological zone, environmental site constraints: wetlands, Pine Barrens, etc., and the presence of sewage infrastructure.	Records will be reviewed for sites where commercial and industrial properties have been taken for tax arrears as well as sites that are currently in tax arrears. Real Estate will compile the following information per parcel: Historic land uses and chain of title. Real Estate will participate in field inspections of all sites.	Health will cross reference identified sites within the strategic clusters with information with existing environmental databases including the NYS Dept. of Environmental Conservation’s Superfund registry and spills database. Health will lead the field inspections of all sites with the participation from Real Estate and Planning.
4. Continue to convene internal Interagency Brownfields Task Force	Planning to participate.	Real Estate to convene quarterly meetings of internal work group.	Health to participate.
5. Prepare Pre-Nomination Study	Planning to draft with input from Real Estate and Health	Real Estate to provide input and review draft	Health to provide input and review draft

3. Complementary Projects

The work products from Suffolk County's Pre-Nomination will complement ongoing planning and economic development efforts. There are three ongoing Brownfield Opportunity Area grants within Suffolk County: Huntington Station, Riverhead, and Wyandanch. This county-wide scan will complement existing BOAs and prepare additional sub-regions for a Step 2 Brownfield Opportunity Area Nomination.

Connect Long Island: Suffolk County Executive Bellone's initiative to implement a regional transportation and development plan to create a bus route on Route 110 and a second track for the Long Island Rail Road's Ronkonkoma branch as a way to promote the growth of transit-oriented developments and provide alternatives to commuting by car. The transportation plan focuses on creating a north/south bus route along Route 110, the reopening of the Republic Airport LIRR station, and a second track on the nearly 18-mile stretch from Farmingdale to Ronkonkoma to relieve congestion and increase capacity. The Route 110 corridor serves as the epicenter of Suffolk County's work force, with more than 135,000, or 20 percent of the county's jobs located there, according to the Connect Long Island plan. The transportation improvements would support existing and proposed transit-oriented developments and downtown revitalization efforts, like those going on in Farmingdale, East Farmingdale, Wyandanch, Brentwood, Ronkonkoma, Copiague, Bay Shore and Patchogue.

Innovate Suffolk: Suffolk County has recognized that while we have many nascent companies that are formed around new technologies in our universities and laboratories, we are not successful in retaining those companies and seeing them grow in the region. An additional goal of the Suffolk County Brownfield Opportunity Area Program will be to evaluate the blighted commercially and industrially-zoned properties, and select those that would be appropriate for a growing high-technology or biotechnology company that is graduating from one of our incubator programs, or coming out of a university or laboratory. Working with the Town Supervisors, Suffolk County will seek to designate the appropriate properties as "Innovation Zones", and will seek to make those properties available at a discounted rate to eligible companies that are committed to investing in workforce growth, infrastructure or equipment to locate and grow their company in Suffolk.

Suffolk County's Division of Planning is currently conducting a regional Transfer of Development Right Study to encourage better participation within existing local and regional TDR programs. The study is intended to foster coordinated development right absorption within identified and designated growth zones in the County while protecting environmentally sensitive areas. Identified growth zones in Suffolk County include approximately 83 BOA's where coordination and implementation between local land use decisions and county economic development initiatives can be realized. The utilization of the Transfer of Development Right zoning tool would, among other benefits, enable certain projects to breach the Suffolk County Sanitary Code Article 6 constraints up to double density without cost prohibitive waste treatment facilities; provide for managed and predictable development/provides certainty for speculators and targets growth to

infrastructure nodes; identifying BOA's as TDR as-of-right receiving sites would facilitate restoration and reuse of the property.

County Comprehensive Plan 2035 The county is currently updating its comprehensive plan and is collecting information about the conditions of the county including environmental and socioeconomic data, and identifying goals and policies that will best meet the needs of present and future residents. The Plan examines existing and proposed land uses, existing and future needs for housing, commercial and industrial facilities, the adequacy and needs of transportation and other infrastructure, the protection of the environment as well as the needs for open space and parkland. The County is currently working on Volume 1B with information on natural resources, brownfields redevelopment, wastewater infrastructure, farmland protection, housing, and transportation characteristics, with a tentative release date later this year.

Sewer Infrastructure Chapter: County Comprehensive Plan 2035: Suffolk County Planning is currently preparing the wastewater infrastructure chapter of the Suffolk County Comprehensive Plan 2035. This effort will contribute to defining a regional perspective on the extent to which areas in the County are served by various public and private sewage treatment facilities; which areas are under study for expansion of sewer service; which areas will continue to rely on private septic systems; and how all of these areas relate to existing land use, land available for development, demographics and projected growth in the county.

Downtown Inventory: County Comprehensive Plan 2035: The Suffolk County's Division of Planning has detailed historical data on occupancy and vacancy rates in each of the County's 77 downtown areas. As part of the Division's comprehensive plan research, the most recent field study of downtown districts was undertaken in 2010. The data collected includes the number of storefronts in each downtown district, detailing retail versus non-retail uses and the number of vacant storefronts. The Division has begun collecting this data in 2012. This data will help determine which areas have the highest commercial vacancy rates and are in most need of brownfield revitalization or redevelopment.

In addition, the Pre-Nomination Study will be coordinated with the Long Island Regional Economic Development Council and the Long Island Regional Planning Council and the towns and villages of Suffolk County.

4. INVOLVEMENT BY THE PUBLIC AND GOVERNMENT AGENCIES

Established community groups, local municipal officials, and regional entities will be consulted throughout the project to facilitate site identification and prioritization. The project will coordinate with the anticipated outreach efforts for the County Comprehensive Planning Process and regional Transfer of Development Rights study. Suffolk County will invite municipal leaders to a public outreach session and facilitate additional public participation through online surveys.

In sum, Suffolk County has both the technical and programmatic expertise to manage this project and oversee all tasks well within the time period of this grant. Though many County agencies will be involved in this project, the grant will be managed by the Department of Economic Development and Planning.

Part D: Level of Support

Not applicable

Part E: Project Personnel and Management Team

Suffolk County Department of Economic Development and Planning

Andrew Amakawa, Research Technician

Andrew Amakawa is a Research Technician within the Regulatory Review Unit of the Suffolk County Department of Planning. Andrew's primary work functions are subdivision review, research, staff support to the Planning Commission, foil coordination, database and file management. Andrew's past work experience includes the day-to-day administration of Suffolk County's Farmland Preservation Program, and program development for F.E.G.S. (a non-profit) administered Nassau County Welfare-to-Work Program. Andrew holds a Bachelor of Arts degree in Urban Studies from Vassar College.

Andrew P. Freleng, Chief Planner

Andy is Chief Planner at the Suffolk County Department of Planning overseeing the Regulatory Review Unit that analyses zoning and subdivision applications on behalf of the Suffolk County Planning Commission; Andy is also Vice Chair of the Central Pine Barrens Credit Clearinghouse and a member of the Board of Directors of the New York Planning Federation. Prior to coming to Suffolk County, Andy was Chief Planner for the Town of Southampton and prior to that, Chief Environmental Planner for H2M Group (an engineering, architecture and planning firm). Andy holds a Bachelor of Science degree in Environmental Science from Long Island University-Southampton College and a Master of Science Degree in Environmental Management from Long Island University-C.W. Post Campus. Andy will be the assistant project manager.

Sarah Lansdale, Director of Planning

Sarah is the Director of Planning. Prior to joining the County, she was the Executive Director at Sustainable Long Island where she directed ten land use community planning processes in economically distressed communities, resulting in the creation of nine community groups to locally direct revitalization efforts, the adoption of ten land use plans, and the investment of \$500 million in private equity and public funding for mixed-use, transit-oriented development groups. While at Sustainable Long Island, Ms. Lansdale was part of consulting teams for the Huntington Station BOA and Wyandanch BOA. Sarah also has experience at WLIW21 Public Television, fundraising, and oversees as a Peace Corps volunteer. Ms. Lansdale has a Masters Degree of Urban Planning from New York University and an undergraduate degree in Environmental Studies. Sarah will be the project manager.

Peter Lambert, Principal Planner

Peter is a Principal Planner who has served the Suffolk County Department of Planning since 1988. His work experience includes authorship of research studies, analyzing local development trends and demographic and economic data, and interpreting this data for local government agencies and the general public. Peter also serves as the Planning Department's representative on the Suffolk County citizen advisory panel to the Suffolk County Downtown Revitalization program. Peter holds a Bachelor of Arts degree from Lehigh University in economics and mathematics, and an MBA degree from Hofstra University with a concentration in marketing.

Carl Lind, Cartographer

Carl is a Cartographer at the Suffolk County Department of Planning overseeing the Cartographic /GIS unit. Carl has over 30 years of experience in map preparation, graphic design, geospatial analyses, desktop publishing/report preparation, website maintenance and maintaining the department's GIS system. Carl sits on the on the Suffolk County GIS users group committee, Suffolk County GIS technologic committee and the Long Island Geographic Information Systems (LIGIS) user group steering committee. Carl holds an Associates of Arts degree from Suffolk County Community College Selden Campus.

Michael Mulé, Environmental Projects Coordinator

Michael Mulé is an Environmental Projects Coordinator with the Suffolk County Department of Planning. He has been with the Department's environmental analysis unit since 2005. Mr. Mulé obtained both a Bachelor of Science degree and Masters in environmental science and management from the University of Rhode Island. He currently coordinates County compliance with the New York State Environmental Quality Review Act and serves as staff support to the Suffolk County Council on Environmental Quality. Mr. Mulé is a LEED Accredited Professional and a member of the Long Island Chapter of the U.S. Green Building Council's Regionalization Task Force.

Kathryn Oheim, Assistant Cartographer

Kathryn is the Assistant Cartographer in the Cartographic Unit at the Suffolk County Department of Planning. Her work duties include creating custom maps, performing geospatial analytical analyses, report preparation and production, graphics creation and website maintenance. Kathryn's previous work experience includes working as Technical Assistant at the University of Texas at Austin Geological Sciences Department where she managed collections, created graphic educational displays, and taught laboratory courses, and as a Geologist and Paleotechnician for The Two Medicine Center & the Wyoming Dinosaur Center where she assisted in active scientific research and worked as an ecotourism guide. Kathryn holds a Bachelor of Science in Geologic Sciences and a Bachelor of Arts in Anthropology from the University of Texas at Austin, as well as a Master of Arts & Sciences in Environmental Studies from Washington University in St. Louis where she focused on creating new forms of predictive modeling in the area of paleontology utilizing current mapping technology and geospatial analytical techniques.

Suffolk County Department of Health Services

Edward Roe, Public Health Sanitarian III

Edward Roe received his B.A. in Natural Science and Mathematics from Dowling College. He is currently a Public Health Sanitarian with the Office of Pollution Control, Bureau of Environmental Investigation and Remediation. In the six years that Edward has been with the County, his work experience has included the review and investigation of properties for environmental site assessments initiated by both the County and the private sector, the installation and removal of underground storage tanks, evaluation of the proper storage of toxic and hazardous materials, and the enforcement of the Suffolk County Sanitary Code.

Suffolk County Department of Economic Development & Planning – Real Estate

Samuel Bail – Land Management Specialist IV

Sam received his B.S. in Business Administration from Nichols College, Dudley, MA. He has experience with appraisal work, examining title abstracts, deeds and related documentation. His current duties include initial inspection and maintenance of properties that the County has acquired for non-payment of taxes, additional periodic field inspections, note and file entries, as well as management and complaint response regarding said County properties.

Loretta Bunch, Land Management Specialist III

Loretta Bunch attended S.U.N.Y. at Morrisville, New York – AAS Horticulture. Has had business experience with Realty Service Co. She's been employed with Suffolk County since October 1999. She has experience with examination of property records, preparation of reports, index and filing reports, reviewing reports with other agencies, recording of documents, thorough knowledge of legal documents and terminology. She has the ability to read and understand property descriptions, conveyance documents, tax maps, subdivision maps and surveys, ability to understand and prepare abstracts dealing with complex title issues. Loretta can apply or interpret NYS Real Property Tax Law, Suffolk County Tax Act, and NYS Real Property Law. She deals with many Suffolk County Departments as well as title companies, attorneys, and the general public.

PART F: PROJECT SCOPE AND WORK SCHEDULE

Suffolk County’s Pre-Nomination Brownfield Opportunity Area Program is expected to take 18 months to complete at the point at which the contract is signed between the County and New York State and the work plan is approved by New York State Department of State. Existing Suffolk County staff will be used to implement the project scope.

Tasks		Schedule (months)	
		Begin	End
1.	Outreach & Engagement	1	18
1A	Convene Suffolk County Regional Brownfield Working Group		
1B	Engage other BOA municipalities		
1C	Community Surveys and Meeting		
1D	Develop criteria		
2.	Cluster Identification	1	8
2A	Map existing sites		
2B	Land use & records review to identify additional properties		
2C	Map proposed clusters & Compile information		
2D	Share information with Regional Brownfield Working Group		
2E	Prioritize clusters		
3.	Development of Enhanced Site Profiles (within each strategic cluster)	6	15
3A	Data compilation: zoning, environmental, historic land use		
3B	Data sharing		
4.	Continue to convene internal Brownfields Interagency Task Force	1	18
4A	Quarterly information sharing meetings		
5.	Prepare Pre-Nomination Study	15	18
5A	Community Input		
5B	Public Comment Evaluation		
5C	Finalize Pre-Nomination Study		

Task 1: Outreach and Engagement

To ensure that the plan is coordinated with other levels of government and community groups, Suffolk County will form a Regional Brownfield Working Group with proposed participation from a cross section of municipal representatives, federal and state entities, civic groups, and advocacy organizations. Suffolk County will engage officials from all three active BOAs to coordinate and collaborate throughout the project.

To ensure that the plan is coordinated with other levels of government and community groups, Suffolk County will form a Regional Brownfield Working Group with proposed participation from:

- Town representatives
- Suffolk County Supervisors Association
- Suffolk County Village Officials Association
- Congressmen Bishop, Israel, King
- New York State Senators LaValle, Flanagan, Zeldin, Johnson, Marcellino, and Fuschillo

- New York State Assemblymen Losquadro, Thiele, Murray, Englebright, Graf, Ramos, Fitzpatrick, Boyle, Raia, Conte, and Sweeney
- New York State Department of Environmental Conservation
- New York State Department of State
- New York State Department of Transportation
- Long Island Regional Economic Development Council
- Empire State Development Corporation, Long Island office
- Environmental Protection Agency, Region 2
- Long Island Regional Planning Council
- Smart growth advocacy groups
- Environmental advocacy groups
- Civic participation from strategic clusters

Please see attached letters of support that indicate a willingness to participate in such a group. The purpose of the group is to share information, review and prioritize strategic areas identified by staff, and facilitate the creation of sub-regional Step 2 BOAs. The group will have scheduled meetings on a quarterly basis.

Task 1B: Engage municipal representatives from other BOAs in Suffolk County

Within Suffolk County there are three ongoing Brownfield Opportunity Area programs: Huntington Station, Riverhead, and Wyandanch. Suffolk County will engage officials from all three active BOAs to coordinate and collaborate throughout the project.

Task 1C: Community Survey and Meeting

The project will coordinate with the anticipated outreach efforts for the County Comprehensive Planning Process and regional Transfer of Development Rights study. Suffolk County will solicit input through an online survey and facilitate a public meeting to share information and develop criteria to prioritization cluster identification.

Task 1D: Criteria Development

Working with the input received from the community and municipal officials, the Brownfields Regional Brownfields Working Group will finalize a set of criteria that will be used to rank the economic redevelopment and environmental significance of clusters identified in Task 2.

Task 1 deliverables include: meeting summaries, attendance sheets, and a list of strategic areas ranked by regional economic development priorities

Task 2: Cluster Identification

Recognizing the need to conduct a comprehensive inventory of sites across the County, staff from Suffolk County Department of Economic Development and Planning will review historic land use records for properties a mile around the sites already identified by the Brownfields Interagency Task Force in an effort to identify additional possible brownfields; and identify

vacant commercially and industrially zoned properties in established downtowns, commercial corridors, and near railroad stations to identify additional strategic clusters.

Once there is an initial list of strategic clusters, demographic and economic information will be compiled for each cluster including: the proximity to Empire Zones, Environmental Zones, Urban Renewal Districts, Industrial Parks, Business Improvement Districts, Federal Enterprise Zones, the existence of sewer infrastructure, commercial vacancy rates, property values, and unemployment rates. Prior to presenting this information to the Suffolk County Regional Brownfield Working Group, staff from the Department of Health, Real Estate, and Economic Development and Planning will perform a reconnaissance of the area to groundtruth the data.

The Suffolk County Regional Brownfield Working Group will then review information presented and prioritize the strategic clusters based on regional economic development and environmental considerations.

Recognizing the need to conduct a comprehensive inventory of sites across the County, staff from Suffolk County Department of Economic Development and Planning will:

- review historic land use records for properties a mile around the sites already identified by the Brownfields Interagency Task Force in an effort to identify additional possible brownfields; and
- look for vacant commercially and industrially zoned properties (identified by pictometry) in established downtowns, commercial corridors, and near railroad stations to identify additional strategic clusters.

Once there is an initial list of strategic clusters, demographic and economic information will be compiled for each cluster including: the proximity to Empire Zones, Environmental Zones, Urban Renewal Districts, Industrial Parks, Business Improvement Districts, Federal Enterprise Zones, the existence of sewer infrastructure, commercial vacancy rates, property values, and unemployment rates. Prior to presenting this information to the Suffolk County Regional Brownfield Working Group, staff from the Department of Health, Real Estate, and Economic Development and Planning will perform a reconnaissance of the area to groundtruth the data.

Members of the Suffolk County Regional Brownfield Working Group will utilize with the tools and incentives created under Connect Long Island and Innovate Suffolk and review information presented and prioritize the strategic clusters based on regional economic development and environmental considerations.

Task 3: Create enhanced site profiles within each strategic cluster

Specific properties will be identified within each strategic cluster by looking at vacant property that former industrial and commercial uses on existing vacant land and cross reference the information with existing environmental databases including the New York State Department of Environmental Conservation's Superfund registry and spills database. Records from the Real Property Division of the Department of Economic Development and Planning will be reviewed for sites where commercial and industrial properties have been taken for tax arrears as well as

sites that are currently in tax arrears. This should be a prime indicator of a site that are abandoned or in jeopardy of being abandoned.

The data and information that has been mined from the brownfields identified in previous tasks will be compiled in a standard recordkeeping format with GIS capabilities specified by the County.

Specific information for each property will include:

- Tax map id
- Street address
- Parcel size
- Current zoning
- Historic land uses
- Chain of Title
- Relation to current locally adopted comprehensive land use plan, regional plan, etc.
- Neighborhood demographic characteristics: commercial vacancy rate, unemployment rate
- Proximity to transit
- Economic development incentives
- Hydrogeological zone
- Environmental information & site constraints: wetlands, Pine Barrens, etc.
- Presence of sewage infrastructure

The enhanced site profiles will be shared with the members of the Suffolk County Regional Brownfield Working Group to facilitate the application for future sub-areas within the Brownfield Opportunity Area by local municipalities. In addition, it is envisioned that the County could use this information as part of tax lien auctions either performed by the County or by a land bank. The County is currently in process of applying to Empire State Development Corporation for the establishment of a land bank specifically tailored to facilitate brownfields redevelopment (see Attachment C and details earlier in this application).

If certain sites or areas are deemed more appropriate for redevelopment or remediation through another program, those will be identified. The data will also serve to detail non-clustered Brownfields that may be eligible for other grant opportunities.

Task 4: Continue to convene the internal Brownfields Interagency Task Force

Suffolk County's Brownfield Interagency Task Force, comprised of representatives from the County Departments of Health, Planning, and Real Estate, reviews parcels taken by the Treasurer's Office for nonpayment of taxes after the redemption period has expired for possible environmental issues.

The internal Brownfields Interagency Task Force will continue to meet quarterly for the duration of the BOA grant. Each property that Suffolk County is considering acquiring by tax deed is reviewed initially by the Suffolk County Brownfield Interagency Task Force to determine whether they are potentially an environmental liability. Data, including but not limited to,

property description codes, property size, ownership and aerial photos are gathered. A physical inspection is made to determine actual property use, and to look for obvious or potential environmental hazards. The Suffolk County Department of Health Services is then notified so that they can determine if there are any files that indicated past or known contamination. Next, representatives from SCDHS and the Inventory Unit report their findings to the Interagency Brownfields Working Group where a determination is made whether or not to take the property. Approximately 150– 250 properties undergo the initial review process leaving approximately 40–60 properties actually reviewed by the Intra-Agency Brownfields Workgroup on an annual basis.

Task 5: Prepare Pre-Nomination Study Final Report

Staff will ensure programmatic compliance with the New York State Environmental Quality Review Act for actions resulting from the inventory of these brownfield sites. As necessary, a Long Environmental Assessment Form will be prepared and a coordinated review conducted with all involved agencies. The County will render a determination of significance and prepare any required documentation resulting.

After hosting a public meeting to solicit input from the Regional Brownfield Working Group and the public, the County will evaluate the input received and prepare a pre-nomination study for consideration and approval by the New York State Department of State.

PART G: APPLICANT'S SHARE

The Applicant's 10% matching share will be paid by Suffolk County. The match consists of a portion of the fees associated with staff managing the project and in-kind costs associated with County vehicles that will be used to conduct site visits associated with the grant.

PART H: PROJECT BUDGET

Description of reasonableness of cost

The county has the internal infrastructure to manage and successfully execute a BOA program. After reviewing other successful Step 1 projects, the County notes that our approach is cost effective because existing staff that have successfully worked together in the past will be utilized to perform all of the tasks associated with the project over an 18 month timeframe. Further, recognizing that Suffolk County is 583,680 acres in size, the total cost per acre to perform a regional scan is \$0.43 per acre. While staff costs account for the majority of costs in the proposed budget, nonpersonal items in the project budget are: ink and paper expenses related to the production of maps used in public meetings and reports and required training session in Albany for BOA grantees. The costs for each nonpersonal item in the budget were identified through vendor quotes for the ink and paper expenses and through the IRS standard mileage reimbursement rate as well as the GSA rate for travel to Albany.