

**Draft Master Plan and  
Draft Environmental Impact Statement  
Appendices  
November 23, 2022**



**New York State  
Parks, Recreation and  
Historic Preservation**

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Nissequogue River State Park Master Plan		
Project Location (describe, and attach a general location map): Nissequogue River State Park, 799 St. Johnland Road, Kings Park, Suffolk County		
Brief Description of Proposed Action (include purpose or need): This proposed project will result in a Master Plan and EIS for Nissequogue River State Park to establish a framework for future programming and site improvements at the park. A portion of the site contains the campus of the former Kings Park Psychiatric Center. As such, the site still hosts a significant amalgamation of buildings. The site also features a well-used waterfront and diverse natural areas. The proposed project scope will include analysis of the current environmental conditions of the site and an inventory of the buildings that will be used to determine the optimal mix of programming based on community need balanced with site constraints. The Master Plan will provide improved circulation, zones for active and passive recreation, and potential adaptive re-use of select Kings Park Psychiatric Center historic structures. The final Master Plan will layout alternative plans for comparative review and analysis. No construction or physical alterations to the site of any kind are proposed as part of this project.		
Name of Applicant/Sponsor: NYS Office of Parks, Recreation, and Historic Preservation - Long Island	Telephone: (631) 669-1000	E-Mail:
Address: P.O. Box 247		
City/PO: Babylon	State: NY	Zip Code: 11702
Project Contact (if not same as sponsor; give name and title/role): Nicole Garofolo, Environmental Analyst 1	Telephone: 631-321-3548	E-Mail: nicole.garofolo@parks.ny.gov
Address: Same		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:



**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Long Island North Shore Heritage Area, Town of Smithtown Local Waterfront Revitalization Plan	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 Local zoning requirements are preempted by the State which precludes the applicability of and the need to comply with local zoning ordinances. This applies to property owned by the People of the State of NY under OPRHP jurisdiction.

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Kings Park Central School District

b. What police or other public protection forces serve the project site?  
State Park Police, Suffolk County Police 4th District

c. Which fire protection and emergency medical services serve the project site?  
Kings Park Fire Department

d. What parks serve the project site?  
Nissequogue River State Park, adjacent to Short Beach Town Park and Sunken Meadow State Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Administrative

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 521 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 0 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 521 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

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**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities:  
 \_\_\_\_\_  
 \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing: \_\_\_\_\_

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): Abandoned Institutional Buildings, State Park

ii. If mix of uses, generally describe: \_\_\_\_\_

The project site is a recreational State Park, a portion of which contains buildings from a former mental health institution. The Park contains natural open spaces and is located along the Nissequogue River. It is bordered by residential areas.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: State Park that includes passive recreation (such as hiking), soccer fields, and a marina.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
St. Johnland Nursing Home, William T. Rogers Middle School, Kings Park High School, New Beginnings Preschool, RJO Intermediate School

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ 6 feet  
• Dam length: \_\_\_\_\_ 306 feet  
• Surface area: \_\_\_\_\_ 3 acres  
• Volume impounded: \_\_\_\_\_ 6 gallons OR acre-feet  
ii. Dam's existing hazard classification: Class A, Low Hazard  
iii. Provide date and summarize results of last inspection:  
Last Inspection 3/31/1971 Not Rated

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
Project location is a Brownfield Cleanup Program site due to the contamination caused by on-site disposal of ash, coal storage and demolition debris containing hazardous compounds; all contamination caused prior to the closing of Kings Park Psychiatric Center in 1996.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 8704877, 9300479  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): C152199  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
C152199 - ash land fill closure completed in 1992; Brownfield Cleanup Program eligible site but agreement was never executed and site status terminated as of August 23, 2006; 8704877 - closed 8/18/1988; 9300479 - closed 4/10/1993

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 925-42, 925-40 Classification C, SC
- Lakes or Ponds: Name 925-40, 925-42 Classification SC
- Wetlands: Name NYS Tidal and Freshwater Wetlands, Federal Wetlands Approximate Size 3.7 AC
- Wetland No. (if regulated by DEC) SJ-17

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA



m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): Low Salt Marsh, Maritime Dunes  
 ii. Source(s) of description or evaluation: NY Natural Heritage Program  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 382.26, 69.37 acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Kings Park Psychiatric Center

iii. Brief description of attributes on which listing is based:  
Operated as one of the largest mental health institutions in the world from 1885 to 1996; functioned as a self-sufficient "city"

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: As a state park, the site is an officially designated and publicly accessible scenic and aesthetic resource

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State park

iii. Distance between project and resource: \_\_\_\_\_ 0 miles.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: Nissequogue River; Recreational

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Nicole Garofolo, NYS OPRHP Long Island Date December 1, 2020

Signature  Title Environmental Analyst 1

**PRINT FORM**



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project : \_\_\_\_\_  
 Date : \_\_\_\_\_

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>



I. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
 If "Yes", answer questions a - h. If "No", move on to Section 5.

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)  
 If "Yes", answer questions a - g. If "No", move on to Section 6.

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**6. Impacts on Air**  
 The proposed action may include a state regulated air emission source.  NO  YES  
 (See Part 1. D.2.f., D.2.h, D.2.g)  
*If "Yes", answer questions a - f. If "No", move on to Section 7.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**7. Impact on Plants and Animals**  
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)  NO  YES  
*If "Yes", answer questions a - j. If "No", move on to Section 8.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**9. Impact on Aesthetic Resources**  
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)  
 If "Yes", answer questions a - g. If "No", go to Section 10.

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**  
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f, and g.)  
 If "Yes", answer questions a - e. If "No", go to Section 11.

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**11. Impact on Open Space and Recreation**  
 The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.  NO  YES  
 (See Part 1. C.2.c, E.1.c., E.2.q.)  
 If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**12. Impact on Critical Environmental Areas**  
 The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)  NO  YES  
 If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The 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 commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**17. Consistency with Community Plans**  
 The proposed action is not consistent with adopted land use plans.  NO  YES  
 (See Part 1. C.1, C.2. and C.3.)  
 If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**  
 The proposed project is inconsistent with the existing community character.  NO  YES  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**



Project : \_\_\_\_\_

Date : \_\_\_\_\_

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

OPRHP considers adoption and implementation of a Master Plan for Nissequogue River State Park to be an action which may have significant impacts on the environment because it provides direction and guidance that may affect future management and development decisions throughout the Park. Nissequogue River State Park contains significant natural, cultural and scenic resources. This plan will balance proposed actions based on community need with these existing site constraints.

OPRHP has compared the issues and impacts with the significance criteria listed in Part 617.7. The EIS process will allow OPRHP to evaluate alternatives by assessing potential impacts to these resources and select the best course of action for future programming and site improvements in the Park.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1             Part 2             Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
New York State Office of Parks, Recreation, and Historic Preservation as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

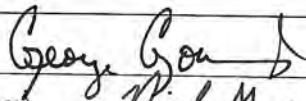
Name of Action: Nissequogue River State Park Master Plan

Name of Lead Agency: NYS Office of Parks, Recreation, and Historic Preservation

Name of Responsible Officer in Lead Agency: George Gorman, Jr.

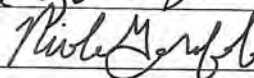
Title of Responsible Officer: Regional Director

Signature of Responsible Officer in Lead Agency:



Date: 12/8/21

Signature of Preparer (if different from Responsible Officer)



Date: December 7, 2021

**For Further Information:**

Contact Person: Nicole Garofolo, Environmental Analyst 1

Address: P.O. Box 247, Babylon, NY 11702

Telephone Number: 631-321-3548

E-mail: [nicole.garofolo@parks.ny.gov](mailto:nicole.garofolo@parks.ny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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## Parks, Recreation and Historic Preservation

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

### **Former Kings Park Psychiatric Hospital/ Nissequogue River State Park, Long Island Parks Region**

Kings Park, Suffolk County

Clarification of State/National Register of Historic Places historic district status

Building District USN 10308.000435

30 March 2022

#### **Synopsis**

The former Kings Park Psychiatric Center (KPPC), now Nissequogue River State Park (NRSP), was last determined eligible for listing on the State and National Registers of Historic Places (S/NRHP) by the Division for Historic Preservation in 2007. At that time it was determined “...that the remaining buildings of the former Kings Park Psychiatric Center in the Kings Park vicinity (Town of Smithtown), Suffolk County, New York, constitute a historically and architecturally significant district.” S/NRHP eligibility for the historic district, the boundary of which corresponds with the remaining former hospital campus, was cited in association with NRHP Criterion A, in the area of Health/Medicine, and Criterion C, in the area of Architecture, with a period of significance spanning 1890 to 1960. Widespread and continued deterioration of the former hospital campus—characterized by numerous building demolitions, the loss of critical interrelationships and building density, along with contemporary development— has eroded the overall physical integrity of the historic district to the extent that the 2007 campus-wide Determination of Eligibility (DOE) is no longer justifiable. This finding serves to reverse the 2007 DOE while at the same time establishing the S/NRHP eligibility of three components contained within that original, larger boundary. It bears noting that these findings represent a consensus view arrived at independently by the Division for Historic Preservation and by Building Conservation Associates, the historic preservation consulting team charged with surveying, inventorying, researching, and assessing the former KPPC campus and its various historic resources between August 2020 and January 2022.

#### **Analysis Sustaining Reversal of Campus-wide Historic District S/NRHP Eligibility**

The historic district corresponding with the former KPPC campus can no longer be accurately characterized as a cohesive collection of historically and functionally related resources that collectively

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**New York State Office of Parks, Recreation and Historic Preservation**

Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189

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convey the architectural evolution and significance of the former hospital. Instead, the district area has been fragmented by the loss of historic building stock and recent park development, with the remaining physical features proving insufficient to adequately portray the S/NRHP themes cited in the 2007 determination when evaluated against NRHP guidance materials. The reclassification of the KPPC campus as no longer constituting a single large historic district requires that the remaining buildings and features be assessed on a case-by-case basis for potential individual S/NRHP eligibility, along with potential smaller historic districts, which need to demonstrate standalone significance and a shared historic theme. Many of the campus's remaining historic-period buildings, some of which functioned in an ancillary or support capacity to mental health treatment functions, can no longer satisfy S/NRHP eligibility once removed from the larger district context. However, at least two buildings and one smaller historic district area appear to warrant S/NRHP eligibility. York Hall (Building 80) and the large high-rise infirmary building that is the architectural and visual centerpiece of the campus (Building 93) both appear to satisfy S/NRHP eligibility requirements beyond being components of KPPC and thus constitute individually eligible resources, while the Veteran's Memorial Hospital Unit, located on the north side of the campus, appears to retain sufficient integrity to illustrate its independent development within the larger institutional campus. A synopsis of the significance of these three resources follows at the end of this assessment.

As of January 2022, there are 60 buildings, structures, or landscape features located within the bounds of NRSP that date to the KPPC period. These represent what remains of KPPC's historic built environment, following demolitions that occurred between 1960 and 2017, both before and after the establishment of the state park in two phases (2000-2007). In 1960—the terminal date for the period of significance cited in the 2007 eligibility determination—the KPPC campus contained over 110 extant institutional buildings. Between the terminal date of 1960 and 2017, at least 57 KPPC-era buildings were razed. This constitutes a measurable and widespread loss of physical integrity in terms of architectural density and building, circulation, and landscape interrelationships. As presently constituted the KPPC campus fails to meet the district threshold as defined in NRHP guidance materials, i.e., “for a district to retain integrity as a whole... the relationships among the district's components must be substantially unchanged from the period of significance.” Simply stated, nearly as many buildings have been demolished since 1960 (57) as remain at present (60).



The loss of density and critical interrelationships that these demolitions have incurred is readily visible in comparing existing conditions with aerial imagery dating to the historic period, and is particularly evident at the core of the campus, near Building 93, west of the St. Johnland Road and Boulevard intersection. Building stock and density loss is also apparent on the northern part of the former hospital campus, east of St. Johnland Road. The approach to that portion of the park, across a span of water immediately west of the marina, towards the NRSP administration building (Building 125), currently presents in large measure as open space framed by deciduous woods. This circumstance does not represent historic-period conditions as this approach was instead, historically, through a relatively dense grouping of KPPC buildings, including two on the south side that abutted the road and four large and two smaller ones to the north and west. When the campus was first determined NRHP-eligible in 1996, the buildings in this area, dating between 1895 and 1915, were cited as among the last within the KPPC campus that could effectively portray the design intent of the original hospital development. A cluster of buildings in this area was demolished in 2018 and their location is now occupied by a new DEC Marine Resources facility, representing the considerable redevelopment of the former hospital campus area. The nearby marina is currently also being redeveloped.

These various circumstances have required the reclassification of the larger campus-wide DOE from S/NRHP eligible to not eligible. The following section addresses those resources that appear to satisfy S/NRHP eligibility requirements beyond the larger campus history and the former all-encompassing district area.

### **S/NRHP-eligible Resources**

#### **York Hall, 1930-32 (Building 80/USN 10308.000449)**

York Hall appears to satisfy NRHP Criteria A and C, in the areas of Entertainment and Architecture. Constructed to serve as a performance and assembly space for the hospital, it was used by both the hospital and the outlying community. It is a recognizable building type rendered in brick with stone dressings and a restrained Neoclassical architectural vocabulary.

#### **Geriatric Infirmary, 1939-41 (Building 93/USN 10308.000444)**

Building 93 appears to satisfy NRHP Criteria A and C, in the areas of Health/Medicine and Architecture. Designed by state architect William E. Haugaard, it originally served as a geriatric infirmary. Constructed

using WPA funds, it is notable for its high-rise form, stepped massing intended to optimize natural lighting and ventilation, and refined Georgian Revival-style detailing. In scale and form it also represented a departure from the earlier principles that guided KPPC's development in the later nineteenth and early twentieth century.

*Veterans Memorial Hospital Unit, 1925-32 (14 buildings)*

The Veterans Memorial Hospital Unit (VMHU) appears to satisfy NRHP Criteria A and C, in the areas of Health/Medicine and Architecture. This portion of the former hospital campus, located on its northeastern side, represents a cohesive development episode within the hospital's larger history, given it was developed specifically for the treatment of First World War veterans suffering from mental trauma. This area retains a cohesive collection of resources in spite of previous demolitions (7 total), those generally being ancillary resources located on the VMHU's periphery. The following 14 buildings comprise this district's architectural resources:

*Building 39/USN 10308.000793 (1932)*

*Building 125/USN 10308.000441 (1925)*

*Building 126/USN 10308.000790 (1925)*

*Building 127/USN 10308.000791 (1925)*

*Building 128/USN 10308.000792 (1925)*

*Building 129/USN 10308.000793 (1925)*

*Building 130/USN 10308.000787 (1925)*

*Building 132/USN 10308.000789 (1925)*

*Building 136/USN 10308.000496 (1925)*

*Building 137/USN 10308.000808 (1912)*

*Building 138/USN 10308.000452 (1925)*

*Building 139/USN 10308.000792 (1925)*

*Building 140/USN 10308.000803 (1925)*

*Building 144/USN 10308.000440 (1928)*

***For questions regarding this cultural resource assessment, please contact William E. Krattinger, State Parks Survey Project Director, at [william.krattinger@parks.ny.gov](mailto:william.krattinger@parks.ny.gov) or via phone at (518) 268-2167.***



### iii. Bay Environmental Consulting Ecological Field Notes

Map Number	Field Notes (see field notes map for number locations)
1	Forested area with relatively steep decline down to tidal channel; spruces adjacent to parking lot; Norway maples present
2	Sandy flat dredge spoil; mostly cleared with some new growth; saltgrass, common reed, and sea myrtle in transition area to wetland
3	Wetland located adjacent to the sandy dredge soil; smooth saltgrass present, with some small areas of common reed near wetland edge
4	Forested area with Norway maples, oaks, white poplar, black cherry; American holly, garlic mustard, Japanese honeysuckle, multiflora rose, green briar, oriental bittersweet, and raspberry in the understory; some areas overrun with heavy vines
5	Cleared, hilly lawn with some new growth shrubs, including mugwort; other species include oriental bittersweet, American holly, multiflora rose, and some planted ornamentals, including Japanese maple, Eastern red cedar
6	Forested area with Norway maples, spruces; understory contains privet, English ivy, garlic mustard, raspberry; remnants of pre-existing structures present (e.g., foundations); many downed trees
7	Freshwater pond, steep slopes delineating north, south and east sides. West side transitions to forested area, stream from stormwater outfall in southwest corner
8	Cleared lawn with some planted ornamentals, including black cherry, spruces, and privet
9	Cleared area with closed road running through; abundant mugwort and some raspberry present
10	Eastern white pine forest; moderately steeply sloped forested areas with light understory growth; some oaks and American holly
11	Forested area with smaller trees; some areas with heavy vine presence, particularly along the closed road; thick understory with mugwort, raspberry, garlic mustard, English ivy, oriental bittersweet; trees present include Norway maples, black cherries, black locust, oaks, and spruces; old brick wall running through area
12	Successional grassland with some mugwort
13	Forested area with light understory; oaks, Norway maples, white pines, elm, sassafras, white poplar; garlic mustard in the groundcover; some English ivy present
14	Forested area generally with smaller trees; black cherries, Norway maples, red oaks; many medium sized saplings with several large trees (beech, spruces); some cleared, paved areas within forest
15	Previously cleared area with new growth, particularly mugwort

Nissequogue River State Park Draft Environmental Impact Statement: Appendix

16	Forested area with some older, large trees, particularly tuliptrees; many tuliptrees, beeches, oaks, and maples; also present were black walnuts, black locusts, black cherries, spruces; some Autumn olive along forest edge; English ivy, garlic mustard, raspberry in understory; some areas with heavy vines; some light trash present
17	Successional field with mugwort primarily
18	Forested area with Norway maples, pin oaks, red oaks, and spruces
19	Forested area with many oaks (white, red, pin), some pignut hickories, red maples, black locusts, black cherries, beeches; some areas with heavy green briar
20	Forested area with small trees and heavy shrub layer; Norway maples are dominant, with some oaks; some areas have heavy debris and trash presence, as well as scattered rocks; some areas have heavy green briar
21	Forested area with small trees, including oaks, maples, black locusts; understory contains Oriental bittersweet and mugwort; some areas with heavy vines
22	Forested area with oaks, black cherries, beeches, black locusts, sassafras, and a birch; Japanese knotweed also present, particularly near access road to ash fill; some areas with heavy vines
23	Forested area with small trees including maples, black cherries, oaks, sassafras, beeches; understory has garlic mustard, raspberry, burning bush
24	Thick shrub area at edge of forested area; few trees present; raspberry is dominant
25	Dense stands of Japanese knotweed (2 locations on map)
26	Ash fill with some grasses growing and some standing water in grassland
27	Cleared area dominated by mugwort



**Table 1: Ecological Communities Observed in Nissequogue River State Park**

<b>System</b>	<b>Ecological Community Type</b>	<b>Description</b>	<b>Selected List of Species Observed*</b>
Terrestrial	Successional Mesophytic Forest	Small to medium sized trees. Some areas contain heavy vines. Some areas dominated by invasive Norway maples	White spruce, Norway maple, American holly, Red oak, Black oak, Black cherry, Raspberry, Garlic mustard, Multiflora rose
	Mesophytic Forest	Small, medium, and large trees. Generally this is an older growth forest compared to the successional mesophytic forest	Black walnut, Pignut Hickory, Tuliptree, Black locust, Red oak, Pin oak, Norway maple, American beech, Black cherry
	Dredge Spoil	Sandy flat area filled with dredge spoil. Mostly unvegetated with some areas of new herb and shrub growth. Saltgrass, common reed, and baccharis in transition area near wetland edge	Saltgrass, Common reed, Baccharis, Mugwort
	Successional Old Field	Areas with newer herb or shrub growth, but that were previously managed	Mugwort
	Open/Managed	Areas which are presently cleared, often containing ornamental plantings and lawns	European privet, Eastern red cedar, Black cherry
	Degraded	Areas with dense stands of invasive species. Often poor soil conditions from compaction and debris	Mugwort, Japanese knotweed, bamboo
Estuarine	Low Salt Marsh	Low salt marsh with Salt March-Elder and common reed near wetland edge. Smooth cordgrass dominates	Smooth cordgrass
	High Salt Marsh	Upper most tidal wetland zone. Periodically flooded during spring and storm tides	Salt meadow cordgrass
	Coastal Shoals, Bars, and Mudflats	Unvegetated areas that are submerged during high tide	Unvegetated
Riverine	Tidal River	Nissequogue River	
Freshwater	Freshwater Wetland/Pond	Freshwater pond	

\*See Table 2 for a list of all species observed in the park during the 2020/2021 field observations.

**Table 2: Nissequogue River State Park Vegetative Species List Based on 2020/2021 Field Observations**

<b>Common Name</b>	<b>Scientific Name</b>
American Beech	<i>Fagus grandifolia</i>
American Holly	<i>Ilex opaca</i>
Autumn Olive*	<i>Elaeagnus umbellata</i>
Bamboo*	<i>Phyllostachys sp.</i>
Black Cherry	<i>Prunus serotina</i>
Black Locust*	<i>Robinia pseudoacacia</i>
Black Oak	<i>Quercus velutina</i>
Black Walnut	<i>Juglans nigra</i>
Burning Bush*	<i>Euonymus alata</i>
Canada Bluegrass	<i>Poa compressa</i>
Chestnut Oak	<i>Quercus montana</i>
Common Reed*	<i>Phragmites australis</i>
Eastern Hemlock	<i>Tsuga canadensis</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eastern White Pine	<i>Pinus strobus</i>
English Ivy*	<i>Hedera helix</i>
European Privet	<i>Ligustrum vulgare</i>
European Larch	<i>Larix decidua</i>
Flowering Dogwood	<i>Cornus florida</i>
Foxtail	<i>Alopecurus sp.</i>
Garlic Mustard*	<i>Alliaria petiolata</i>
Green Briar	<i>Smilax rotundifolia</i>
Japanese Honeysuckle*	<i>Lonicera japonica</i>
Japanese Knotweed*	<i>Reynoutria japonica</i>
Japanese Maple	<i>Acer palmatum</i>
Jesuit's Bark	<i>Iva frutescens</i>
Mile-a-Minute*	<i>Persicaria perfoliata</i>
Mugwort*	<i>Artemesia vulgaris</i>
Multiflora Rose*	<i>Rosa multiflora</i>
Norway Maple*	<i>Acer platanoides</i>
Norway Spruce	<i>Picea Abies</i>
Oriental Bittersweet*	<i>Celastrus orbiculatus</i>
Pignut Hickory	<i>Carya glabra</i>
Pin Oak	<i>Quercus palustris</i>
Poison Ivy	<i>Toxicodendron radicans</i>
Raspberry	<i>Rubus idaeus</i>
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>



Saltgrass	<i>Distichlis spicata</i>
Sea Myrtle	<i>Baccharis halimifolia</i>
Smooth Saltgrass	<i>Spartina alterniflora</i>
Sassafras	<i>Sassafras albidum</i>
Saltmeadow Cordgrass	<i>Spartina patens</i>
Spicebush	<i>Lindera benzoin</i>
Sycamore Maple*	<i>Acer pseudolatanus</i>
Tree of Heaven*	<i>Ailanthus altissima</i>
Tuliptree	<i>Liriodendron tulipifera</i>
White Oak	<i>Quercus alba</i>
White Poplar	<i>Populus alba</i>
White Spruce	<i>Picea glauca</i>

**Note:** \* indicates species is considered invasive.

**Table 3: Inventory of Bird Species Observed Based on Dec 2020 Observations**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Protection Status</b>
American Black Duck	<i>Anas rubripes</i>	Game Species
American Crow	<i>Corvus brachyrhynchos</i>	Game Species
American Robin	<i>Turdus migratorius</i>	Protected
Belted Kingfisher	<i>Megaceryle alcyon</i>	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	Protected
Blue Jay	<i>Cyanocitta cristata</i>	Protected
Bufflehead	<i>Bucephala albeola</i>	Protected
Carolina Wren	<i>Throthorus ludovicianus</i>	Protected
Common Loon	<i>Gavia immer</i>	Protected
Dark-eyed Junco	<i>Junco hyemalis</i>	Protected
Downy Woodpecker	<i>Dryobates pubescens</i>	Protected
Eastern Bluebird	<i>Sialia sialis</i>	Protected
European Starling	<i>Sturnus vulgaris</i>	Unprotected
Gray Catbird	<i>Dumetella carolinensis</i>	Protected
Great Black-backed Gull	<i>Larus marinus</i>	Protected
Great Blue Heron	<i>Ardea herodias</i>	Protected
Herring Gull	<i>Larus smithsonianus</i>	Protected
Mallards	<i>Anas platyrhynchos</i>	Game Species
Mourning Dove	<i>Zenaida macroura</i>	Protected
Mute Swan	<i>Cygnus olor</i>	Protected
Northern Cardinal	<i>Cardinalis cardinalis</i>	Protected
Northern Mockingbird	<i>Mimus polygottos</i>	Protected
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	Protected
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Protected
Song Sparrow	<i>Melospiza melodia</i>	Protected

White Throated Sparrow	<i>Zonotrichia albicollis</i>	Protected
White-breasted Nuthatch	<i>Sitta carolinensis</i>	Protected

**Table 4: DEC 2000-2005 Breeding Bird Atlas for Block 6452A**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Protection Status</b>
American Black Duck	<i>Anas rubripes</i>	<a href="#">Game Species</a>
American Crow	<i>Corvus brachyrhynchos</i>	<a href="#">Game Species</a>
American Goldfinch	<i>Spinus tristis</i>	<a href="#">Protected</a>
American Oystercatcher	<i>Haematopus palliatus</i>	<a href="#">Protected</a>
American Redstart	<i>Setophaga ruticilla</i>	<a href="#">Protected</a>
American Robin	<i>Turdus migratorius</i>	<a href="#">Protected</a>
American Woodcock	<i>Scolopax minor</i>	<a href="#">Game Species</a>
Baltimore Oriole	<i>Icterus galbula</i>	<a href="#">Protected</a>
Bank Swallow	<i>Riparia riparia</i>	<a href="#">Protected</a>
Barn Swallow	<i>Hirundo rustica</i>	<a href="#">Protected</a>
Belted Kingfisher	<i>Megaceryle alcyon</i>	<a href="#">Protected</a>
Black-and-white Warbler	<i>Mniotilta varia</i>	<a href="#">Protected</a>
Black-billed Cuckoo	<i>Coccyzus erythrophthalmus</i>	<a href="#">Protected</a>
Black-capped Chickadee	<i>Poecile atricapillus</i>	<a href="#">Protected</a>
Black-crowned Night-Heron	<i>Nycticorax nycticorax</i>	<a href="#">Protected</a>
Blue Jay	<i>Cyanocitta cristata</i>	<a href="#">Protected</a>
Blue-gray Gnatcatcher	<i>Poliophtila caerulea</i>	<a href="#">Protected</a>
Blue-winged Warbler	<i>Vermivora pinus</i>	<a href="#">Protected</a>
Brown Thrasher	<i>Toxostoma rufum</i>	<a href="#">Protected</a>
Brown-headed Cowbird	<i>Molothrus ater</i>	<a href="#">Protected</a>
Canada Goose	<i>Branta canadensis</i>	<a href="#">Game Species</a>
Carolina Wren	<i>Thryothorus ludovicianus</i>	<a href="#">Protected</a>
Cedar Waxwing	<i>Bombycilla cedrorum</i>	<a href="#">Protected</a>
Chimney Swift	<i>Chaetura pelagica</i>	<a href="#">Protected</a>
Chipping Sparrow	<i>Spizella passerina</i>	<a href="#">Protected</a>
Common Grackle	<i>Quiscalus quiscula</i>	<a href="#">Protected</a>
Common Tern	<i>Sterna hirundo</i>	<a href="#">Threatened</a>
Common Yellowthroat	<i>Geothlypis trichas</i>	<a href="#">Protected</a>
Downy Woodpecker	<i>Picoides pubescens</i>	<a href="#">Protected</a>
Eastern Kingbird	<i>Tyrannus tyrannus</i>	<a href="#">Protected</a>
Eastern Phoebe	<i>Sayornis phoebe</i>	<a href="#">Protected</a>
Eastern Screech-Owl	<i>Megascops asio</i>	<a href="#">Protected</a>
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	<a href="#">Protected</a>
European Starling	<i>Sturnus vulgaris</i>	<a href="#">Unprotected</a>
Fish Crow	<i>Corvus ossifragus</i>	<a href="#">Protected</a>
Gadwall	<i>Anas strepera</i>	<a href="#">Game Species</a>



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Gray Catbird	<i>Dumetella carolinensis</i>	<a href="#">Protected</a>
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	<a href="#">Protected</a>
Great Egret	<i>Ardea alba</i>	<a href="#">Protected</a>
Great Horned Owl	<i>Bubo virginianus</i>	<a href="#">Protected</a>
Green Heron	<i>Butorides virescens</i>	<a href="#">Protected</a>
Hairy Woodpecker	<i>Picoides villosus</i>	<a href="#">Protected</a>
Horned Lark	<i>Eremophila alpestris</i>	<a href="#">Protected-Special Concern</a>
House Finch	<i>Carpodacus mexicanus</i>	<a href="#">Protected</a>
House Sparrow	<i>Passer domesticus</i>	<a href="#">Unprotected</a>
House Wren	<i>Troglodytes aedon</i>	<a href="#">Protected</a>
Indigo Bunting	<i>Passerina cyanea</i>	<a href="#">Protected</a>
Killdeer	<i>Charadrius vociferus</i>	<a href="#">Protected</a>
Lawrence's Warbler	<i>Vermivora chrysoptera x V. pinus</i>	<a href="#">Protected</a>
Least Tern	<i>Sternula antillarum</i>	<a href="#">Threatened</a>
Mallard	<i>Anas platyrhynchos</i>	<a href="#">Game Species</a>
Marsh Wren	<i>Cistothorus palustris</i>	<a href="#">Protected</a>
Mourning Dove	<i>Zenaida macroura</i>	<a href="#">Protected</a>
Mute Swan	<i>Cygnus olor</i>	<a href="#">Protected</a>
Northern Bobwhite	<i>Colinus virginianus</i>	<a href="#">Game Species</a>
Northern Cardinal	<i>Cardinalis cardinalis</i>	<a href="#">Protected</a>
Northern Flicker	<i>Colaptes auratus</i>	<a href="#">Protected</a>
Northern Mockingbird	<i>Mimus polyglottos</i>	<a href="#">Protected</a>
Northern Rough-winged Swallow	<i>Stelgidopteryx serripennis</i>	<a href="#">Protected</a>
Orchard Oriole	<i>Icterus spurius</i>	<a href="#">Protected</a>
Osprey	<i>Pandion haliaetus</i>	<a href="#">Protected-Special Concern</a>
Ovenbird	<i>Seiurus aurocapilla</i>	<a href="#">Protected</a>
Piping Plover	<i>Charadrius melodus</i>	<a href="#">Endangered</a>
Prairie Warbler	<i>Dendroica discolor</i>	<a href="#">Protected</a>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	<a href="#">Protected</a>
Red-eyed Vireo	<i>Vireo olivaceus</i>	<a href="#">Protected</a>
Red-tailed Hawk	<i>Buteo jamaicensis</i>	<a href="#">Protected</a>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	<a href="#">Protected</a>
Rock Pigeon	<i>Columba livia</i>	<a href="#">Unprotected</a>
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	<a href="#">Protected</a>
Snowy Egret	<i>Egretta thula</i>	<a href="#">Protected</a>
Song Sparrow	<i>Melospiza melodia</i>	<a href="#">Protected</a>
Swamp Sparrow	<i>Melospiza georgiana</i>	<a href="#">Protected</a>
Tree Swallow	<i>Tachycineta bicolor</i>	<a href="#">Protected</a>
Tufted Titmouse	<i>Baeolophus bicolor</i>	<a href="#">Protected</a>

Virginia Rail	<i>Rallus limicola</i>	<a href="#">Game Species</a>
Warbling Vireo	<i>Vireo gilvus</i>	<a href="#">Protected</a>
White-breasted Nuthatch	<i>Sitta carolinensis</i>	<a href="#">Protected</a>
White-eyed Vireo	<i>Vireo griseus</i>	<a href="#">Protected</a>
Wild Turkey	<i>Meleagris gallopavo</i>	<a href="#">Game Species</a>
Wood Duck	<i>Aix sponsa</i>	<a href="#">Game Species</a>
Wood Thrush	<i>Hylocichla mustelina</i>	<a href="#">Protected</a>
Worm-eating Warbler	<i>Helmitheros vermivorum</i>	<a href="#">Protected</a>
Yellow Warbler	<i>Dendroica petechia</i>	<a href="#">Protected</a>
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	<a href="#">Protected</a>
Yellow-crowned Night-Heron	<i>Nyctanassa violacea</i>	<a href="#">Protected</a>

Adapted from: McGowan and Corwin, 2008

**Table 5: Species Possibly Found in Nissequogue River State Park**

<b>Common Name</b>	<b>Scientific Name</b>
<b>Invertebrates</b>	
Green Crab	<i>Carcinus maenas</i>
Lady Crab	<i>Ovalipes ocellatus</i>
Fiddler Crab	<i>Uca pugnax</i>
Hermit Crab	<i>Pagurus armatus</i>
Flat-clawed Hermit Crab	<i>Pagurus pollicarus</i>
Horseshoe Crab	<i>Limulus polyphemus</i>
Blue Crab	<i>Callinectes sapidus</i>
Asian Shore Crab	<i>Hemigrapsus sanguineus</i>
Rock Crab	<i>Cancer irroratus</i>
Grass Shrimp	<i>Palaemonetes spp.</i>
Sand Shrimp	<i>Crangon septemspinosa</i>
Coastal Mud Shrimp	<i>Upogebia affins</i>
Ribbed Mussel	<i>Geukensia demissa</i>
Blue Mussel	<i>Mytilus edulis</i>
Softshell Clam	<i>Mya arenaria</i>
Surf Clam	<i>Spisula solida</i>
Oyster	<i>Crassostrea virginica</i>
Barnacles	<i>Thoracia sp.</i>
Slipper Shells	<i>Crepidula fornicata</i>
Common Periwinkle	<i>Littorina littorea</i>
<b>Fish</b>	
American Eel	<i>Anguilla rostrata</i>
Blueback Herring	<i>Alosa aestivalis</i>
Alewife	<i>Alosa pseudoharengus</i>



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Atlantic Menhaden	<i>Brevoortia tyrannus</i>
Golden Shiner	<i>Notemigonus crysoleucas</i>
Banded Killifish	<i>Fundulus diaphanus</i>
Striped Killifish	<i>Fundulus majalis</i>
Mummichog	<i>Fundulus heteroclitus</i>
Sheepshead Minnow	<i>Cyprinodon variegatus</i>
Atlantic Silverside	<i>Menidia menidia</i>
Three-spined Stickleback	<i>Gasterosteus aculeatus</i>
Nine spine Stickleback	<i>Pungitius pungitius</i>
Four spine Stickleback	<i>Apeltes quadracus</i>
Northern Pipefish	<i>Syngnathus fucus</i>
White Perch	<i>Morone americana</i>
Pumpkinseed Sunfish	<i>Lepomis gibbosus</i>
Sand Lance	<i>Ammodytes americanus</i>
Grubby	<i>Myoxocephalus aeneus</i>
Winter Flounder	<i>Psuedopleuronectes americanus</i>
Striped Bass	<i>Morone saxatilis</i>
Mosquitofish	<i>Gambusia holbrooki</i>
Bluegill	<i>Lepomis macrochirus</i>
Rainbow Trout	<i>Oncorhynchus mykiss</i>
Blackfish	<i>Tautoga onitis</i>
<b>Amphibians</b>	
Northern Redback Salamander	<i>Plethodon cinereus</i>
Spotted Salamander	<i>Ambystoma maculatum</i>
Spring Peeper	<i>Pseudacris crucifer</i>
Bullfrog	<i>Lithobates catesbeianus</i>
Green Frog	<i>Lithobates clamitans melanotus</i>
Fowler's Toad	<i>Bufo fowleri</i>
<b>Reptiles</b>	
Diamondback Terrapin	<i>Malaclemys terrapin</i>
Painted Turtle	<i>Chrysemys picta</i>
Snapping Turtle	<i>Chelydra serpentina</i>
Red-eared Slider	<i>Trachemys scripta elegans</i>
Eastern Box Turtle	<i>Terrapene c. carolina</i>
Eastern Garter Snake	<i>Thamnophis s. sirtalis</i>
Northern Brown Snake	<i>Storeria dekayi</i>
Eastern Milksnake	<i>Lampropeltis t. triangulum</i>
Northern Water Snake	<i>Nerodia s. sipedon</i>
<b>Mammals</b>	
Eastern Cottontail	<i>Sylvilagus floridanus</i>
Eastern Chipmunk	<i>Tamias sciurus</i>

Eastern Gray Squirrel	<i>Sciurus carolinensis</i>
Muskrat	<i>Ondatra zibethicus</i>
River Otter	<i>Lontra canadensis</i>
Virginia Opossum	<i>Didelphis virginiana</i>
Raccoon	<i>Procyon lotor</i>
Red Fox	<i>Vulpes fulva</i>
White-tailed Deer	<i>Odocoileus virginianus</i>

Adapted from: OPRHP, 2015

**Table 6: Inventoried Buildings, Structures, and Features**

Building/ Structure Name	Municipality	USN	Street Name	Building/ Structure Description	Year Built	NR Status as of 2007 Evaluation Report
Building 1	Smithtown	10308.000457	East 3rd Street	Patient Reception	1930	Eligible
Building 3	Smithtown	10308.000455	East 3rd Street	Administrative Building	1934	Eligible
Building 5	Smithtown	10308.000437	Industrial Road	Laundry; Maintenance & Engineering Building	1909	Eligible
Building 7	Smithtown	10308.000815	Roundtree Road	Medical and Surgical Building	1967	Undetermined
Building 15	Smithtown	10308.000443	Kings Park Boulevard	Inpatient Ward	1939	Eligible
Building 19	Smithtown	10308.000459	East 4th Street	Staff Housing	1939	Eligible
Building 21	Smithtown	10309.000816	Roundtree Road	Inpatient Ward	1957	Eligible
Building 22	Smithtown	10308.000817	Roundtree Road	Inpatient Ward	1957	Eligible
Building 29	Smithtown	N/A	Old Dock Road	Power Plant	1968	Undetermined
Building 37	Smithtown	10308.000458	East 4th Street	Staff Housing	1931	Eligible
Building 39	Smithtown	10308.000793	Sound View Road	Inpatient Ward	1932	Eligible
Building 41	Smithtown	10308.000469	Maple Hill Road	Group 4 Inpatient Ward	1932	Eligible
Building 42	Smithtown	10308.000849	Maple Hill Road	Group 4 Inpatient Ward	1932	Eligible
Building 43	Smithtown	10308.000850	Maple Hill Road	Group 4 Inpatient Ward	1934	Eligible
Building 45	Smithtown	10308.000819	Maple Hill Road	Spheroid Water Tower	1960	Eligible
Building 53	Smithtown	10308.000497	Canal Road	Sewage Lifting Station	1930	Eligible
Building 62	Smithtown	10308.000798	Garage Road	Garage	1939	Eligible



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Building 65	Smithtown	10308.000495	Garage Road	Propagation Greenhouse	1939	Eligible
Building 67	Smithtown	10309.000529	Saint Johnland Road	Superintendent's House	1939	Eligible
Building 68	Smithtown	N/A	Saint Johnland Road	Carport to Building 67	1972	Eligible
Building 74	Smithtown	10308.000266	Upper Dock Road	Chief Engineer's House	1890	Eligible
Building 75	Smithtown	10308.000810	Cottonwood Road	Staff Garage	1938	Eligible
Building 76	Smithtown	10308.000809	Cottonwood Road	Staff Garage	1938	Eligible
Building 80	Smithtown	10308.000449	Saint Johnland Boulevard	York Hall	1930	Eligible
Building 83	Smithtown	10308.000438	Kings Park Boulevard	Firehouse	1925	Eligible
Building 90	Smithtown	10308.000439	Kings Park Boulevard	Macy Home	1919	Eligible
Building 91	Smithtown	10308.000797	Kings Park Boulevard	Macy Home; Garage	1931	Eligible
Building 93	Smithtown	10308.000444	Kings Park Boulevard	Geriatric Infirmary	1939	Eligible
Building 94	Smithtown	10308.000807	West 4th Street	Laundry	1956	Eligible
Building 95	Smithtown	10308.000519	Saint Johnland Boulevard	Staff Doctor's Cottage #1	1924	Eligible
Building 96	Smithtown	10308.000518	Saint Johnland Boulevard	Staff Doctor's Cottage #2	1924	Eligible
Building 97	Smithtown	10308.000520	Saint Johnland Boulevard	Staff Doctor's Cottage #3	1924	Eligible
Building 98	Smithtown	10308.000521	East 4th Street	Staff Doctor's Cottage #4	1924	Eligible
Building 99	Smithtown	10308.000522	East 3rd Street	Staff Doctor's Cottage #5	1924	Eligible
Building 100	Smithtown	10308.000523	East 4th Street	Staff Doctor's Cottage #18	1953	Eligible
Building 101	Smithtown	10308.000524	East 4th Street	Staff Doctor's Cottage #19	1953	Eligible
Building 125	Smithtown	10308.000441	Saint Johnland Road	Administration Building of Veterans Memorial Hospital	1925	Eligible
Building 126	Smithtown	10308.000790	Grandview Circle	Staff Housing B	1925	Eligible
Building 127	Smithtown	10308.000791	Grandview Circle	Staff Housing C	1925	Eligible
Building 128	Smithtown	10308.000804	Grandview Circle	Staff Housing D	1925	Eligible
Building 129	Smithtown	10308.000436	Grandview Circle	Staff Housing E	1925	Eligible
Building 130	Smithtown	10308.000787	Seaview Court	Staff Cottage F	1925	Eligible
Building 132	Smithtown	10308.000789	Seaview Court	Staff Cottage H	1925	Eligible

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Building 136	Smithtown	10309.000496	Kings Park Road	Medical, Diagnostic Clinic, & Surgical Building	1925	Eligible
Building 137	Smithtown	10308.000808	Shore Road	Group 3 Kitchen	1912	Eligible
Building 138	Smithtown	10308.000452	Sound View Road	Inpatient Wards	1925	Eligible
Building 139	Smithtown	10308.000792	Sound View Road	Group 3 Kitchen/Dining Room	1925	Eligible
Building 140	Smithtown	10308.000803	Cottonwood Road	Crisis Residence	1925	Eligible
Building 144	Smithtown	10308.000440	Kings Park Boulevard	Home T; Staff Residence	1928	Eligible
Building 150	Smithtown	10308.000805	Kings Park Boulevard	Patient Residence	1988	Not Eligible
Building 151	Smithtown	10308.000806	Kings Park Boulevard	Patient Residence	1988	Not Eligible
Wells	Smithtown	N/A	N/A	Well 1-8	1958	Eligible
Reservoir	Smithtown	10308.000528	Canal Road	Power Plant Reservoir	1890-1900	Eligible
Retaining Wall	Smithtown	10308.000802	Industrial Road	Industrial Road Retaining Wall	1890-1900	Eligible
Tiffany Field	Smithtown	10308.000472	Kings Park Boulevard	Tiffany Grandstand and Ball field	1925	Eligible

**Table 7: Roadway Traffic and Volumes**

Roadway	West Main Street (NY 25A)	Main Street (NY25A)	St. Johnland Road	Old Dock Road
<b>Limits</b>	From Indian Head Rd to St. Johnland Rd	From Sunken Meadow Pkwy to Indian Head Rd	From Old Dock Rd to Juniper Dr.	Main St to Upper Old Dock
<b>Direction</b>	Combined Total	Combined Total	Combined Total	Combined Total
<b>Calculation Year</b>	2019	2019	2019	2019
<b>Annual Average Daily Traffic (AADT)<sup>1</sup></b>	17,464 (Actual)	9,110 (Actual)	3,467 (Estimate)	4,804 (Actual)
<b>Truck AADT<sup>1</sup></b>	548 (Actual)	471 (Actual)	92 (Actual)	118 (Actual)
<b>Truck Percentage</b>	3	5	3	2



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<b>National Highway System (NHS) Functional Class<sup>2</sup></b>	16/Minor arterial	16/Minor arterial	16/Minor arterial	17/Major Collector
<b>Route ID</b>	100204031	100204031	251808011	251480011
<b>Posted Speed Limit (mph)</b>	35	35	30	30 (20 school zone)
<b>Average Speed (mph)</b>	35	43	38	23
<b>Design Hourly Volume (DHV)<sup>3</sup></b>	1462	750	376	403
<b>Directional Design Hourly Volume (DDHV)<sup>3</sup></b>	838	434	243	265
<b>Morning Peak</b>	1265	708	350	424
<b>Afternoon Peak</b>	1081	591	164	271
<b>Evening Peak</b>	1592	809	398	434

1 – AADT is the total volume of vehicular traffic for the year divided by 365 days and provides a measure of how busy the road is. The Truck AADT is for truck volume only.

2 – Functional Class groups roads according to character of the service they provide within the overall road system and establishes appropriate highway design standards for the class

3 – DHV determined where there are permanent traffic recording devices and is computed by AADT times an identified K-factor. DDHV calculates for a specific direction of flow.

**Table 8: Building Numbers and Historic Names**

BUILDING NUMBER	HISTORIC NAME
1	Patient Reception
3	Administrative Building
5	Laundry (1909-1956); Maintenance & Engineering Building (1956-1996)
7	Medical and Surgical Building
15	Inpatient Ward
19	Staff Housing
21	Inpatient Ward
22	Inpatient Ward
29	Power Plant
37	Staff Housing
39	Inpatient Ward
41	Group 4 Inpatient Ward
42	Group 4 Inpatient Ward
43	Group 4 Inpatient Ward
45	Spheroid Water Tower
53	Sewage Lifting Station
62	Garage
65	Propagation Greenhouse
67	Superintendent's House

BUILDING NUMBER	HISTORIC NAME
68	Superintendent's House Carport
80	York Hall
83	Firehouse
84	Wells
90	Macy Home
91	Macy Home Garage
93	Geriatric Infirmary
94	Laundry
95	Staff Doctor's Cottage #1
96	Staff Doctor's Cottage #2
97	Staff Doctor's Cottage #3
98	Staff Doctor's Cottage #4
99	Staff Doctor's Cottage #5
100	Staff Doctor's Cottage #18
101	Staff Doctor's Cottage #19
125	Administration Building
126	Staff Housing B
127	Staff Housing C
128	Staff Housing D
129	Staff Housing E
130	Staff Housing F
132	Staff Housing H
136	Medical, Diagnostic Clinic & Surgical Building
137	Group 3 Kitchen
138	Inpatient Ward
139	Group 3 Kitchen and Dining Room
140	Crisis Residence
144	Home T Staff Residence



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COASTAL FISH & WILDLIFE HABITAT ASSESSMENT FORM

---

Name of Area: **Nissequogue River**  
County: **Suffolk**  
Town(s): **Smithtown**  
7½' Quadrangle(s): **Central Islip, NY; Saint James, NY**  
Originally Designated: **March 15, 1987**  
Modified: **October 15, 2005**

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<b>Assessment Criteria</b>	<b>Score</b>
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**Ecosystem Rarity (ER)--the uniqueness of the plant and animal community in the area and the physical, structural, and chemical features supporting this community.**

ER assessment: One of only four major riverine ecosystems on Long Island, containing extensive areas of undeveloped wetlands and tidal flats. 16

**Species Vulnerability (SV)--the degree of vulnerability throughout its range in New York State of a species residing in the ecosystem or utilizing the ecosystem for its survival. . (E = Endangered, T = Threatened, SC = Special concern)**

SV assessment: Least tern (T) nesting. Common tern (T) feeding. Osprey (SC) nesting and feeding area. Additive Division:  $36 + (25/2) + (16/2) + (16/4) = 60.5$  60.5

**Human Use (HU)-- the conduct of significant, demonstrable commercial, recreational, or educational wildlife-related human uses, either consumptive or non-consumptive, in the area or directly dependent upon the area.**

HU assessment: Regionally significant recreational fishery for brown trout, brook trout, and various estuarine species. 9

**Population Level (PL)--the concentration of a species in the area during its normal, recurring period of occurrence, regardless of the length of that period of occurrence.**

PL assessment: A population of native wild brook trout inhabits a tributary to New Millpond near the Suffolk County office complex. The only sea-run brown trout fishery tributary to Long Island Sound, of regional significance. 9

**Replaceability (R)--ability to replace the area, either on or off site, with an equivalent replacement for the same fish and wildlife and uses of those same fish and wildlife, for the same users of those fish and wildlife.**

R assessment: Irreplaceable. 1.2

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**Habitat Index = [ER + SV + HU + PL] = 94.5** **Significance = HI x R = 113.4**

NEW YORK STATE  
SIGNIFICANT COASTAL FISH AND WILDLIFE HABITAT  
NARRATIVE

**NISSEQUOGUE RIVER**

LOCATION AND DESCRIPTION OF HABITAT:

The Nissequogue River is located on the north shore of Long Island, in the Town of Smithtown, Suffolk County (7.5' Quadrangles: Saint James, NY; and Central Islip, NY). This extensive fish and wildlife habitat encompasses approximately 1,511 acres, extending approximately nine miles from the river mouth on Long Island Sound to the Veterans Memorial Highway south of Blydenburgh County Park. The habitat encompasses the tidal portion of the river, which contains intertidal mudflats, salt marshes, and freshwater wetlands, bordered by undeveloped woodlands, Sunken Meadows State Park, the former Kings Park State Hospital (now a State Park), the open waters of New Millpond (also known as Stump Pond) and medium density residential development. Above the Phillips Mill Dam the Nissequogue River is a spring-fed, clean, cold, freshwater stream running through undeveloped woodlands in the State Park. Portions of the Nissequogue River located below mean high water are owned by the Town of Smithtown as well as the State of New York. The habitat includes the approximately 100-acre Nissequogue Bird Conservation Area located within Nissequogue River State Park and the approximately 600 acre Blydenburgh County Park, which includes the New Millpond. The fish and wildlife resources of the Nissequogue River are utilized for environmental education by a Board of Cooperative Educational Services center in Caleb Smith State Park, as well as by other educational organizations. Losses of tidal wetlands have recently been documented at the mouth of the Nissequogue River; research into the cause or causes of these losses is ongoing.

The Nissequogue River habitat contains several significant rare natural ecological communities documented by the New York Natural Heritage Program, including a brackish tidal marsh, a freshwater tidal marsh, and a red maple-black gum swamp. Rare plants documented by the Heritage Program within the Nissequogue River habitat include saltmarsh bulrush (*Bolboschoenus novae-angliae*), golden club (*Orontium aquaticum*), and blunt spikerush (*Eleocharis obtusa* var. *ovata*).

FISH AND WILDLIFE VALUES:

The Nissequogue River is one of four major tidal rivers on Long Island and is the island's largest tributary to Long Island Sound. The coastal segment of the Nissequogue River remains in a relatively undisturbed condition, and has been officially designated by New York State as a "Scenic and Recreational River" (under Article 15, Title 27 of the Environmental Conservation Law) to encourage preservation and restoration of its natural, scenic, and recreational qualities. The Nissequogue River also represents one of the largest coastal wetland areas on the north shore of Long Island. This habitat is important to a great diversity of fish and wildlife species throughout the year.

This biologically productive area also serves as an important feeding area for other species nesting in the vicinity, such as least tern (T), common tern (T), and for a variety of wading birds and waterfowl during spring and fall migrations. During the spring and summer months, the Nissequogue River provides suitable nesting habitat for herons, egrets, Canada goose, mallard, American black duck, spotted sandpiper, marsh wren, clapper rail, belted kingfisher, and many passerine species. A pair of osprey (SC) nest east of Vail Pond and south of the Old Dock Road boat ramp. The Nissequogue River is a locally significant waterfowl wintering area, supporting concentrations of American black duck, scaup (greater and/or lesser), bufflehead, red-breasted merganser, mallard, and Canada goose.

In addition to having significant bird concentrations, the Nissequogue River is a productive area for finfish, shellfish, and other wildlife. The river supports a sea-run fishery for brown trout in the fall (September-November, primarily), on the north shore of Long Island. Other fish species which use the Nissequogue River as a nursery or feeding area (from April 1 - November 30) include Atlantic silversides, Atlantic menhaden, bluefish, striped bass, scup, winter flounder, and blackfish. Significant populations of native brook trout and rainbow trout inhabit the upper freshwater segments of the river. New Millpond in Blydenburgh provides good quality recreational fishing for users of the park and includes habitat for large and smallmouth bass, bluegill, pumpkinseed sunfish, brown trout, yellow perch, and brown bullhead.

The river's fisheries resources support recreational fishing of regional significance. Access to the area for fishing is available from Sunken Meadow State Park west of the inlet, from Short Beach Town Park east of the inlet, from Old Dock Town Park, from Nissequogue River State Park, and from Nissequogue Landing County Park on the west shore. The river also contains abundant shellfish resources, including hard clams, soft clams, and American oysters, but these waters are not certified for harvesting shellfish. Diamondback terrapin nest along the sandy shores of the river near the mouth and use the salt marshes for cover and feeding.

#### IMPACT ASSESSMENT:

Any activity that would substantially degrade the water quality in Nissequogue River, increase temperature or turbidity, alter water depths or reduce flows, would adversely affect the biological productivity of these areas. Degradation of water quality in these interconnected waters, or to their water sources, from chemical contamination (including food chain effects), oil spills, excessive turbidity, and waste disposal (including vessel wastes) would adversely affect the fish and wildlife of Nissequogue River.

Alteration of tidal patterns in Nissequogue River, by modification of inlet configurations or other means, could have adverse effects on the biotic communities present. Dredging to maintain existing boat channels should be scheduled between December 15 and March 15 to minimize potential impacts on aquatic organisms, and to allow for placement of dredged material when wildlife populations are least sensitive to disturbance. Dredged material placement in this area would be detrimental, but such activities may be designed to maintain or improve the habitat for certain species of wildlife.



Additional impoundments and/or barriers to fish passage, in the interconnected waters of Nissequogue River and Long Island Sound, whether physical or chemical, would have adverse effects on the biological resources of Nissequogue River and Long Island Sound, and plans to mitigate the impact of existing structures should be developed. Sea-run brown trout and native brook trout would be especially sensitive during their fall spawning period (September - November).

Unrestricted use of motorized vessels including personal watercraft in the protected, shallow waters of the Nissequogue River could have adverse effects on aquatic vegetation and fish and wildlife populations. Use of motorized vessels should be controlled (*e.g.*, no wake zones, speed zones, zones of exclusion) in and adjacent to shallow waters and vegetated wetlands.

Elimination or disturbance of adjacent wetland and forested habitats would adversely affect certain wildlife species that are uncommon on Long Island, and would diminish the existing character of Nissequogue River. Construction of shoreline structures, such as docks, piers, bulkheads, or revetments, in areas not previously disturbed by development, would result in the loss of productive areas which support the fish and wildlife resources of Nissequogue River. Vegetated upland buffer zones should be protected or established to further reduce water quality impairment from upland sources. Human disturbance of wetlands includes illegal dumping of household and commercial waste, the use of all-terrain vehicles on trails and shorelines, disruption of pond shores (including raking, mowing, trampling, or clearing of native vegetation), and destruction or removal of plants as a result of development or poor land management of adjacent areas. Control of invasive nuisance plant species, through a variety of means, may improve fish and wildlife species use of the area and enhance overall wetland values.

#### HABITAT IMPAIRMENT TEST:

A **habitat impairment test** must be applied to any activity that is subject to consistency review under federal and State laws, or under applicable local laws contained in an approved local waterfront revitalization program. If the proposed action is subject to consistency review, then the habitat protection policy applies, whether the proposed action is to occur within or outside the designated area.

The specific **habitat impairment test** is as follows.

In order to protect and preserve a significant habitat, land and water uses or development shall not be undertaken if such actions would:

- destroy the habitat; or,
- significantly impair the viability of a habitat.

*Habitat destruction* is defined as the loss of fish or wildlife use through direct physical alteration,

disturbance, or pollution of a designated area or through the indirect effects of these actions on a designated area. Habitat destruction may be indicated by changes in vegetation, substrate, or hydrology, or increases in runoff, erosion, sedimentation, or pollutants.

*Significant impairment* is defined as reduction in vital resources (e.g., food, shelter, living space) or change in environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism. Indicators of a significantly impaired habitat focus on ecological alterations and may include but are not limited to reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality.

The *tolerance range* of an organism is not defined as the physiological range of conditions beyond which a species will not survive at all, but as the ecological range of conditions that supports the species population or has the potential to support a restored population, where practical. Either the loss of individuals through an increase in emigration or an increase in death rate indicates that the tolerance range of an organism has been exceeded. An abrupt increase in death rate may occur as an environmental factor falls beyond a tolerance limit (a range has both upper and lower limits). Many environmental factors, however, do not have a sharply defined tolerance limit, but produce increasing emigration or death rates with increasing departure from conditions that are optimal for the species.

The range of parameters which should be considered in applying the habitat impairment test include but are not limited to the following:

1. physical parameters such as living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (including loss of littoral zone), morphology, substrate type, vegetation, structure, erosion and sedimentation rates;
2. biological parameters such as community structure, food chain relationships, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, meristic features, behavioral patterns and migratory patterns; and,
3. chemical parameters such as dissolved oxygen, carbon dioxide, acidity, dissolved solids, nutrients, organics, salinity, and pollutants (heavy metals, toxics and hazardous materials).

Although not comprehensive, examples of generic activities and impacts which could destroy or significantly impair the habitat are listed in the Impact Assessment section to assist in applying the habitat impairment test to a proposed activity.

KNOWLEDGEABLE CONTACTS:

Habitat Unit  
NYS Department of State  
Division of Coastal Resources  
41 State Street  
Albany, NY 12231  
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NYSDEC—Region 1  
State University of New York, Building 40  
Stony Brook, NY 11790-2356  
Phone: (631) 444-0354

Bureau of Marine Resources  
NYSDEC  
205 N. Belle Meade Road, Suite 1  
East Setauket, NY 11733  
Phone: (631) 444-0430

New York Natural Heritage Program  
625 Broadway, 5<sup>th</sup> Floor  
Albany, NY 12233-4757  
Phone: (518) 402-8935

Office of Ecology  
Suffolk County Dept. of Health Services  
Bureau of Environmental Management  
County Center  
Riverhead, NY 11901  
Phone: (631) 852-2077

Town of Smithtown  
Department of Environment and Waterways  
124 West Main Street  
Smithtown, NY 11787  
Phone: (631) 360-7514





## Significant Coastal Fish and Wildlife Habitats



New York State  
Department of State  
Division of  
Coastal Resources

Nissequogue River (In Part)  
Part 1 of 3  
Nissequogue River Inlet Beaches







## Significant Coastal Fish and Wildlife Habitats

Nissequogue River (In Part)  
Part 2 of 3

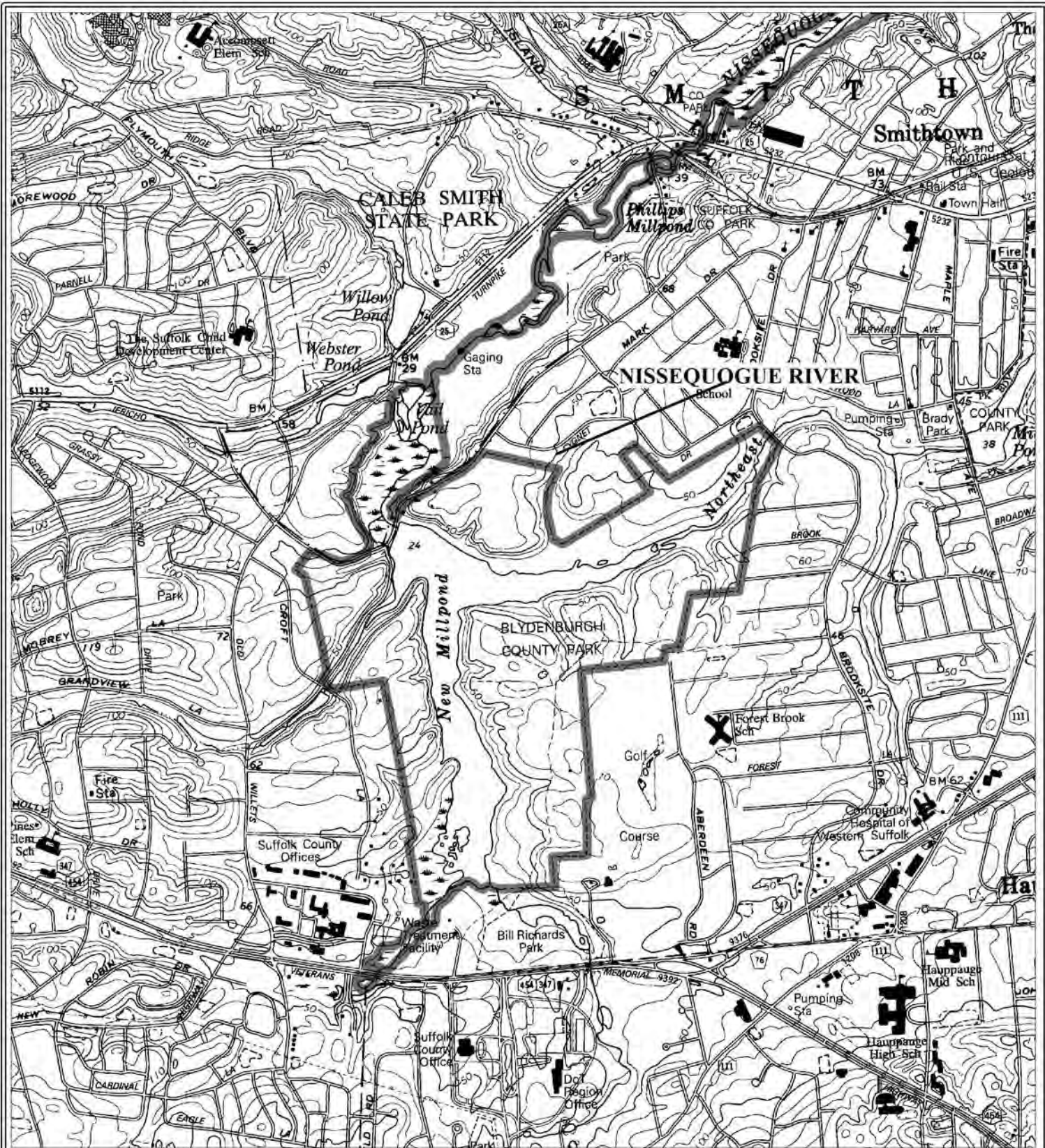


New York State  
Department of State

Division of  
Coastal Resources







# Significant Coastal Fish and Wildlife Habitats

Nissequogue River (In Part)  
Part 3 of 3



New York State  
Department of State

Division of  
Coastal Resources





SUBMITTED TO:

Starr Whitehouse Landscape Architects and Planners PLLC and  
New York State Parks Recreation & Historic Preservation

# ECONOMIC IMPACT ANALYSIS

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## NISSEQUOGUE RIVER STATE PARK DEVELOPMENT SCENARIOS

SEPTEMBER 2022

PREPARED BY:



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# ABOUT CAMOIN ASSOCIATES

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has served EDOs and local and state governments from Maine to California; corporations and organizations that include Amazon, Lowes Home Improvement, FedEx, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to over 1,500 projects in 45 states and garnered attention from national media outlets including *Marketplace* (NPR), *Crain's New York Business*, *Forbes* magazine, *The New York Times*, and *The Wall Street Journal*. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Richmond, VA; Portland, ME; Boston, MA; and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on Twitter @camoinassociate and on Facebook.

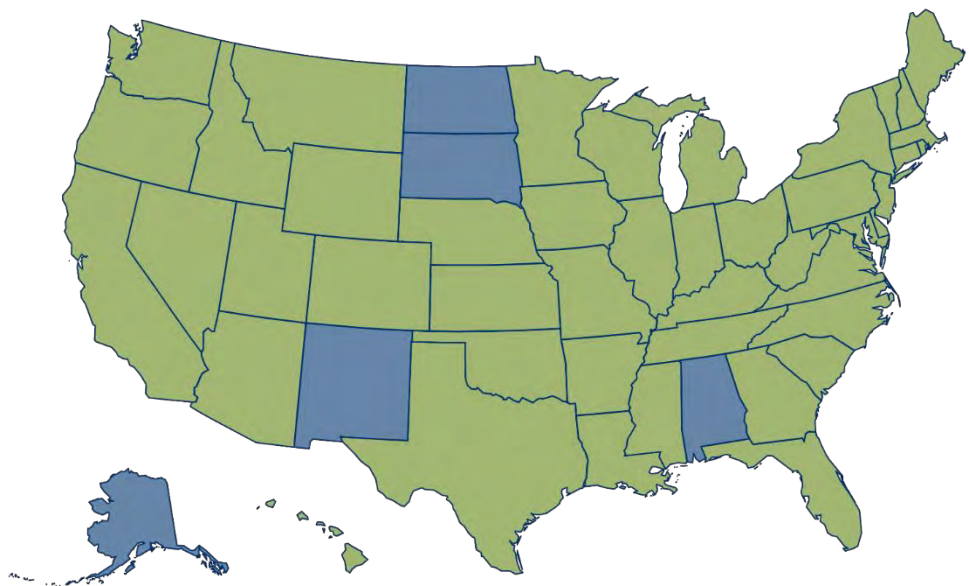
## THE PROJECT TEAM

Dan Stevens  
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Jessica Tagliaferro  
*Project Analyst*

John Downen  
*Project Analyst*

Rachel Selsky  
*Senior Advisor*



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- Introduction ..... 2
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- Economic Impact of Market ..... 6
- Attachment A: What is Economic Impact Analysis? ..... 10



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# EXECUTIVE SUMMARY

Nissequogue River State Park is exploring potential new uses for some of the former King’s Park Psychiatric Center buildings in the park. Two possible uses include a 20,000-square-foot museum housing objects and archives related to the history of the center, as well as rotating exhibits and other programming addressing current issues in mental health. The other use is a year-round market that includes a farmer’s market with both seasonal produce and local goods, as well as ready-to-eat foods from food trucks or market stalls. In addition to the farmer’s market, the space can also be used to support larger events, such as holiday markets, festivals, fairs, and other events. Visitors to the museum and market would also likely visit other parts of Smithtown and spend money at local shops, restaurants, and other businesses.

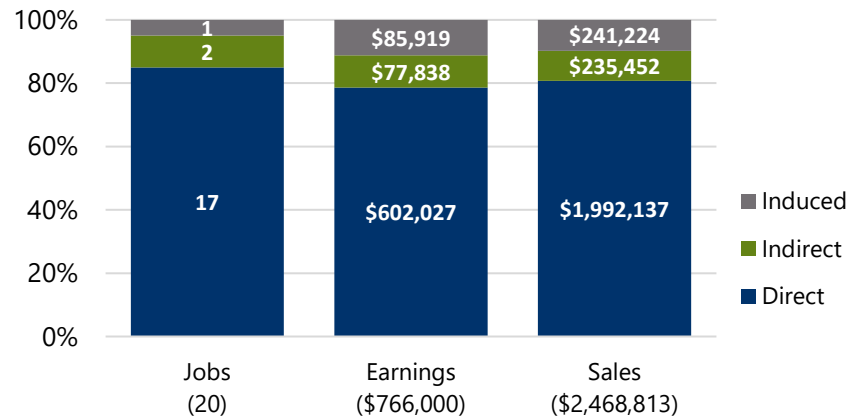
To better understand the potential impacts of the museum and market on Smithtown’s economy, Camoin Associates estimated the individual and combined economic impacts of a museum, a year-round market, and of visitors to each spending money in the broader community. Impacts are calculated based on the operations of the museum and market, market vendor sales, and spending by museum and market visitors elsewhere in Smithtown.

## IMPACT ANALYSIS RESULTS

### MUSEUM

A museum and its visitors would annually support a potential 17 jobs with \$602,000 in earnings at the museum, its café, and at Smithtown businesses serving museum visitors (direct impacts). This economic activity would multiply throughout the economy via local suppliers to the museum, café, and other local business and due to spending by employees of these establishments. The total potential economic impact on Smithtown of a museum is estimated at 20 jobs with nearly \$766,000 in earnings and almost \$2.5 million in annual sales.

**Potential Economic Impact of a Museum on Town of Smithtown**

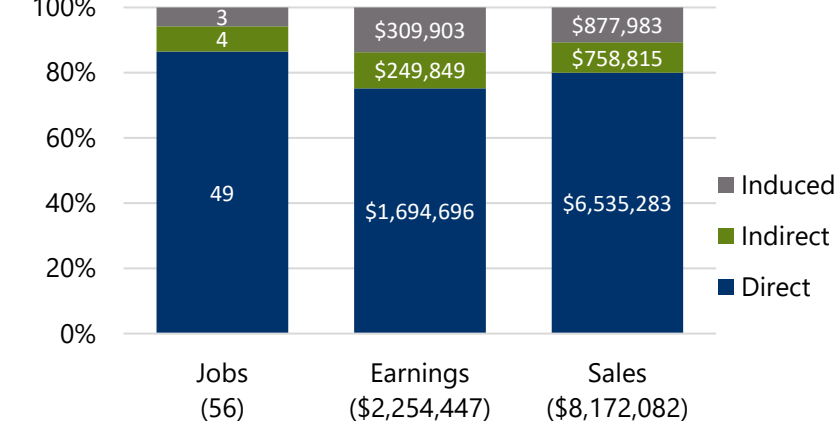


Source: Lightcast (formerly Emsi)

### YEAR-ROUND MARKET

It is estimated that a year-round market would support 49 direct jobs and attract 157,250 visitors to the Town of Smithtown, annually. On-site operations, vendor sales, and visitor spending related activity would multiply throughout the economy generating indirect and induced impacts for the Town. In total, the potential economic impact of a year-round market to the Town of Smithtown is estimated at 56 jobs with nearly \$2.3 million in associated earnings and nearly \$8.2 million in annual sales.

**Potential Economic Impact of a Year-Round Market on Town of Smithtown**



Source: Lightcast (formerly Emsi)

# INTRODUCTION

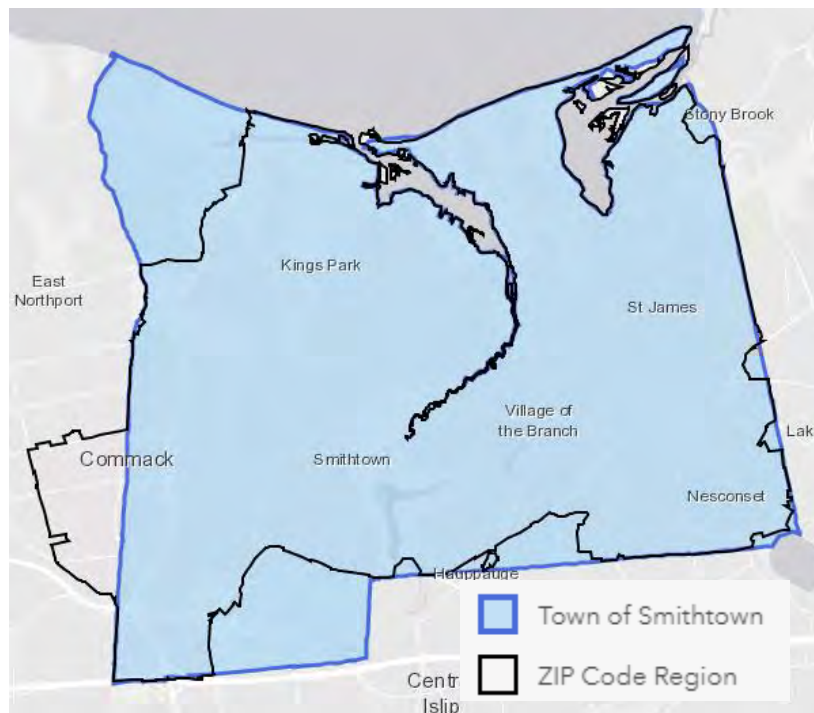
An economic impact analysis was conducted for potential uses within the Nissequogue River State Park (NRSP) as part of an overall master planning process. The analysis examined two uses that emerged as potential opportunities in the market analysis process: a museum and a year-round market. Each use was assessed for its potential economic impact to the Town of Smithtown in terms of jobs, employee earnings, and annual sales. Impacts calculated represent the estimated potential economic benefit that could be generated for the Town of Smithtown from the operation of these uses. More information about the uses and the assumptions used to model the impacts are included in the following sections.

## METHODOLOGY

### STUDY AREA

The impacts of the museum and market were calculated for the Town of Smithtown. Economic impact data is available at the ZIP code level. Therefore, the Town of Smithtown is defined using its best fit ZIP codes: 11754, 11787, 11780, 11725, and 11767.

Map 1: Study Area





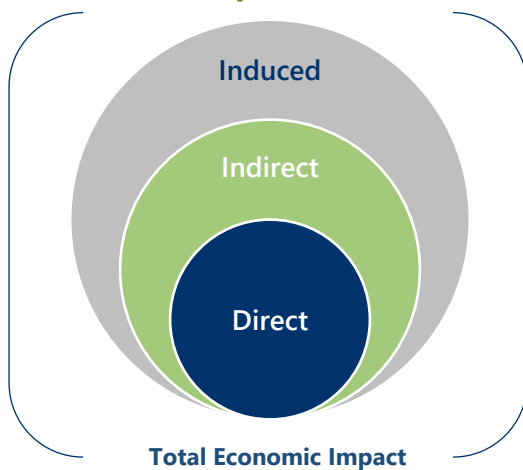
## MODELING PROCESS

An economic impact analysis of the potential uses was conducted to quantify their impact on the town’s economy. The economic impact includes not only the “direct” economic impacts, such as on-site jobs, but also the secondary economic impacts that are generated throughout the economy through the economic “multiplier” effect. The three specific types of impacts considered in the analysis include:

- **Direct:** The most immediate impacts, which include the on-site jobs and local spending on goods and services.
- **Indirect:** Indirect effects occur at businesses within the town, that supply goods and services to the museum or the market re-spend a portion of that revenue within the region. In other words, for every dollar spent at a local supplier, a portion of that dollar will again be spent on goods and services at other businesses in the town. This is considered the indirect impact.
- **Induced:** Another “multiplier” effect that occurs is when workers at both the museum/market and indirectly impacted businesses spend a portion of their wages at businesses within the town for things such as retail goods and services. The portion of the spending by new businesses that are paid to workers and re-spent in the town economy is considered the induced impact.

The sum of the direct, indirect, and induced impacts equals the total economic impact. The Lightcast input-output model is used to calculate the total economic impact, including the three different types of impacts.

### Measuring the Total Economic “Multiplier Effect”



### Modeling Software

Lightcast (formerly Emsi) designed the input-output model used in this analysis. The Lightcast model allows the analyst to input the amount of new direct economic activity (spending, earnings, or jobs) occurring within the region and uses the direct inputs to estimate the spillover effects that the net new spending, earnings, or jobs have as these new dollars circulate throughout the economy. This is captured in the indirect and induced impacts and is commonly referred to as the “multiplier effect.” See Appendix A for more information on economic impact analysis.

### What does “Net New” Mean?

When looking at the economic impacts of an industry, it’s important to look only at the economic changes that would not happen in the project’s absence. These effects are the “net new” effect: purchases made only as a result of the project in question.

### Definition of a “Job”

A “job” is equal to one person employed for some amount of time (part-time, full-time, or temporary) during the study period.

# ECONOMIC IMPACT OF MUSEUM

The potential economic impact of a museum is analyzed in this section. The museum is assumed to occupy a 20,000 SF space and contain archives, exhibit/gallery space with room for a permanent collection and rotating exhibits, flex space such as a communal lecture or meeting hall, a daytime cafe, and restrooms.

## ECONOMIC IMPACT

A museum with a cafe will generate economic impacts for the Town of Smithtown in three ways:

- ◆ On-site employees supporting the museum and cafe;
- ◆ Economic activity/sales made by the museum and/or cafe; and
- ◆ Net new visitor spending elsewhere in the Town made by visitors to the museum.

Collectively, these impacts represent the total economic impact of the museum and cafe.

### ON-SITE EMPLOYEES

Based on the estimated size of the museum and cafe, and data from the Energy Information Administration’s Commercial Buildings Energy Consumption Survey, Camoin Associates estimates that there will be eight-employees on-site to support the day-to-day operations of the museum and two employees in the cafe. These 10 jobs are used as a direct input in the Lightcast (formerly Emsi) model to estimate the economic impact of on-site employment. The results are shown in Table 1.

Table 1

<b>Economic Impact of a Museum with Café on Town of Smithtown</b>			
<b>On-Site Employees</b>			
	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	10	\$385,503	\$1,048,339
Indirect	1	\$44,134	\$133,661
Induced	0	\$37,707	\$103,633
<b>Total</b>	<b>11</b>	<b>\$467,344</b>	<b>\$1,285,633</b>

Source: Lightcast (formerly Emsi)

### VISITOR SPENDING

The second source of the museum’s potential economic benefit to the Town is visitor spending. The first step in calculating projected net new visitor spending is to determine the number of net new visitors. Based on the American Association for State and Local History’s 2021 National Visitation Report, Camoin Associates estimates that there will be 28,000 annual visitors to the museum.

It is assumed that 95% of museum visitors will be from outside of the Town of Smithtown (net new visitors). Assuming museumgoers would be willing to travel up to 45 minutes to visit the NRSP museum, 95% of the population within this radius lives outside of the Town of Smithtown and are therefore net new visitors.

Table 2

<b>Net New Museum Visitors</b>	
Total Annual Visitors to Museum	28,000
% Net New	95%
<b>Net New Visitors</b>	<b>26,481</b>

Source: Camoin Associates, AASLH 2021 National Visitation Report, and NRSP

It is assumed that net new visitors to the museum will spend a half day in the Town of Smithtown. Based on a review of other similar studies, it is estimated that these visitors will spend an additional \$35.64 per person, per half day, in Smithtown beyond their on-site spending, in categories such as transportation (gas), food and beverage, and retail. This means that an estimated nearly \$944,000 in net new spending will occur in the town as a result of the development of a museum. The net new spending is the direct input in the economic impact model.

Table 3

**Net New Visitor Spending**

Net New Museum Visitors	26,481
Half-Day Visitor Spending	\$35.64
<b>Net New Visitor Spending</b>	<b>\$943,798</b>

**Source:** Camoin Associates, Tourism Economics, The Trust for Public Land, U.S. Bureau of Labor Statistics

The potential economic impact of annual visitor spending is displayed in Table 4.

Table 4

**Economic Impact of a Museum with Café on Town of Smithtown  
Visitor Spending**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	7	\$216,524	\$943,798
Indirect	1	\$33,704	\$101,791
Induced	1	\$48,212	\$137,591
<b>Total</b>	<b>9</b>	<b>\$298,440</b>	<b>\$1,183,180</b>

**Source:** Lightcast (formerly Emsi)

**TOTAL ECONOMIC IMPACT**

The total potential impact of a museum is equal to an estimated 20 jobs, over \$765,000 in associated employee earnings, and nearly \$2.5 million in annual sales in the Town of Smithtown. This includes the impacts of on-site employees and visitor spending.

Table 5

**Economic Impact of a Museum with Café on Town of Smithtown  
Total Potential Impact**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	17	\$602,027	\$1,992,137
Indirect	2	\$77,838	\$235,452
Induced	1	\$85,919	\$241,224
<b>Total</b>	<b>20</b>	<b>\$765,784</b>	<b>\$2,468,813</b>

**Source:** Lightcast (formerly Emsi)



# ECONOMIC IMPACT OF MARKET

The potential economic impact of a year-round market is analyzed in this section. The year-round market is assumed to be a market that includes a farmer’s market with both seasonal produce and local goods (ex. handmade items, art, pottery, etc.), as well as ready-to-eat foods from food trucks or market stalls. The market will operate on a year-round basis, with local goods and ready-to-eat foods still being available in the off season. The 33,200-square-foot space is estimated to support 30 vendors on average, year-round, with flexibility to add programming and other events.

In addition to the farmer’s market, the space can also be used to support larger events, such as holiday markets, festivals, fairs, and other events. Each larger event is estimated to support 70 vendors. The size of the space provides flexibility in the types of events that can be attracted and supported.

## ECONOMIC IMPACT

A year-round market will generate economic impacts for the Town of Smithtown in three ways:

- ◆ On-site employees supporting the market;
- ◆ Economic activity/sales made by Smithtown vendors at the market; and
- ◆ Net new visitor spending elsewhere in the Town made by visitors to the market and other events.

Collectively, these impacts represent the total economic impact of the year-round market.

### ON-SITE EMPLOYEES

Based on data from the USDA National Farmers Market Managers Survey, Camoin Associates estimates that there will be six-employees on-site to support the day-to-day operations of the market. These six jobs are used as a direct input in the Lightcast (formerly Emsi) model to estimate the economic impact of on-site employment. The results are displayed in Table 6.

Table 6

#### Economic Impact of Year-Round Market on Town of Smithtown On-Site Employees

	Jobs	Earnings	Sales
Direct	6	\$241,188	\$662,093
Indirect	0	\$19,968	\$63,334
Induced	0	\$29,338	\$82,411
<b>Total</b>	<b>6</b>	<b>\$290,493</b>	<b>\$807,839</b>

Source: Lightcast (formerly Emsi)

### VENDOR ACTIVITY

Vendor activity, measured in sales, will be generated both through typical operations and special events. Based on data from Lightcast (formerly Emsi) it is assumed that 5% of vendors will be from the Town of Smithtown, representing economic activity that will accrue within the town. This means that there will be two vendors from the Town of Smithtown on-site during typical operations and four during special events.

Using data from the 2019 USDA National Farmers Market Manager Survey, it is estimated that annual sales per typical vendor will be \$120,000 and that sales per vendor at special events will be \$1,200. These figures were multiplied by the number of vendors from Smithtown and the number of estimated special events (six) to calculate the estimated annual sales attributed to typical operations and special events.

In total, \$268,800 in vendor sales are projected to be net new to the Town of Smithtown. These sales are used as the direct input in the model to estimate the potential economic impact of vendor activity on the Town.

Table 7

<b>Vendor Activity Net New to Town of Smithtown</b>	
Total Vendors - Typical Operations	30
% Vendors from Smithtown	5%
Total Smithtown Vendors	2
Annual Sales per Vendor	\$120,000
<b>Total Annual Vendor Sales - Typical Operations</b>	<b>\$240,000</b>
Total Vendors at Special Events	70
% Vendors from Smithtown	5%
Total Smithtown Vendors	4
Sales per Vendor per Event	\$1,200
Total Sales per Event	\$4,800
<b>Total Annual Vendor Sales (6 events * \$4,800) - Special Events</b>	<b>\$28,800</b>
<b>Total Annual Vendor Sales</b>	<b>\$268,800</b>

**Source:** Camoin Associates, using data from Lightcast (formerly Emsi) and the 2019 USDA National Farmers Market Manager Survey

The \$268,800 in total annual vendor sales is used as the direct input in the Lightcast (formerly Emsi) model. The results are displayed in Table 8.

Table 8

**Economic Impact of Year-Round Market on Town of Smithtown  
Vendor Sales**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	2	\$97,919	\$268,800
Indirect	0	\$8,107	\$25,713
Induced	0	\$11,911	\$33,458
<b>Total</b>	<b>2</b>	<b>\$117,936</b>	<b>\$327,970</b>

**Source:** Lightcast (formerly Emsi)

**VISITOR SPENDING**

The third source of the market’s potential economic benefit to the Town is visitor spending. The first step in calculating projected net new visitor spending is to determine the number of net new visitors. Based on a review of comparable facilities, the USDA National Farmers Market Manager Survey, and our professional judgment Camoin Associates estimates that there will be 125,000 annual visitors to the ongoing farmer’s market. In addition, it is

estimated there will be six other special events, including a holiday market and other similar scale activities. It is assumed that there will be 10,000 visitors per event.

It is assumed that 85% of visitors to the market will be from outside of the Town of Smithtown (net new visitors). Based on a literature review of studies related to farmers and other markets, 12 miles is a reasonable distance that people will travel, on average, to get to a market. 85% of the population in a 12-mile radius of the site lives outside of the Town of Smithtown.

Table 9

<b>Net New Visitors</b>	
Total Annual Visitors to Market	125,000
Total Annual Visitors to Additional Events (6 events * 10,000 visitors)	60,000
Total Annual Visitors	185,000
% Net New	85%
<b>Net New Visitors</b>	<b>157,250</b>

**Source:** Camoin Associates, Esri, 2019 USDA National Farmers Market Manager Survey

It is assumed that net new visitors to the market will spend a half day in the Town of Smithtown. Based on a review of other studies, it is estimated that visitors to the market will spend an additional \$35.64 per person, per half day, in Smithtown beyond their spending at the market, in categories such as transportation (gas), other recreation, food and beverage, and other retail. This means that an estimated nearly \$5.6 million in net new spending will occur in the town as a result of the development of a year-round market. The net new spending is the direct input in the economic impact model.

Table 10

<b>Net New Visitor Spending</b>	
Net New Visitors	157,250
Half-Day Visitor Spending	\$35.64
<b>Net New Visitor Spending</b>	<b>\$5,604,390</b>

**Source:** Camoin Associates, Tourism Economics, *The Trust for Public Land*, U.S. Bureau of Labor Statistics

The potential economic impact of annual visitor spending is displayed in Table 11.

Table 11

**Economic Impact of Year-Round Market on Town of Smithtown Visitor Spending**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	41	\$1,355,589	\$5,604,390
Indirect	4	\$221,775	\$669,768
Induced	3	\$268,654	\$762,114
<b>Total</b>	<b>48</b>	<b>\$1,846,018</b>	<b>\$7,036,272</b>

**Source:** Lightcast (formerly Emsi)



**TOTAL ECONOMIC IMPACT**

The total potential impact of a year-round market (on-site jobs, vendor sales, visitor spending) is equal to an estimated 56 jobs, nearly \$2.3 million in associated employee earnings, and nearly \$8.2 million in annual sales in the Town of Smithtown. This includes the impacts of on-site employees, vendors, and visitor spending.

Table 12

**Economic Impact of Year-Round Market on Town of Smithtown  
Total Potential Impact**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	49	\$1,694,696	\$6,535,283
Indirect	4	\$249,849	\$758,815
Induced	3	\$309,903	\$877,983
<b>Total</b>	<b>56</b>	<b>\$2,254,447</b>	<b>\$8,172,082</b>

**Source:** Lightcast (formerly Emsi)

## ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial “change in final demand”. To understand the meaning of “change in final demand”, consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells \$1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is \$1 million because dollars are flowing in from outside the United States and are therefore “new” dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the “Direct Effects” of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer’s vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e., sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy and some will “leak out”. What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will “leak” out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the “Indirect Effects” of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial \$1 million of new money (i.e., Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the “multiplier effect” and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar (\$1) of change in final demand, an additional \$1.40 of indirect economic activity occurs for a total of \$2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e., how the “local economy” is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the \$1 million of widgets being purchased by Canadians is not causing total North American demand to increase by \$1 million. Presumably, those Canadian purchasers will have \$1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many “new” dollars the producer would be causing to occur domestically.

# Leading action to grow your economy

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July 2022

# Market Feasibility Study **Nissequogue River State Park**



This report was prepared for Starr Whitehouse Landscape Architects and Planners PLLC and New York State Parks Recreation & Historic Preservation.

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# Findings Summary

A market feasibility study was conducted for potential concession uses within the Nissequogue River State Park (NRSP) as part of an overall master planning process. The analysis examined six uses that emerged as potential opportunities in the engagement and planning

process. The market analysis included economic and market data analysis combined with insights from interviews with local and regional experts. The summary of the key results of the analysis are provided in the following table.

## Summary of Findings

	Feasibility Assessment	Key Market Findings	Success Factors
<b>1. Performance/Event Venue</b>	<p>A wedding-focused event venue has high market potential</p> <p>A combined or additional venue providing live entertainment events such as concerts has moderate to high feasibility</p>	<ul style="list-style-type: none"> <li>- Strong local wedding industry that has rebounded from Covid impacts</li> <li>- NRSP competitively positioned for event venue given unique location and amenities</li> <li>- There is a local area market gap for live entertainment</li> <li>- Consumer characteristics are very favorable for attending live events</li> </ul>	<ul style="list-style-type: none"> <li>- There would be enhanced market feasibility with on-site lodging, particularly for wedding events</li> <li>- Unique historic/adaptive reuse venue or waterfront location most optimal within NRSP</li> <li>- If multiple event spaces at NRSP, will need to cater to different events to avoid competition and low utilization rate</li> </ul>
<b>2. Museum Facility</b>	<p>Facility Historical-focused museum facilities have high market potential if carefully planned</p>	<ul style="list-style-type: none"> <li>- The regional area is currently underserved by museum facilities</li> <li>- There are successful examples of similar historical facilities adapted for similar museum uses</li> <li>- Local and regional household characteristics are favorable for high levels of visitation to museum and similar venues</li> </ul>	<ul style="list-style-type: none"> <li>- Robust and creative year-round programming will be needed to generate repeat visitation and ensure long-term viability.</li> <li>- Market viability would be enhanced by offering visitor experience of restored historical facilities (e.g., floor of psychiatric facility).</li> <li>- There is an opportunity to increase viability through cross-programming and/or co-location with other future uses in park (e.g., equestrian center, food and beverage)</li> </ul>
<b>3. Food and Beverage</b>	<p>A full-service restaurant has moderate to high feasibility subject to location siting.</p> <p>A limited service café/coffee shop has feasibility if co-located with future activity generating uses.</p>	<ul style="list-style-type: none"> <li>- Restaurant gap in local market area for both full-service and limited-service restaurants</li> <li>- Consumer characteristics favorable for new restaurants, particularly upscale and family-friendly options.</li> <li>- Market potential from existing and future park users.</li> </ul>	<ul style="list-style-type: none"> <li>- A waterfront location, particularly near marina and concentration of boating activity, may be needed for restaurant viability.</li> <li>- A full-service restaurant will require destination appeal to overcome challenges with low visibility in Park.</li> <li>- A Microbrewery-style restaurant is specific opportunity and would have enhanced market viability if it provided both formal dining areas and outdoor/casual dining to meet demand from multiple market segments.</li> </ul>

## Summary of Findings (Continued)

Feasibility Assessment	Key Market Findings	Success Factors
<p><b>4. Year-Round Market</b></p> <p>A multi-vendor market is immediately viable as a seasonal marketplace with positive outlook for year-round operation in the future.</p>	<ul style="list-style-type: none"> <li>- There is a local gap in farmer's markets in Smithtown area and a limited inventory of year-round markets in County.</li> <li>- There is a large pool of potential vendors locally/regionally including artists, farmers, and specialty food producers.</li> <li>- Retail gaps in categories closely aligned with marketplaces including specialty foods, fresh fruits and vegetables, and others.</li> <li>- Strong local interest (survey) and favorable consumer base to support market</li> </ul>	<ul style="list-style-type: none"> <li>- A new marketplace at NRSP is not expected to compete with existing businesses as local businesses are generally not providing the types of products most likely to be found in the market.</li> <li>- The viability of a market will be enhanced if it is located near other activity generating uses and/or by including year-round programming or operating in conjunction with other events/programming throughout NRSP.</li> </ul>
<p><b>5. Lodging (overnight accommodations)</b></p> <p>A hotel or similar lodging establishment feasible at NRSP under right circumstances. Cottage/Cabin lodging feasible in conjunction with lodging establishment or "stand alone"</p>	<ul style="list-style-type: none"> <li>- There is currently a significant lodging gap in North Shore area of Long Island</li> <li>- There has been a strong recovery in Long Island tourism and hotel demand, particularly from leisure travel, after Covid</li> <li>- The large local concentration of weddings and wedding venues is a primary source of demand for new lodging</li> <li>- There is potential for a unique lodging experience, which is currently sought after by overnight visitors</li> <li>- There are few "glamping" cottage/cabin locations on Long Island and but high demand potential from the outdoor recreation enthusiasts visiting park.</li> </ul>	<ul style="list-style-type: none"> <li>- A standalone hotel (or similar) will need destination appeal to overcome challenges with low visibility and distance from highway systems.</li> <li>- Historic adaptive reuse lodging is likely to have high appeal if financial feasibility challenges can be overcome</li> <li>- Market potential will be greatly enhanced if other visitor-generating uses are located at NRSP, particularly a significant wedding and/or other event venue.</li> </ul>
<p><b>6. Equestrian Facility</b></p> <p>A multi-faceted facility for shows, boarding, and trail-riding has strong potential. Potential may also exist for major destination "showcase" facility.</p>	<ul style="list-style-type: none"> <li>- There is a strong concentration of equine farms and related-venues and businesses on Long Island</li> <li>- The recent closing of facilities (non-market reasons) has left a gap in market</li> <li>- Substantial unmet demand for horse boarding facilities</li> <li>- General growing need for public equestrian facilities due to growth pressures on Long Island</li> </ul>	<ul style="list-style-type: none"> <li>- There may be potential for a partnership with local equine therapy business to generate synergistic benefits with potential future mental health/wellbeing museum facility</li> <li>- Trail riding opportunities for area households would provide another revenue generating opportunity that supports market viability, if trail user conflicts can be mitigated.</li> </ul>

# 1. Introduction

A market feasibility study was conducted for potential concession uses within the Nissequogue River State Park (NRSP) as part of an overall master planning process. The analysis examined six uses that emerged as potential opportunities in the engagement and planning process (as shown to the right). Each use was assessed for its economic and market potential given existing local and regional competitive facilities, general industry outlook, and current and projected demand. The market analysis also considers the unique attributes of a location within NRSP and potential synergistic (mutually-beneficial) relationships between uses (e.g., the presence of one use would positively impact the feasibility of another). The market analysis included economic and market data analysis combined with insights from interviews with local and regional experts. Key data sources used in the analysis include:

- **Emsi:** Emsi is a proprietary economic data source that provides information including local and regional industry size and growth as well as data on retail and entertainment gaps.
- **Esri Business Analyst:** Esri data was used to understand local and regional demographic and consumer characteristics, including spending patterns, participation in types of activities, and overall market potential.
- **CoStar:** CoStar provides detailed commercial real estate and hotel data and was utilized primarily to understand local hotel market trends and potential.

The analysis in this report provides a preliminary assessment of market viability only. Further research may be required to confirm the feasibility of the potential uses.

## Explored Concession Uses at NRSP



Performance & Event Venue



Museum Facilities



Food and Beverage



Year-Round Market



Lodging



Equestrian Center



## 2. Performance + Event Venue

### Overview

This section discusses the feasibility of a performance and/or event space at NRSP. This analysis reviews the existing supply of venues in the region, demand for venues across different types of events, and potential market gaps that could be filled by a performance/event venue at Nissequogue River State Park.

There are a number of options currently under consideration including York Hall (Building 80), Old Laundry Building (Building 5) and the Surgical Building (Building 137). An outdoor space has also been discussed. It is likely that any performance or event venue would be operated by an external partner, not New York State Parks, Recreation, and Historic Preservation.

This analysis considers the following performance/event types:

- **Private events:** this includes weddings, parties, banquets, and other types of private events that typically occur at a rented venue space. A particular focus will be on weddings since they are one of the most common private events and can be significant revenue generators for facilities.
- **Business/Corporate events:** typically trade shows, conferences, or other similar events, often in large spaces such as conference centers.

- **Live performances:** includes concerts, theatre, or other performing art shows involving music, dancing, or acting.

### Existing Event Venues

This section examines existing events and venues in the region conducting similar types of events as those that could be held at NRSP.

#### Weddings and Other Private Events

According to the wedding planning website The Knot, there are 44 venues within a 10-mile radius of Smithtown, NY that host weddings. These venues range in size from hotel ballrooms and small spaces that cater to 50 people or less to mansions, country clubs, and large estates that can accommodate 250 or more guests.

Pricing varies between venues depending on the time of year, day of the week, and in some cases time of day (when venues are holding multiple weddings in a single day). Analysis of various regional venues shows that costs run between \$110-\$190 per guest, typically with attendee minimums of 100+ guests on weekend dates. Depending on the level of services provided at the wedding, including food and beverage service, waitstaff, hours of reception, and vendors, costs can rise considerably. Some venues provide more all-inclusive services, while others focus more on providing an event space with minimal extra amenities.

One notable and immediate competitor facility is the Pavilion at Sunken Meadow, which offers wedding packages from April – May and October-November. The facility commands strong price points of nearly \$19,000 per event at peak times.

## Business Events and Conferences

According to Discover Long Island, there are 22 venues in Suffolk County that are classified as group meeting spaces. These include hotels, country clubs, and restaurants with dedicated areas for business and professional meetings. Full-service conference centers on Long Island are located in Ronkonkoma, Glen Cove, Patchogue, and Woodbury. There is also another major hotel and conference center slated to begin construction in 2022 located in Jericho.

## Live Performances (Performing Arts/Concerts)

There are a number of music venues on Long Island, as can be seen in the map to the right. These venues are concentrated on the South Shore, with The Paramount the closest large indoor performance venue to NRSP. It has a capacity of slightly less than 1,600. The closest large outdoor performance venue is the Harborside Park in Port Jefferson. Both spaces are a 30-minute drive from the park, so unless an event space at NRSP is directly competing with the Paramount or Harborside Park's concert series, it is likely to be able to find and fill a niche in the market. Feasibility at NRSP will depend on the size of the venue created at the park and whether the park is interested in bringing in more local or more well known performers. If the performance space is located outside, the space is likely to be seasonal in nature, whereas an indoor space would provide more opportunities for year-round entertainment options.

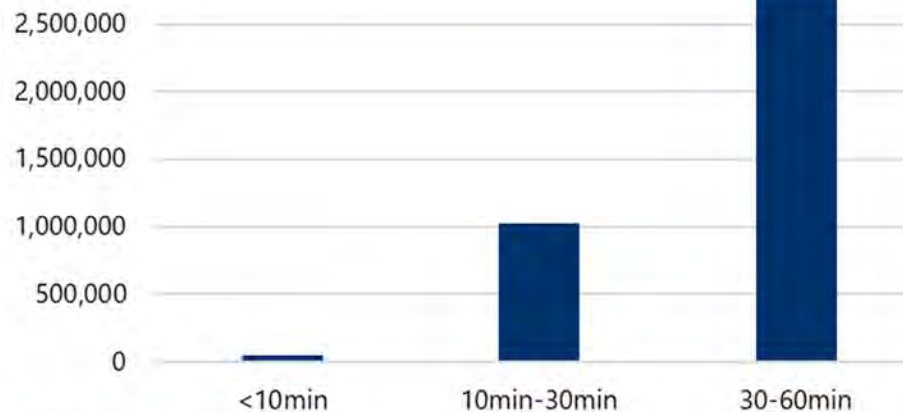
The bottom map to the right shows the location of theatre and performing arts venues on Long Island in the vicinity of NRSP. Most venues are located either more centrally or on the South Shore, although the Smithtown Performing Arts Center is located less than five miles from NRSP and could be a competitor with a venue at NRSP if an educational, children's, or community theatre were located at the park.



## Event Space Demand

Understanding the current supply of performance and event venues in the region, this analysis shifts to an assessment of demand. Using public and private data and economic models, one can estimate the amount of demand that various site uses might generate. These data were supplemented by information from interviews with industry experts to validate the findings and create estimates of overall demand at NRSP for a performance/event venue.

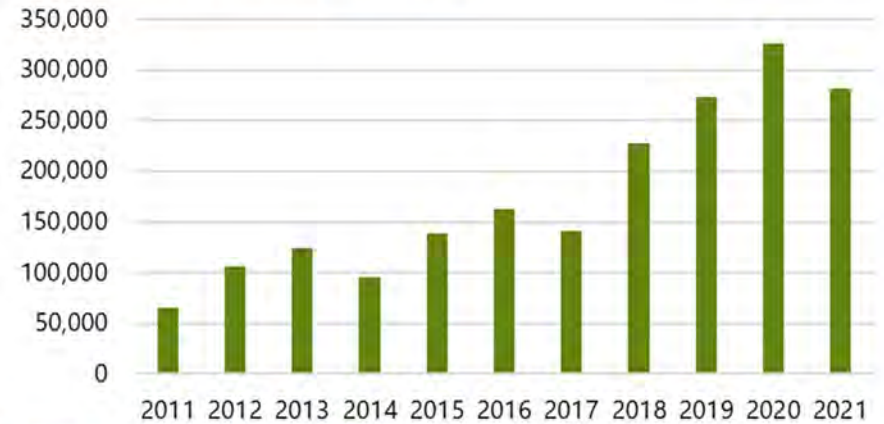
**Regional Population by Driving Distance from NRSP**



Source: ESRI Business Analyst

There are roughly 2.75 million people living with an hour of Nissequogue River State Park, and just over a million living within a half hour drive. Park attendance has been increasing over time, with 281,156 visitors in 2021, the latest year for which data are available.

**NRSP Annual Visitation, 2011–2021**



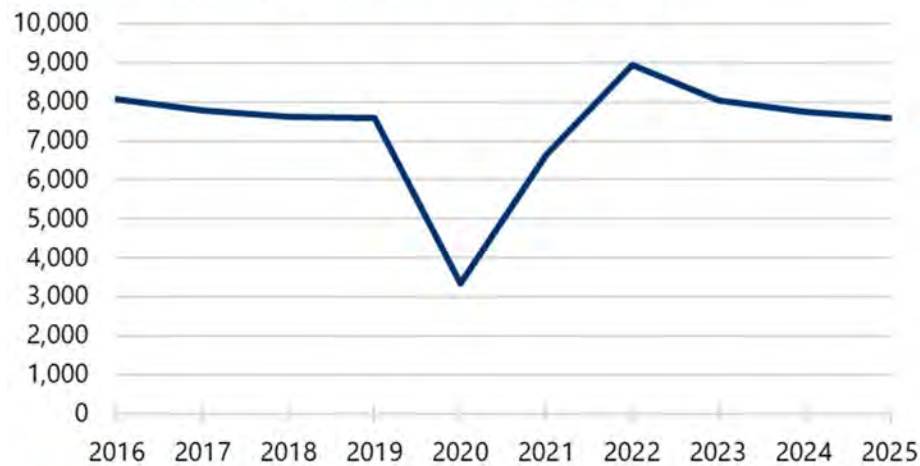
Source: Nissequogue River State Park

## Weddings and Other Private Events

One consideration for an event space in the park is a venue that would be able to accommodate weddings, reunions, and other types of larger private events. The chart below shows the number of weddings in Suffolk County between 2016 and 2021, and the projected number of weddings between 2022-2025. After experiencing a sharp decline during the COVID-19 pandemic, weddings are projected to rebound to a peak in 2022 and then return to pre-pandemic levels through the mid-2020s.



### Number of Weddings, Suffolk County 2016-2025



Source: The Wedding Report, Inc.

In 2021, there were 6,646 weddings in Suffolk County. According to The Wedding Report, Inc., these weddings occurred across 105 businesses, each averaging about 60 weddings per year. The average cost for a wedding venue in Suffolk County was \$7,529. Inquiries to several local wedding venues indicated that for the busiest summer season most venues are booking a year or so out (for summer 2023), though some bookings are already occurring for 2024. These inquiries also revealed that additional capacity still exists in the offseason during the colder winter months. Any wedding venue at NRSP would see similar trends of increased activity in warmer months and less during the winter.

Overall, there is a robust wedding industry in the County and despite the large number of existing venues, the research indicates that the market is not “saturated” and that a new venue would perform well in the market. NRSP would provide a relatively unique venue and a

venue that offers waterfront access/views, and/or features adaptive reuse of historic building(s) on site would be expected to enhance a venue’s competitive market position. Additionally, below private venue market rents, if offered, would potentially position a wedding venue at NRSP as one of the most sought-after venues in the local market area (assuming a high-quality facility with competitive features and amenities).

### Business Events and Conferences

Some of the most important aspects for a center for business events and conferences include an accessible location, on site accommodations like Wi-Fi, parking, food and beverage options, and amenities to cater to visitors in between sessions at a conference or at the beginning and end of the day. NRSP’s location is fairly removed from access to either public transportation or highways, and the lack of restaurants, entertainment options, and lodging within walking distance pose a severe constrain to business events. However, smaller business events would likely serve as supplemental revenue to any event venue located at NRSP.

### Live Performances (Performing Arts/Concerts)

The average household within 60 minutes of NRSP spends \$4,660 per year on entertainment and recreational activities overall, with \$153/yr going toward tickets to the theatre, opera, and concerts, and another \$54/yr toward tickets to parks or museums. As shown in the following table, spending on live events and parks/museums totals approximately \$238 million (a portion of \$5.4 billion in total entertainment/recreation spending by households within one hour of the park).

### Annual Household Spending on Entertainment/Recreation

Activity	Total amount spent	Average amount spent
Theatre/Operas/Concerts	\$ 176,263,831	\$ 153
Tickets to Parks or Museums	\$ 62,000,687	\$ 54
<b>ALL Entertainment and Recreation Activities</b>	<b>\$ 5,375,112,577</b>	<b>\$ 4,660</b>

Source: ESRI Business Analyst

This robust level of regional spending by households on entertainment and recreation—6.3 times the national average across all activities and nearly twice as much as the national average on the ticket types above—bodes well for an event space on the grounds of NRSP. With effective marketing and a suitable space (whether indoor or outdoor), an event space at the park is likely to be able to capture a share of the live performance market in Suffolk County.

## Performance/Event Space

## Conclusions

### Population density and household consumer traits are favorable for a live performance venue

The average household within a reasonable drive time of NRSP spends \$4,660 per year on entertainment and recreation activities. Area households spend a combined \$176.3 million on theater performances, operas, and concerts each year, indicating that live events are a significant market strength. For “local-draw” events there are over 316,000 residents within a 20-minute drive time of

NRSP while major events could draw from 2.75 million people within an hour drive time.

### Few similar competitive facilities existing in the local market area

At present, the park only hosts about 15 events per year, with the largest being running races. There is space at NRSP to create an outdoor venue that could host larger events such as weddings, concerts, or other performances. There are relatively few other options within 10 miles of the park. The park’s unique setting also provides an atmosphere that differentiates from other sites, including nearby Sunken Meadow State Park, which has found success with its event pavilion. As a beachfront venue, however, Sunken Meadow and a potential venue at NRSP should be sufficiently different from one another to support robust activity at both sites.

### There is strong demand for wedding venues in the region

Though there are a number of wedding venues in the region, the park’s unique nature provides a potential draw for marriages and receptions that is not replicated elsewhere on Long Island. With 2.5 million people living within an hour of the park, NRSP could become a unique destination wedding location for those who are interested in its special characteristics, including historic buildings, natural setting, waterfront, and other park amenities (current and future). While there are a variety and relative concentration of existing wedding venues, a high-quality venue in NRSP would be expected to compete favorably and meet unmet demand for weddings (as evidenced by waiting periods for local venues), especially if it were to offer a unique setting and/or have available lodging on-site.

### **Music/Concert venue appears to have market potential**

No significant outdoor concert venues were identified in the immediate market area. Harborfront Park in the Village of Port Jefferson was identified as a potential competitor facility but is located more than a 30-minute drive time from NRSP. Similarly, the Paramount in Huntington was identified as the closest indoor concert venue but is located approximately 30 minutes from NRSP. Therefore, it appears that there is a local area gap in music/concert venues that a potential venue in NRSP would capitalize on.

### **A business centered conference or event center unlikely to be feasible**

Nissequogue River State Park's unique location and distance from other sites creates opportunities for other types of venues, but a conference center or business-focused site is unlikely to do well given the park's distance from public transportation and highways and other available conference spaces on Long Island with more attractive amenities nearby. Smaller sized local business events, however, would likely serve as supplemental revenue to an event center.

### **Potential for enhanced feasibility if co-located with other uses**

An event venue associated with a future museum or lodging would provide stronger market potential. On-site lodging in particular would greatly improve the viability of a wedding-oriented event venue. Multiple event spaces at NRSP should be considered with caution (such as event space at a potential year-round marketplace, museum, lodging facility, dedicated event

venue) etc. as overlapping targeted event types will lead to competition for the available demand and result in diminished success.



# 3. Museum

## Overview

A museum facility or facilities was evaluated for feasibility in NRSP. This analysis examines the existing supply of museums in the region, demand for museums, and potential niches that could be filled by a museum at the park. Ultimately, the analysis finds that a well-programmed museum that synthesizes the site's history and current interest in mental health, and integrates with other facilities at the park, could be successful.

## Existing Museums

First, this analysis reviewed existing museums in the region. There are 100 museums within a 60-minute drive of NRSP, including four within 15 minutes. Given their different topical focuses, museums do not necessarily compete directly for visitors. Rather, any given museum's draw will depend on the degree of interest in its topic, accessibility, admission prices, how frequently exhibits change, nearby attractions, and other factors. In fact, a local concentration of institutions would support the feasibility of a new facility at NRSP.

There are also two existing local organizations with a strong interest in a museum at NRSP. The Kings Park Heritage Museum is currently housed in Ralph J. Osgood Intermediate School and has limited hours of operation. It has a small collection of objects related to the former Psychiatric Center and a large archive, with the goal to "preserve the town's rich historic past and educate the youth, the community and the public." Preserve Kings Park Psychiatric Center is a relatively new

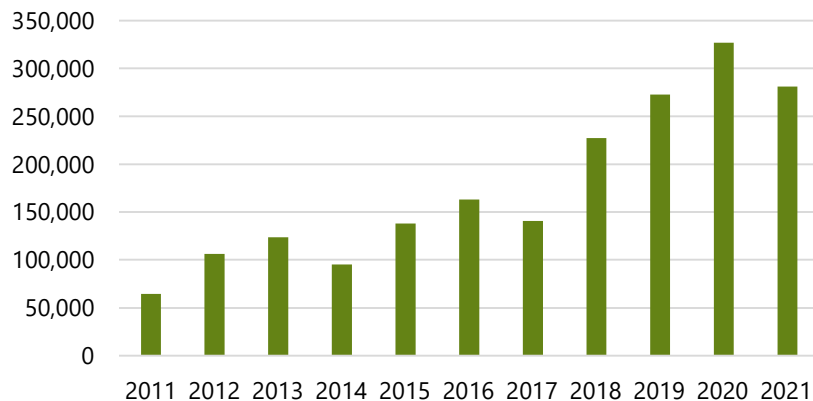
group that has proposed the creation of Kings Park Psychiatric Center Museum & Mental Health Education Center. Their focus is to "create an interactive and immersive space through which guests can explore the history of the former Kings Park Psychiatric Center, and the history of mental health care more broadly." Preserve KPPC seeks to create a public facing educational institution to facilitate contemporary discussions pertaining to mental health care services. A combination of a collection of historical objects and archival materials related to Kings Park Psychiatric Center and rotating exhibits building on that history to explore contemporary mental health issues would provide roles for both organizations, broaden the appeal of the museum, and integrate the master plan themes of history and health.

# Museum Demand Potential

## Existing Park Visitors

Existing visitors to the park represent a primary source of potential museumgoers. After annual visitation in the 100–150,000 range for 2012 through 2017, the number of park visitors grew rapidly to 281,156 in 2021 (after peaking at 326,777 in 2020).

**NRSP Annual Visitation, 2011–2021**



Source: Nissequogue River State Park

A performance space in the park could provide opportunities to promote exhibits at the museum, as well as a source of regular cultural visitors who might also be interested in the museum.

## Area Resident Demand: Spending Potential and Visitation

Households within a 60-minute drive-time radius of NRSP were examined to understand whether consumer traits would support a new museum within NRSP. This “trade area” represents a reasonable

## 60-Minute Drive Time Radius from NRSP



Source: Esri

drive time for a museum with the programming being considered for NRSP.

Approximately 3.4 million people and over 1.1 million households live within a 60-minute drive of NRSP. Median household income is \$105,446 and the median age is 42.1. Households in the trade area show an above-average appreciation for museums, spending 47% more than the national average on tickets to parks and museums. Average annual household spending on museum and park tickets is \$50, yielding total annual spending of nearly \$57.7 million.

Area households are about 40% more likely to visit museums and art galleries than the national average, with almost 569,000 visiting a museum in the last 12 months. There also appears to be above-average interest in history, with area households almost 20% more likely to have bought a history book in the last year.

There are strong local emotional ties to the Kings Park Psychiatric Center and strong local interest in a museum telling the Center's history. About 3 in 10 respondents (29%) to the NRSP Recreational Needs Assessment Survey indicated they would like to see a museum in the park and one-third (33.5%) would like to have guided history tours.

Discussions with individuals from New York State Parks, Recreation and Historic Preservation emphasized how mental health has become a prominent discussion topic in the wake of the COVID-19 pandemic. Schools are very interested in mental health and could provide opportunities for programming that is relevant to their needs and curriculum. Rotating exhibits, family programming, lecture series and other regular events would help bring repeat visitors from the community, while an archive offering research opportunities could also be a draw. There was some concern about redundancy with the Long Island Psychiatric Museum at the Pilgrim Psychiatric Center in Belmont, but this museum is accessible to the public by appointment only and has limited hours of operation. There may be partnership opportunities that would enhance both locations and perhaps Pilgrim's collection could be housed in a museum at NRSP, making it more accessible.

Expanding the Kings Park/NRSP museum beyond a discreet physical space and incorporating it into other venues and locations throughout the park would likely enhance the viability and success of a new museum facility. Additionally, like Eastern State Penitentiary, a KPPC

### Consumer Demographics and Museum Spending and Visitation: 60-Minute Drive Time Area

	2021	2026
Population	3,436,806	3,424,912
Households	1,153,463	1,149,824
Families	849,605	843,856
Median Age	42.1	42.9
Median Household Income	\$105,446	\$115,793
Average Annual Spending on Tickets to Parks or Museums	\$50.00	
Total Annual Household Spending on Tickets to Parks or Museums	\$57,673,782	
Tickets to Parks or Museums Spending Potential Index	147	
Households that Went to a Museum in Last 12 Months	568,881	
Went to Museum	139	
Market Potential Index	139	
Went to Art Gallery	141	
Market Potential Index	141	
Bought History Book	119	
Market Potential Index	119	

Note: The Spending Potential Index represents the amount spent for a product or service relative to a national average of 100. The Market Potential Index measures the relative likelihood of the households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: Esri Business Analyst

museum could offer tours of restored or stabilized portions of Building 93 and establish artist residencies to explore the history of and current issues around mental health treatment and perceptions. There could



also be opportunities to offer an art therapy program and feature participants' work in the museum and to tie in with an equine therapy facility or program in the park (if established).

### Area Visitors/Tourists

Cultural institutions tend to benefit from clustering. Visitors to existing local museums and similar institutions would likely be a primary market segment for a new facility. There are four museums within a 15-minute drive of the park: the Smithtown Historical Society, the Straus Historical Society, the Long Island History Lab & Museum, and the Northport Historical Society.

One issue that arose in discussions was that a museum should not rely solely on ticket sales for funding, but should identify other reliable revenue sources. These could include venue rentals for private events, but would also likely require identifying foundations and other major donors. New York State Parks, Recreation and Historic Preservation cannot provide ongoing funding but might be able to supply some initial assistance.

## Museum Supply and Demand

An analysis was conducted to identify whether a gap exists in museum and related categories. This involved using data from Emsi to compare household spending (demand) on museums and historical sites with sales (supply) by museums and historical sites. When demand exceeds supply, there is a gap where demand is not being met, or households are leaving the area to satisfy some of their demand for museums and historical sites. This is not unusual for these sectors given that individual museums and historical sites are not substitutes for each other the way, say, pizza and hamburger restaurants are.

However, the analysis does provide a general indication of the amount of demand available to support an additional museum

The analysis was conducted using zip code-level data aggregated to a 60-minute drive time area. As shown below, there is significant excess demand in the area. Museums show a gap of \$96.9 million and historical sites have a gap of \$9.9 million. While a gap analysis is only one indicator of museum feasibility, the data indicates that demand for these types of venues is generally far out-stripping what is currently available.

### Museum Gap Analysis (2021)

NAICS	Category	Total Demand	Total Sales	Gap (Demand-Sales)
712110	Museums	\$164,952,962	\$68,020,361	\$96,932,601
712120	Historical Sites	\$16,056,257	\$6,182,736	\$9,873,520
<b>Total</b>		<b>\$181,009,218</b>	<b>\$74,203,097</b>	<b>\$106,806,121</b>

Source: Emsi

## Similar Repurposed Sites

We examined similar historic sites with interesting histories that have been repurposed into successful new destinations: the former Snug Harbor retirement home for sailors on Staten Island, Ellis Island, and the Eastern State Penitentiary in Philadelphia.

### Snug Harbor Cultural Center & Botanical Garden

Initially a retirement home for sailors, Snug Harbor grew to include a dairy, bakery, workshops, power plant, chapel, sanatorium, hospital, concert hall, dormitories, recreation areas, gardens, and cemetery. The site featured buildings in a variety of architectural styles. However, by the mid-20<sup>th</sup> century the resident population had declined, and the buildings were deteriorating, with several demolished in the 1950s.

The City of New York purchased the site in the early 1970s, and in 1975 the nonprofit Snug Harbor Cultural Center was formed to operate the buildings and the Staten Island Botanical Gardens managed the gardens. The two organizations merged in 2008.

Snug Harbor now hosts performing arts events, 14 botanical gardens and a farm, three museums, a contemporary art center, an artist residency program, a music conservatory, a school of fine and applied arts, and a Montessori school. It offers a wide array of cultural and educational events, venue rental for private events, and a farm market and CSA program.

- Annual Visitation: 500,000
- 2019 Revenue: \$5.1 million
- 2019 Expenses: \$5.1 million
- 2019 Net Assets: \$2.2 million

## Ellis Island

Ellis Island and Liberty Island together make up the Statue of Liberty National Monument. Ellis Island is home to the National Museum of Immigration and the Family History Center. The Statue of Liberty Museum and the statue herself are on Liberty Island. The Statue of Liberty Ellis Island Foundation maintains and operates both museums and the Family History Center and is completely privately funded. It works with the National Park Service to preserve the Statue of Liberty and Ellis Island by identifying needs and raising funds.

Besides the National Museum of Immigration, Ellis Island also features several historic buildings, including a hospital, staff residences, and a mortuary. Save Ellis Island, Inc., a nonprofit partner with the National Park Service, raises funds to restore and reuse the 29 buildings. To date it has restored the corridors connecting the north and south sides of the island, the Ferry Building, and the Hospital Laundry Building.

The organization also offers “hard hat” tours of portions of the unrestored hospital complex and educational programs in preservation, immigration history, art, literature, and science. There is a current exhibition of works by street artist JR, featuring photographs from the history of Ellis Island. In 2015 Statue Cruises, the National Park Service concessionaire for ferry transportation serving Ellis and Liberty islands, temporarily located its corporate offices in a portion of the hospital complex, investing \$120,000 in restoration.

- Annual Visitation: 4.2 million (Statue of Liberty National Monument, 2019)
- 2019 Revenue:
  - Statue of Liberty Ellis Island Foundation: \$20.6 million
  - Save Ellis Island, Inc.: \$1.4 million
- 2019 Expenses:
  - Statue of Liberty Ellis Island Foundation: \$21.0 million
  - Save Ellis Island, Inc.: \$1.5 million
- 2019 Net Assets:
  - Statue of Liberty Ellis Island Foundation: \$53.8 million
  - Save Ellis Island, Inc.: \$1.2 million

## Eastern State Penitentiary Historic Site

Eastern State Penitentiary in Philadelphia housed notorious inmates such as mobster Al Capone and bank robber “Slick Willie” Sutton. Eastern State Penitentiary Historic Site, Inc., a 501(c)(3), maintains and operates the stabilized ruins of the prison, offering daytime and evening tours, exhibits, rotating artist installations, and an evening beer garden during the summer. The museum’s Hands-On History tours are 5- to 20-minute tours during which an Eastern State educator leads an activity, explores a special topic, or shares a portion of the site not otherwise open to the public. The Preservation Trades Center at Eastern State teaches skills to Philadelphians typically

underrepresented in the building trades and connects them with careers in the construction industry. It currently offers a four-week masonry restoration training academy.

- Annual Visitation: 310,840 (2019, daytime tours)
- 2019 Revenue: \$6.7 million
- 2019 Expenses: \$6.8 million
- 2019 Net Assets: \$20.5 million

## Museum Feasibility Conclusions

### Regional unmet demand for museums

Given their different topical focuses, museums do not necessarily compete directly for visitors, and individuals may be willing to travel great distances to visit specific museums. However, the analysis indicates there is significant unmet demand in a one-hour drive time market area, with demand for visiting museums exceeding the existing supply of museums by approximately \$97 million and for historical sites by roughly \$10 million.

### Local concentrations of institutions support the feasibility of a new facility

Visitors to existing local museums and similar institutions would likely be a primary market segment for a new facility. Existing area institutions include the Long Island Museum/Carriage Museum, the Vanderbilt Museum and Planetarium, the Whaling Museum & Education Center of Cold Spring Harbor, and others.

### Households in the trade area show an above-average appreciation for museums

Average annual spending on tickets to parks and museums by households within an hour of the park is 47% higher than the national average, with total spending of over \$57 million. Households are also about 40% more likely to visit museums and art galleries than the national average.

### Similar sites have proven success with museum adaptation

Several similar historic venues were identified that have been successful in drawing visitors and being financially sustainable over the long-term, including other historic sites focused on challenging historical topics. This proven success indicates potential for NRSP to attract visitors interested in the site's psychiatric history.

### Key success factors + competitive positioning factors

It is expected that a co-located Kings Park Heritage Museum and NRSP/psychiatric history museum would have enhanced economic opportunity through synergistic relationships, including shared visitors and revenue rather than competing for visitors. This would offer potential for shared flexible event, exhibition, and other spaces. The research indicates that archival space is also in demand and would accommodate existing storage and historical research needs.

Potential "value-add" facilities would include restored historic buildings or spaces, such as rooms and a floor of the former psychiatric hospital, which would provide a unique visitor experience and offer additional programming opportunities. It is anticipated that creative and robust programming will be a critical success factor for a museum facility at NRSP.

# 4. Food + Beverage

## Overview

This section explores whether there is an opportunity for new food and beverage options within the park. The market feasibility research focuses specifically on the opportunity for new concession options and/or restaurant(s) within the park. To understand the potential opportunity, existing visitors and levels of visitation to the park were examined along with restaurant supply and demand dynamics in the local community.

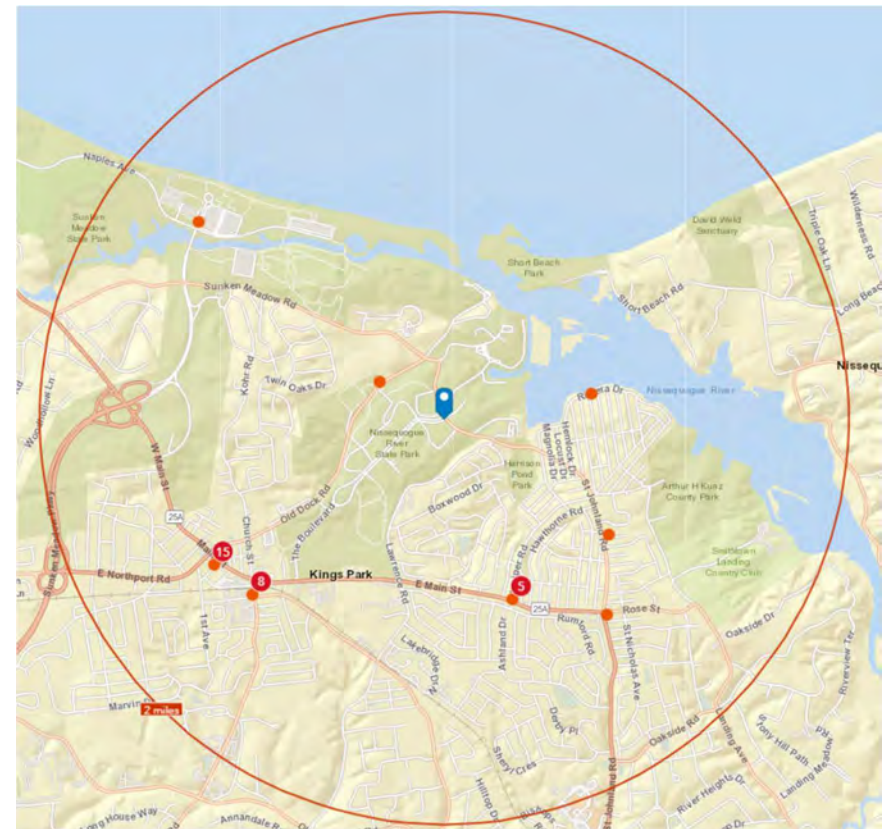
The demand for food and beverage options at NRSP was assessed with consideration to the following key market segments:

- Existing Park Visitors
- Local and Regional Households
- Area Visitors/Tourists
- Potential Future Park Visitors

## Current Food & Beverage Options

While there are no food concessions in NRSP, there are a number of local restaurants in the immediate vicinity. A total of 33 restaurants or bars are established within an approximately one-mile radius of NRSP with the majority falling in the Main Street area of Kings Park. The closest restaurant is D S Shanahan's on Old Dock Road with bar and grill offerings. The majority of restaurants are full-service restaurants with only three limited-service (i.e., take out) restaurants identified within one mile of NRSP.

**Map: Local Restaurants (1-Mile Radius)**



Source: Esri Business Analyst



# Demand

## Existing Park Visitors

Existing visitors to the State Park are a primary source of demand for new food and beverage options. Park attendance has increased dramatically from 2017 to 2020 from approximately 141,000 to 327,000. In 2020, the most recent year for which data is available, vehicle use attendance represented 53% of total visitation.

Concentrations of activity within the state park are important for understanding concession and restaurant potential. Typically, in-park establishments rely on an existing base of park users to support business operations; however, “destination” type establishments can serve as the draw in some cases.

Generally, activity is currently dispersed throughout the park with no major dense concentrations of park users. However, relatively higher levels of activity are found at the following:

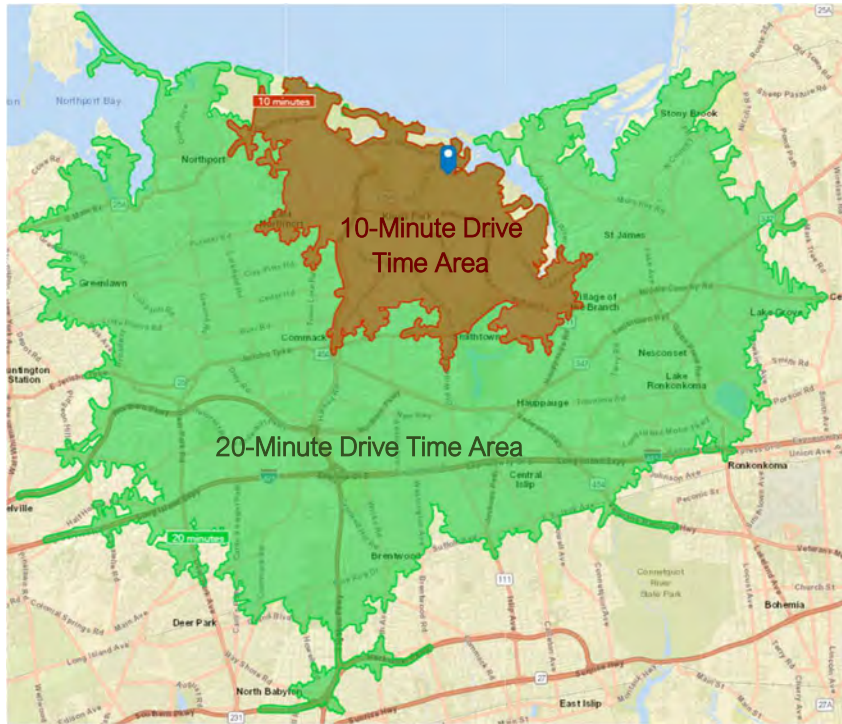
- Soccer Field
- Marina/Waterfront
- Visitor Center

Of note, there were nearly 4,700 people that rented canoes and kayaks at NRSP in 2021 (April-October). The strong existing and growing visitor base to NRSP represents a primary market opportunity for new food and beverage option in the park.

**NRSP Attendance (2017-2021)**



## 10- and 20-Minute Drive Time Radius from NRSP



### Area Resident Demand: Spending Potential

The households within a 10-minute and 20-minute drive-time radius of NRSP were also examined to understand whether consumer traits are supportive of new food and beverage options within NRSP. These “trade areas” represent reasonable drive times for locally serving options and destination options, respectively.

Approximately 45,000 people live within a 10-minute drive-time of NRSP while nearly 317,000 live within a 20-minute drive. The median household income is higher in the more local 10-minute area,

### Consumer Demographics and Food and Beverage Spending

	10-Minute Drive Time		20-Minute Drive Time	
	2021	2026	2021	2026
Population	44,934	44,437	316,816	312,498
Households	15,540	15,363	101,755	100,338
Families	11,855	11,690	79,180	77,871
Median Age	46.4	46.6	42.7	43.4
Median Household Income	\$137,715	\$153,464	\$123,204	\$137,663
Spending on Food Away From Home	\$6,556		\$6,177	
Total Annual Household Spending on Food Away from Home	\$101,882,556		\$628,539,666	
Food Away From Home Spending Potential Index	173		163	

Source: Esri Business Analyst

suggesting a greater concentration of discretionary income for local households. The average household within the 10-minute radius is \$6,556 which translates into nearly \$102 million in annual spending by these households on food away from home. Within the 20-minute radius, the average household spending on food away from home is approximately \$6,200, which translates into nearly \$629 million in annual spending.

The spending potential index (SPI) for food away from home measures how spending compares to U.S. households overall indicates very high restaurant potential with a SPI of 173 in the 10-minute area (73% greater spending on food away from home than typical U.S. households).

## Area Resident Demand: Restaurant Visitation

The households within a 10-minute and 20-minute drive-time radius of NRSP were also examined to identify consumer patterns with respect to visitation to various types of restaurants. Using Esri Business Analyst, which models the number of households engaging in specific restaurant visitation patterns, the number of typical households and “Market Potential Index” or “MPI” was identified for several key consumer behaviors.

An MPI measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

As shown in the table below, the greatest number of households in both drive-time areas went to a family restaurant/steak house, followed by a take-out/drive-thru fast-food restaurant. When the MPI is examined, fine dining has very high potential with households in each area visiting fine dining restaurants much more frequently than in the U.S. overall. For example, an MPI of 186 for visiting a fine dining restaurant 3+ times in the past month indicates that 86% more households engage in this activity than if households matched the U.S. overall.

The results suggest strong restaurant market potential for both family-friendly restaurant options and upscale dining opportunities in the general NRSP market area.

## Restaurant Market Potential: Consumer Behavior

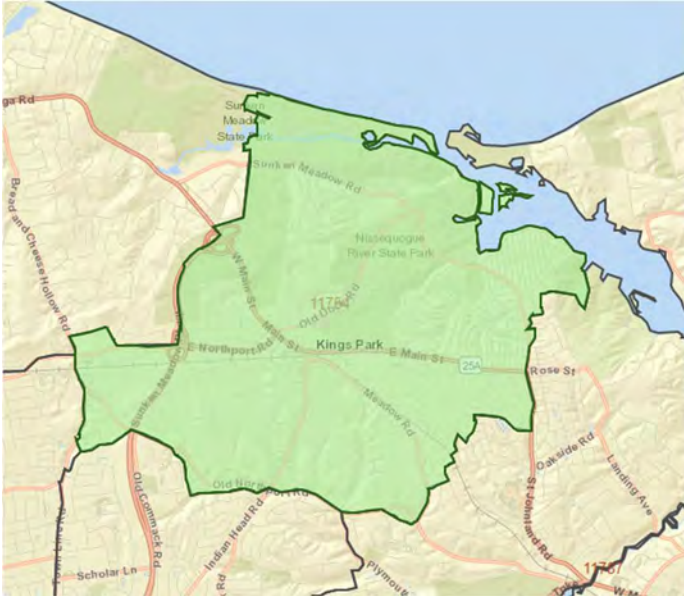
	10-Minute Drive-time Radius			20-minute Drive-time Radius		
	Households	Percent	MPI	Households	Percent	MPI
Went to family restaurant/steak house in last 6 months	19,368	74.9	103	144,025	74.5	103
Went to family restaurant/steak house 4+ times/month last 30 days	6,260	24.2	98	46,714	24.2	98
Went to fast food/drive-in restaurant 9+ times/month	8,977	34.7	91	67,343	34.8	91
Went to fast food restaurant in the last 6 months: eat in	8,446	32.7	101	62,559	32.3	100
Went to fast food restaurant in the last 6 months: take-out/drive-thru	11,862	45.9	96	86,899	44.9	94
Went to fast food restaurant in the last 6 months: take-out/walk-in	6,029	23.3	114	44,894	23.2	113
Went to fine dining restaurant last month	3,987	15.4	161	27,612	14.3	149
Went to fine dining restaurant 3+ times last month	1,212	4.7	186	8,226	4.3	168

**Source:** Esri Business Analyst

# Food & Beverage Supply and Demand

An analysis was conducted to identify whether a local or regional gap exists in any food and beverage categories. Data from Emsi was analyzed, which includes spending in various food and beverage categories by households and compares this spending to sales at food and beverage businesses. Where demand (household spending) is greater than supply (sales at businesses), it indicates there is a gap where demand is not being met, or households are leaving the area to meet some of their food and beverage needs.

The analysis was conducted at the zip code level (11754) due to data availability. As shown below, there are several food and beverage categories with existing gaps in the local area. This includes full-service restaurants with a gap of approximately \$1.2 million and limited-service restaurants with a gap of approximately \$10.7 million.



Zip Code 11754

### Food and Beverage Gap Analysis: Zip Code 11754 (2021)

NAICS	Food and Beverage Category	Purchases by Area Residents Within Area	Purchases by area residents outside of area (leakage)	Total Demand	Total Sales	Gap (Demand - Sales)
722310	Food Service Contractors	\$0	\$1,515,518	<b>\$1,515,518</b>	<b>\$0</b>	<b>\$1,515,518</b>
722320	Caterers	\$0	\$462,398	<b>\$462,398</b>	<b>\$0</b>	<b>\$462,398</b>
722330	Mobile Food Services	\$0	\$170,846	<b>\$170,846</b>	<b>\$0</b>	<b>\$170,846</b>
722410	Drinking Places (Alcoholic Beverages)	\$483,570	\$167,073	<b>\$650,643</b>	<b>\$2,457,643</b>	<b>(\$1,807,001)</b>
722511	Full-Service Restaurants	\$1,294,280	\$19,377,653	<b>\$20,671,933</b>	<b>\$19,397,836</b>	<b>\$1,274,097</b>
722513	Limited-Service Restaurants	\$6,293,154	\$20,415,135	<b>\$26,708,288</b>	<b>\$16,033,446</b>	<b>\$10,674,842</b>
722514	Cafeterias, Grill Buffets, and Buffets	\$0	\$80,971	<b>\$80,971</b>	<b>\$0</b>	<b>\$80,971</b>
722515	Snack and Nonalcoholic Beverage Bars	\$0	\$1,420,863	<b>\$1,420,863</b>	<b>\$0</b>	<b>\$1,420,863</b>

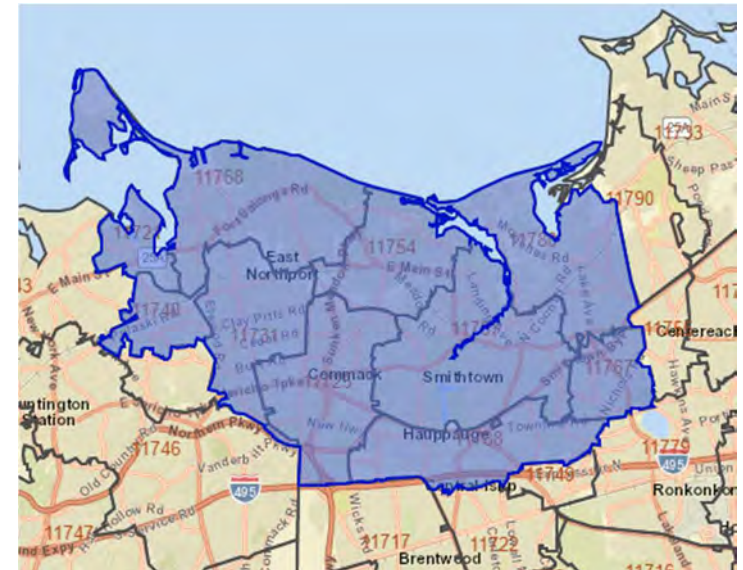
Source: Emsi



A similar food and beverage gap analysis was conducted at the regional level. Zip codes were selected that best aligned with a 20-minute drive time distance from NRSP. At the regional level, fewer food and beverage gaps were identified. The most significant of these was Drinking Places (Alcoholic Beverages) with a gap of approximately \$3.7 million.

While Full-Service and Limited-Service Restaurants did not have a gap, the significant sales “surplus” for those categories suggest that they are a regional strength and attracting consumers from outside of the 10 zip-code area. These may include tourists or other households outside of the area.

Overall, restaurants represent a substantial \$700+ million industry within a reasonable 20-minute drive time from NRSP. This regional strength, coupled with a local restaurant gap suggests there is a strong market opportunity for new restaurant development.



10 Zip-Code “best fit” area with 20-minute drive time radius.

### Food and Beverage Gap Analysis: 10 Zip-Code Destination Restaurant Draw Area (2021)

NAICS	Food and Beverage Category	Purchases by Area Residents Within Area	Purchases by area residents outside of area (leakage)	Total Demand	Total Sales	Gap (Demand - Sales)
722310	Food Service Contractors	\$21,125,845	\$2,616,823	\$23,742,668	\$52,691,123	(\$28,948,456)
722320	Caterers	\$5,322,068	\$1,902,792	\$7,224,861	\$25,983,240	(\$18,758,380)
722330	Mobile Food Services	\$414,072	\$2,235,579	\$2,649,651	\$2,014,641	\$635,010
722410	Drinking Places (Alcoholic Beverages)	\$3,685,878	\$6,463,942	\$10,149,821	\$6,494,187	\$3,655,633
722511	Full-Service Restaurants	\$127,708,085	\$141,413,903	\$269,121,987	\$347,294,513	(\$78,172,526)
722513	Limited-Service Restaurants	\$287,965,036	\$28,326,892	\$316,291,928	\$355,321,441	(\$39,029,513)
722514	Cafeterias, Grill Buffets, and Buffets	\$60,390	\$1,178,837	\$1,239,227	\$468,494	\$770,732
722515	Snack and Nonalcoholic Beverage Bars	\$20,781,723	\$1,471,854	\$22,253,578	\$88,525,391	(\$66,271,813)

Source: Emsi

## Food + Beverage Conclusions

The feasibility of food and beverage options within NRSP is strongly correlated with levels of visitation and activity within the park. Overall, the analysis suggests that there is existing potential based on current conditions; however, with additional food and beverage potential depending on the implementation of the Master Plan and corresponding increases in activity and visitation to NRSP. Specific food and beverage opportunities are discussed below.

### Full-Service Restaurant

There is an immediate market opportunity for a full-service restaurant at NRSP. The market research found that there is local unmet demand, and restaurants are a substantial regional strength. Consumer characteristics are also favorable for restaurant development. Due to the lack of visibility within the park, a restaurant would likely need to serve as a destination, offering a unique experience or amenities. A waterfront location in close proximity to the marina appears to be the most viable potential restaurant location based on current conditions with waterfront dining presenting a strong destination appeal and immediate access to both marina users and canoe/kayak renters.

For optimal market positioning, a restaurant should offer a family-friendly environment and casual dining opportunities (for boaters and outdoor recreationists in the park) as well as more upscale formal dining opportunities to attract regional households. The popularity of brewpubs/microbreweries is a continuing statewide and national trend and would likely be a successful model.

### Limited-Service Restaurant/Cafe

There appears to be limited market potential for this type of establishment under current conditions with activity fairly dispersed throughout the park (a limited-service restaurant does not have waitstaff). However, a limited-service food and beverage option would likely be feasible *in-lieu* of the previously discussed full-service option. That is, both options could not both be supported under current conditions.

A limited café or coffee shop would likely be successful with the implementation of elements of the Master Plan, which would be expected to generate increased levels of visitation. A location close to an activity node or corridor would likely be needed for an operation to be successful. A year-round establishment may not be feasible depending on levels of visitation. However, a location near a year-round venue such as a museum, event venue, or lodging establishment may mitigate this challenge and allow for extended operation periods or year-round operation.

### Concession/Snack Stand

A traditional concession/snack stand doesn't appear to be a viable private business/investor/developer opportunity; however, there are models that would likely work, likely requiring public funding assistance or other fundraising efforts. Any such food concession facilities would need to be located away from proposed restaurants to avoid "cannibalizing" sales from those businesses. Proximity to activity areas, such as soccer games or a potential equestrian facility would be necessary. A concession stand would be expected to operate seasonally and potentially intermittently as events and activities occur in the park. Alternatively, or as an initial phase, food truck options may meet this need and demonstrate the presence of a market (or lack thereof).

# 5. Year-Round Market

## Overview

A year-round market was evaluated for its feasibility in NRSP. A year-round market or “public market” can take several forms, including open-air markets, covered markets, permanent market halls, and others. The year-round market analysis focused on food and beverage products as well as other locally produced goods.

## Existing Markets

The Kings Park Farmer’s Market had been held in the municipal commuter lot east of the library – a location that was identified as a challenge in the Kings Park Downtown Market Analysis and Action Plan prepared in 2018. The market is no longer active in the downtown area, leaving a local gap in the area that a new market in the NRSP would fill.

A number of other farmers markets were identified in Suffolk County to assess potential competition for a new NRSP market<sup>1</sup>, including the following:

### **American Venice Open Air Market**

Town of Babylon

Open: April 9 - June 18, Sept. 10 - Oct. 29, 2022

Saturdays from 9 a.m. to 2 p.m.

What's available: Fresh produce, handcrafted items, clothing

### **Babylon Village Farmers Market**

Babylon

Open: June-Nov. 2022

Sundays from 8 a.m. to 12:30 p.m.

What's available: Fresh fruits, vegetables, fresh artisanal breads, pickles, kombucha drinks and flowers.

### **East End Food Market**

Riverhead

Open: April-Oct. 28, 2022

Wednesdays and Fridays from 4 p.m. to 7 p.m.

What's available: Local farm food, wine, and craft vendors as well as music and activities in partnership with other local nonprofit organizations.

### **East Hampton Farmers Market**

Herrick Park

Open: Sunday market - April 3-Nov. 27. Friday market - May 13-Nov. 27, 2022

Sundays from 10 a.m. to 2 p.m.

Fridays from 9 a.m. to 1 p.m.

What's available: Fruits, vegetables, bread, pies, pastries, honey, pickles, organic mushrooms, flowers, preserves, coffee, soap, dog treats and ciders.

### **Garden Farmers in Patchogue**

Fantastic Gardens of Long Island

Open: Year-round

Saturdays from 10 a.m. to 3 p.m. and Sundays from 11 a.m. to 3 p.m.

What's available: Fresh, seasonal, locally sourced artisanal foods and unique crafts by local small businesses.

### **Good Ground Farmers Market**

Hampton Bays Plaza (Macy’s Parking Lot)

Open: May 5-Sept. 15, 2022

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<sup>1</sup> Source: News 12 Long Island. “Guide: Long Island Farmers Markets.” May 31, 2022.

Thursdays from 3 p.m. to 7 p.m.

What's available: Locally grown produce, fresh seafood, baked goods, wine, cheese, herbs, jam, bread, eggs, nonprofit organizations, and live entertainment.

#### **Heartbeat Farms**

Thursdays from 10:30 a.m. to 2 p.m.

What's available: Fresh fruits, vegetables, flowers, and other local products.

#### **Huntington Village Farmers Market**

Huntington

Open: June 5-Nov. 20

Sundays from 7:30 a.m. to 12 p.m.

What's available: Fresh fruits, vegetables, flowers, and other local products.

#### **Montauk Farmers Market On the Green**

Montauk

Open: June 9-Sept. 8, 2022

Thursdays from 9 a.m. to 2 p.m.

What's available: Fruits, vegetables, and other local products.

#### **Northport Farmers Market**

Northport

Open: June 4-Nov. 19, 2022

Saturdays from 8 a.m. to 12:30 p.m.

What's available: Fruits, vegetables, coffee, baked breads, wontons, oils, ravioli, pickles, empanadas, preserves, cheese, and skincare products.

#### **Patchogue Farmers Market**

Patchogue

Open: April 2022

Sundays from 9 a.m. to 2 p.m.

What's available: Fruits, vegetables, breads, pickles, corn, baked goods, microgreens, hummus, coffee, plants, flowers, jam, and jelly.

#### **Port Jefferson Farmers Market**

Jeanne Garant Harborfront Park

Open: May 1-Nov. 13, 2022

Sundays from 9 a.m. to 2 p.m.

What's available: Fruits, vegetables, pickles, honey, tea, coffee, jerky, pastries, lemonade, and dog treats.

#### **Sayville Farmers Market**

Islip Grange

Open: May-Nov. 2022

Saturdays from 9 a.m. to 2 p.m.

What's available: Fruits, vegetables, chicken burgers, honey, granola, nut butters and pickles.

#### **St. James Farmers Market**

Open: June 4-Oct. 2022

Saturdays from 9 a.m. to 1 p.m.

#### **Three Village Mobile Pick-Me-Up and Outdoor Markets**

Setau

Open: June 3, 2022

Outdoor Market - Fridays from 3 p.m. to 7 p.m.

#### **Village Green in Westhampton Beach**

Open: May 7, 2022

Saturdays from 9 a.m. to 1 p.m.

What's available: Fruits, vegetables, eggs, seafood, honey, mushrooms, local wine, ravioli, pickles, sauces, and soups.

### **Winter Markets**

The market research identified four (4) existing Winter Markets on Long Island, including:

- Huntington Winter Farmers Market, Huntington, NY
- Crossroads Farm Farmers Market, Malverne, NY
- The Garden Farmers Market of Patchogue, Patchogue, NY
- Port Jefferson Winter Farmers Market, Port Jefferson, NY



The review of existing markets suggests that there is not an active farmer’s market in the immediate vicinity of NRSP suggesting a gap likely exists for the local population. Furthermore, the popularity of markets throughout Long Island indicates a favorable market outlook for an additional marketplace that serves the local gap (with regional draw potential as well). Few year-round markets exist, suggesting low competition for a year-round/winter market, particularly if differentiated from other winter markets in the Long Island region.

## Vendor Potential

Suffolk County is home to a large number and variety of farmers, entrepreneurs, and small businesses that would have potential interest in being a vendor at a future market at NRSP.

### Local Farms

The county is home to 560 farms, many of which are relatively small and would be more inclined to participate in a market. Approximately 74% are under 50 acres and 62% of the county’s farmers have sales under \$100,000. According to the U.S. Census of Agriculture, approximately 24% of farm operations report selling directly to consumers. The strong agricultural base in the county and concentration of small farm operations suggest a large demand pool of potential farm vendors for a marketplace.

### Overview of Suffolk County Farms

Number of Farms	560
Average Size of Farm (Acres)	54
Farms Under 50 Acres	415 (74%)
Farms with Sales Under \$100,000	349 (62%)
Percent of Farms that sell directly to consumers	24%
<b>Top Crops (acres)</b>	
Vegetables	6,153
Nursery stock crops	3,452
sod harvested	3,439
Grapes	1,815
Potatoes	1,745

Source: USDA Census of Agriculture (2017)

### Value Add/Specialty Foods and Artists

There are also a number of small businesses and entrepreneurs outside of agriculture that would serve as another source of demand for space from vendors. As shown in the following table, there are over 440 individual businesses with products that align well with a marketplace in NRSP. Many of these businesses are highly concentrated in the county, indicating that there is strong economic potential and demand for these types of specialty products. The data also indicates that there are over 1,350 independent artists, writers, and performers in the county for which a new market at NRSP would provide a potential retail outlet to sell artwork directly to consumers.

### Specialty Food Stores & Artists in Suffolk County

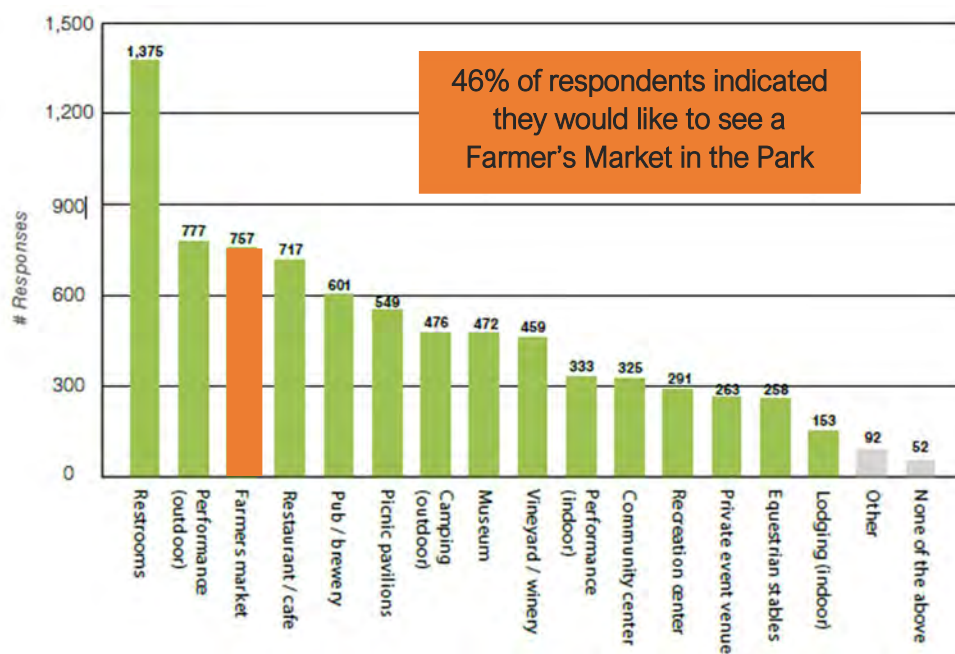
Type of Store	Number of Jobs	Number of Stores	Concentration Relative to U.S.
Meat Markets	336	54	1.3x
Fish and Seafood Markets	363	40	5.6x
Fruit and Vegetable Markets	470	32	3.2x
Other Specialty Food Stores	585	99	1.4x
Wineries	545	33	1.9x
Retail Bakeries	693	58	2.0x
Nonchocolate Confectionery			
Manufacturing	207	5	2.2x
Independent Artists, Writers, and Performers	1,353	122	0.95x
<b>Total</b>	<b>4,552</b>	<b>443</b>	

Source: Emsi

## Demand

The survey conducted for the NRSP Master Plan found strong local interest in a Farmer's Market in the park with 767 respondents (46%) indicating they would like to see one in the park. The survey results indicate strong local consumer interest and spending potential at a year-round market.

Additionally, as previously discussed, there is significant retail spending potential within a 10- and 20-minute drive time radius from NRSP. Nearly 317,000 people live within a 20-minute drive time and the median household income of these households of approximately \$153,000 indicates that many have discretionary income available to



Source: NRSP Master Plan Survey

spend on locally produced farm products, arts, specialty foods, and other similar items likely to be found in a market at NRSP.

## Retail Gap Analysis

A retail gap analysis was conducted for the local market area (zip code 11754) to determine if a new marketplace would meet any current locally unmet needs. As shown on the following page, there are a number of retail categories for which a new marketplace would meet an unmet need (gap). The categories with the greatest gaps include:

- Breweries (\$3.1 million)
- Wineries (\$1.2 million)
- Retail Bakeries (\$604,000)
- Florists (\$406,000)
- Meat Markets (\$355,000)

The data suggests that the current mix of businesses in the local area generally do not provide the types of products likely to be found at a market at NRSP and that a market would fill an existing gap rather than compete with local businesses.

For the categories examined in the gap analysis with a retail gap, the total gap is approximately \$6.9 million. If a market captured only 5% of that gap, a reasonable if not conservative expectation, it would equal approximately \$346,000. Sources have indicated that annual average sales at farmers markets for individual vendors can reach nearly \$20,000, which would suggest that this sales capture could support approximately 17 vendors. This does not consider a broader regional draw potential and other product categories not considered in the analysis. Therefore, there appears to be strong market potential to support a year-round market at NRSP.

**Local Retail Gap Analysis (Select Categories)**

NAICS	Description	2021 Total Demand	2021 Total Sales	Retail Gap
312120	Breweries	\$3,143,006	\$0	\$3,143,006
312130	Wineries	\$1,226,033	\$0	\$1,226,033
311811	Retail Bakeries	\$603,887	\$0	\$603,887
453110	Florists	\$405,534	\$0	\$405,534
445210	Meat Markets	\$355,065	\$0	\$355,065
453920	Art Dealers	\$348,481	\$0	\$348,481
445230	Fruit and Vegetable Markets	\$268,554	\$0	\$268,554
451130	Sewing, Needlework, and Piece Goods Stores	\$190,817	\$0	\$190,817
445291	Baked Goods Stores	\$159,440	\$0	\$159,440
445292	Confectionery and Nut Stores	\$121,594	\$0	\$121,594
445220	Fish and Seafood Markets	\$88,206	\$0	\$88,206
444220	Nursery, Garden Center, and Farm Supply Stores	\$1,082,373	\$1,343,847	(\$261,474)
445310	Beer, Wine, and Liquor Stores	\$1,032,433	\$1,513,279	(\$480,846)
445299	All Other Specialty Food Stores	\$476,959	\$1,116,410	(\$639,451)

Source: Emsi



# Year-Round Market Feasibility

## Conclusions

### **Many favorable conditions for a year-round market**

It is anticipated that a year-round market would develop incrementally as popularity and visitation grows, including increased visitation as other facilities such as an event venue, were to be developed. A seasonal marketplace appears to have immediate viability to host a farmer's market that includes locally produced crafts and art as well as specialty food products. The market potential exists for a year-round market, but a current lack of year-round activity will pose a challenge as the market would have to function as a destination itself. This will likely be difficult in the near-term but as visitation grows and new programming is added to the park, the outlook for a year-round marketplace appears favorable.

### **Lack of similar markets in the area**

The previous in-town location for the former farmer's market was not ideal due to difficult accessibility. That farmer's market is no longer active and despite the popularity of farmers markets on Long Island, there is a geographic gap in the NRSP area that would be filled by a new market. There are also relatively few year-round/winters markets suggesting that a year-round market at NRSP could prove to be a unique and successful venue.

### **High concentration of small agricultural producers and specialty food products on Long Island**

Industry and agricultural data indicate a large pool of potential vendors that would potentially have interest in selling products at a market in NRSP. There are approximately 560 farms in Suffolk

County and the vast majority are small enterprises. A significant share also report selling products directly to consumers. Additionally, there is a very high concentration of specialty food businesses in the County for which a market would provide an additional retail outlet opportunity.

### **Strong local arts presence that could be vendors at a year-round market**

The research identified a local arts presence, suggesting that a marketplace would be attractive to local artists for the display and sale of works. There are over 1,350 independent artists, writers, and performers in Suffolk County. There are also several art galleries and art-related businesses in Smithtown that would benefit from having a presence at the market to reach new customers and increase the visibility of their establishment.

### **Several specialty retail gaps could be met by a market without competing with existing businesses**

Most of the retail categories associated with a potential year-round market are not found in the local community, resulting in a significant retail (sales) gap that would support a substantial number of vendors. Among these categories are retail bakeries, florists, meat markets, art dealers, fruit and vegetable markets, and others.

### **Integration with other uses enhances viability**

Proximity to activity nodes within the park, such as an event venue, museum, etc. would greatly enhance the viability of a year-round market. Increased events and other programming of the marketplace space throughout the calendar year, particularly in the "off-season", may be necessary to sustain a marketplace through the winter season.

# 6. Lodging

## Overview

In this section, the feasibility of adding lodging options to NRSP is examined. The lodging feasibility analysis examines the potential for overnight lodging for a hotel or rental cottages as well as temporary lodging that could be used to support events at NRSP. This analysis includes a competitive assessment of hotels within 10 miles of Nissequogue River State Park, assuming that the park itself will be the major draw for visitors in the region, and campgrounds within 30 minutes driving distance of NRSP.

Representatives from Discover Long Island, the primary tourism development entity for the Long Island Region, indicated that there is a substantial market gap in hotel options on the North Shore, a positive indicator for new lodging development potential. At a high level, the analysis shows that given the right partner and financing, a hotel and/or cottage/cabin-style lodging is likely to be feasible at the park due to a lack of lodging options in the immediate vicinity of the park combined with healthy demand for lodging in the region. Other “glamping” options like yurts are likely to be feasible as well given lower costs involved and proximity to a large population base. However, there are seasonal, community, and logistical challenges that may impact market feasibility if lodging is pursued.

Other former psychiatric hospitals have found success with second lives as hotels, including upstate at the former Buffalo State Asylum (now Hotel Henry), the former Western State Hospital (Blackburn Inn) in Staunton, Virginia, and the Hotel Parq Central in Albuquerque, New

Mexico. These successful models show consumer interest in similar unique lodging establishments with strong historical elements.

With over 45 million people living more than 30 minutes but within a 5-hour drive of NRSP, the market area from which to draw from for lodging is quite large. These are likely to be visitors who live far enough away that a day trip alone does not make sense for their travel purposes. The unique nature of the former Kings Park Psychiatric Facility means that a hotel on the grounds would be able to target a specific market interested in history or any other aspects of Nissequogue River State Park that make it unique, depending on how the proprietors decide to market it. The same factors would apply on a smaller scale to cottage lodging, though likely drawing a different clientele than a full-scale hotel would.

# Competitive Landscape

## Hotel and Motel Lodging



There are 25 hotels currently operating within a 10-mile radius of the park, according to data from CoStar. This amounted to an inventory of 2,843 available rooms as of May 2022. Notably, there are no hotels within a 5-mile drive of the park. In general, lodging on Long Island is more heavily concentrated toward the center and southern part of the island compared to the North Shore.

The bulk of hotels in the area are either economy or upscale hotels, but by total number of rooms upscale and upper upscale hotels account for 64% of the hotel rooms in the study area. There is a decided lack of midscale hotels within 10 miles of the park.

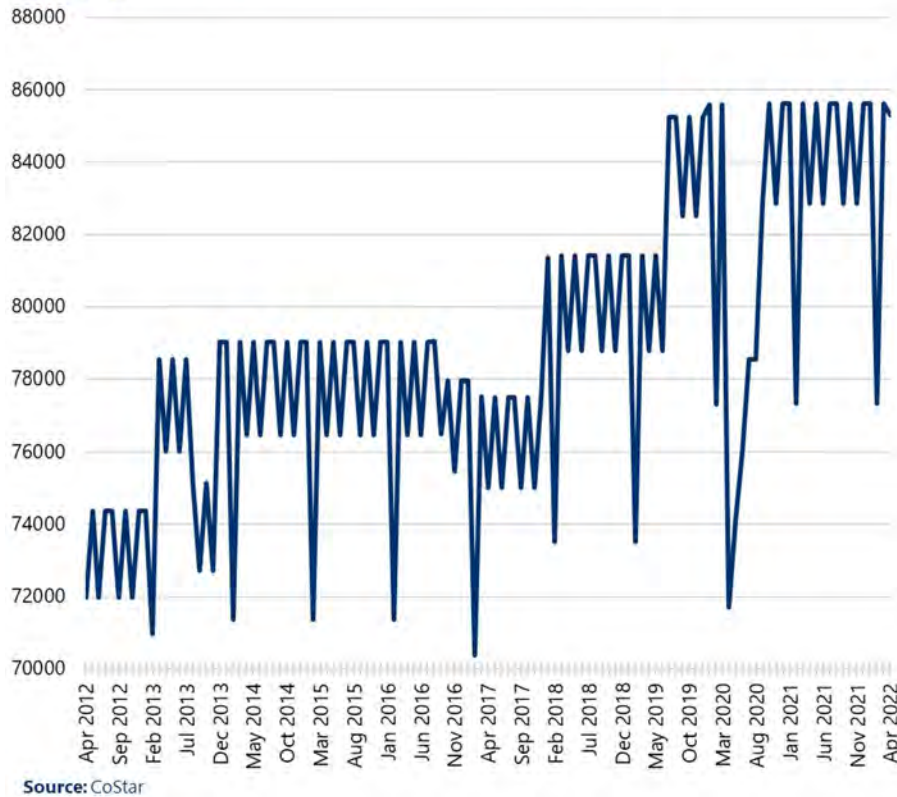
### Hotels by Classification within 10 miles of NRSP, May 2022

Hotel Class	Number of Hotels	Share of Study Area	Number of Rooms	Share of Study Area
Economy	8	32%	392	14%
Midscale	0	0%	0	0%
Upper Midscale	5	20%	620	22%
Upscale	8	32%	1138	40%
Upper Upscale	4	16%	693	24%
<b>Total</b>	<b>25</b>	<b>100%</b>	<b>2843</b>	<b>100%</b>

Source: CoStar

Though there have been seasonal fluctuations in the number of total rooms, the number of hotel rooms in the area has increased over the past decade. Currently, CoStar data shows one 24-room economy-class hotel under construction as of May 2022. The following chart shows the total number of hotel room nights available each month within a 10-mile radius of NRSP between April 2012 and April 2022.

**Supply of Rooms Per Month within 10 miles of NRSP, April 2012- April 2022**

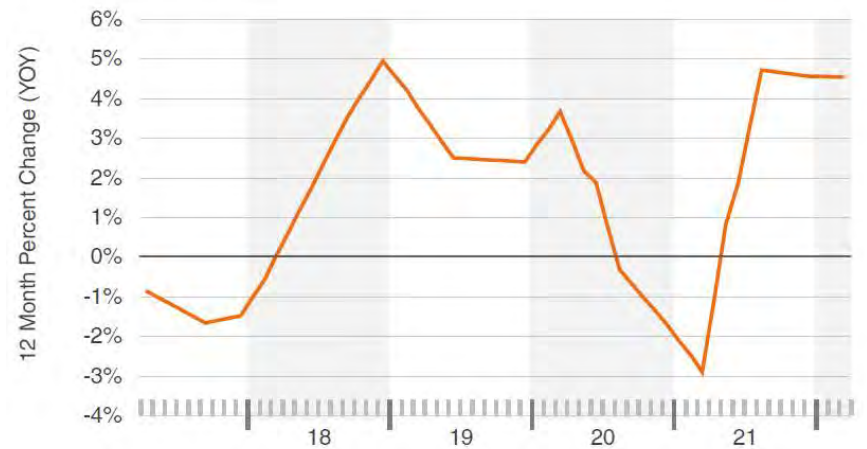


Excluding the worst months of the pandemic, there have been between 82,000 and 86,000 rooms available per month (2,700-2,850 rooms in total each day) in the study area over the past three years. As will be discussed further in the demand section, occupancy rates for these hotels have generally been healthy during the peak season (May through September) while lagging during the offseason.

The following figure shows the change in the supply of hotel rooms between January 2017 and May 2022. The supply of rooms has

grown by 13% overall during that period. Room prices as measured by ADR (average daily rate) for hotel rooms in this region are higher than they were in 2019 while occupancy rates, though not as high as they were pre-pandemic, continue to rebound and are back in ranges that would be considered healthy. RevPAR (revenue per available room) in May 2022 was 36.5% higher than it was in May 2021, and revenues continue to rebound across the industry.

**Supply Change**



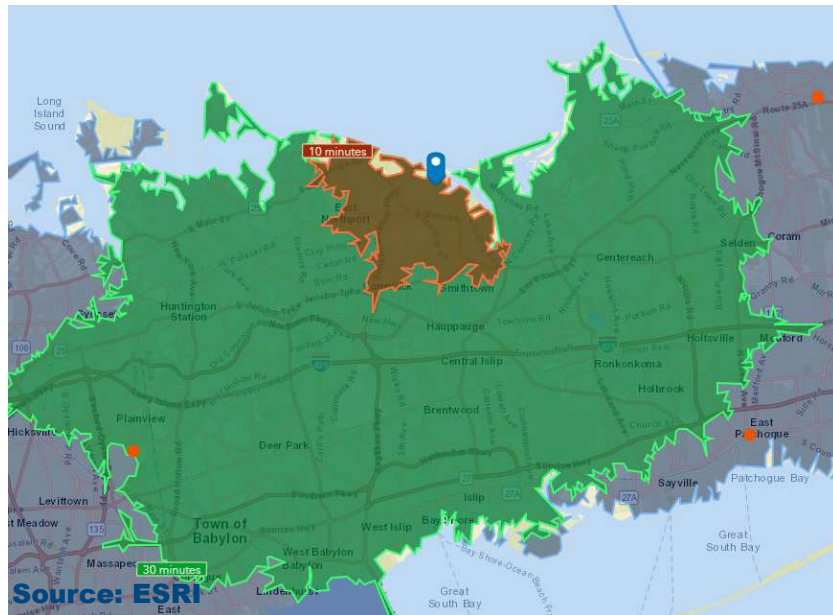
### Cottages, Cabins, and Camping

There are limited overnight camping options near Nissequogue River State Park (see the following map for a visual representation), with only one campground—Battle Row—within a 30-minute drive of the park. Even that campground, however, is geared toward RVs and tent camping, which is different from the cottage and hotel options currently under consideration by NRSP. The closest other state parks to NRSP are Sunken Meadow State Park and Caleb Smith State Park, both of which are generally day-use only sites but whose visitors would be a potential market for lodging at NRSP. Regionally, Heckscher



State Park and Wildwood State Park do offer overnight cottage rentals starting at \$175-\$225/night, although with only 15 and 10 units respectively, additional cottage lodging options at NRSP are likely to be economically feasible. Input from Discover Long Island representatives confirmed that a “glamping” like lodging experience would be unique in the market.

### 10-, 30-, and 60-Minute Drive Time Radius from NRSP



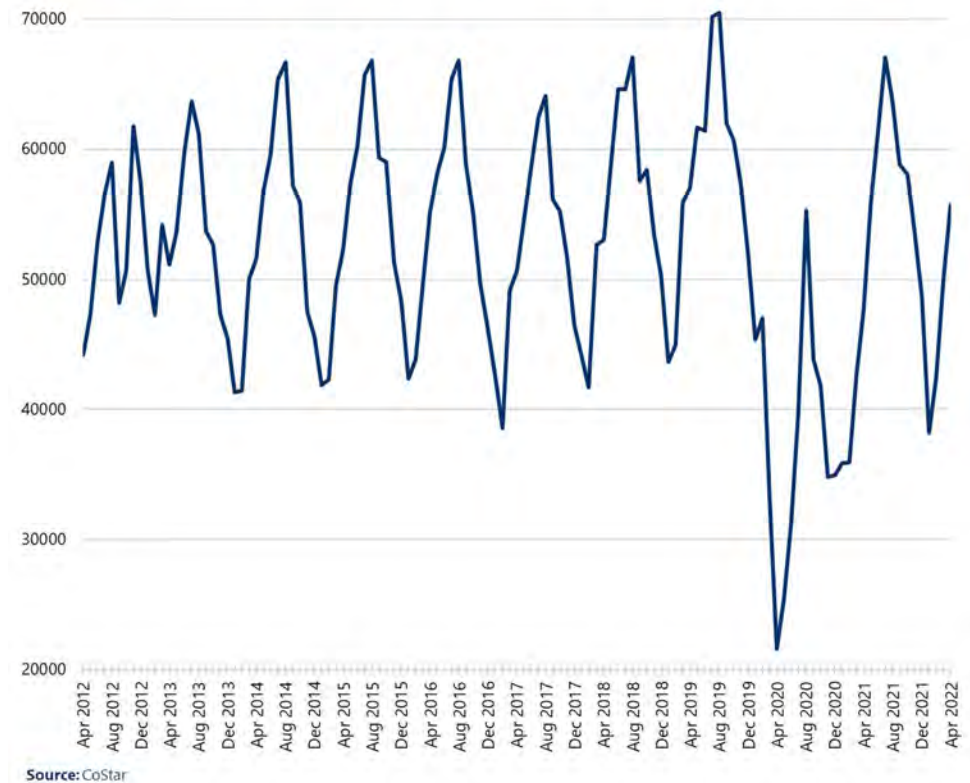
## Lodging Demand Potential

Long Island has a strong tourism industry, accounting for the second most spending by visitors to New York State after New York City. In 2019, Long Island accounted for 9% of all tourism dollars in the state. [Data from Empire State Development](#) show the \$6.3 billion tourism industry supported over 80,000 jobs. In Suffolk County alone, tourism accounted for over \$3.4 billion of direct sales and employed 42,634 people. The COVID-19 pandemic significantly impacted the tourism industry on Long Island, contracting by 40%, but travelers still spent over \$450 million on lodging in Suffolk County in 2020. As the pandemic recedes and the economy continues to recover, demand for services continues to increase, positioning Long Island to continue its status as a significant attractor of tourist dollars.

### Hotel and Motel Lodging

2021 saw 281,156 people visit NRSP, which was a decline from the 326,777 visitors that showed up in 2020 (likely due to pandemic restrictions on indoor activities) but still a significant increase from attendance numbers of 272,750 and 227,169 in 2019 and 2018. These numbers are likely to grow with the revitalization, renovation, and demolition of parts of the former Kings Park Psychiatric facility. If 5% of park visitors were interested in staying at lodging on the grounds, a potential lodging establishment could see between 13,000 and 16,000 customers (room nights) per year—though that number is likely to vary significantly between the peak and off-seasons on Long Island.

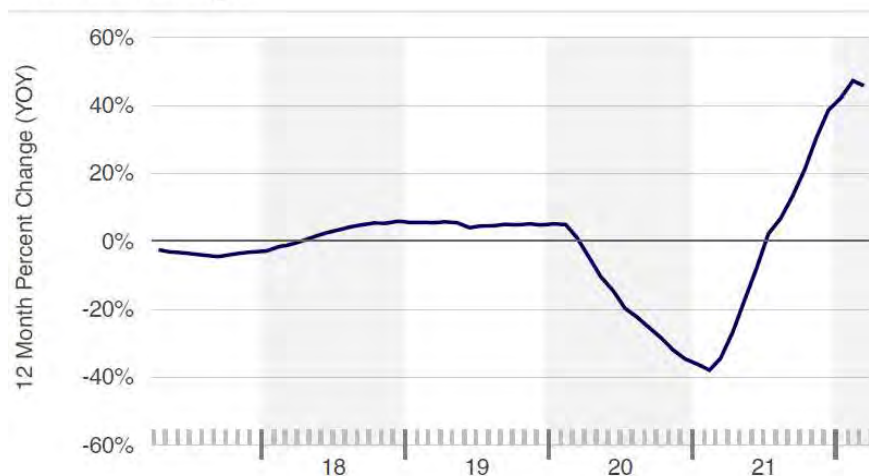
Monthly Hotel Room Demand within 10 miles of NRSP, April 2012- April 2022



The above chart shows the number of rooms rented each month within 10 miles of NRSP over the past decade. Overall, demand for hotel rooms in the study area fluctuates, with higher demand in the summer months and less demand in winter. Total demand has yet to reach pre-pandemic levels, but it has rebounded significantly from historic lows in 2020.

The following figure shows the change in demand for hotel rooms within 10 miles of Nissequogue River State Park between January 2017 and May 2022. While demand was heavily impacted by the COVID-19 pandemic, demand now appears to have recovered to pre-pandemic levels suggesting favorable conditions for new lodging.

Demand Change



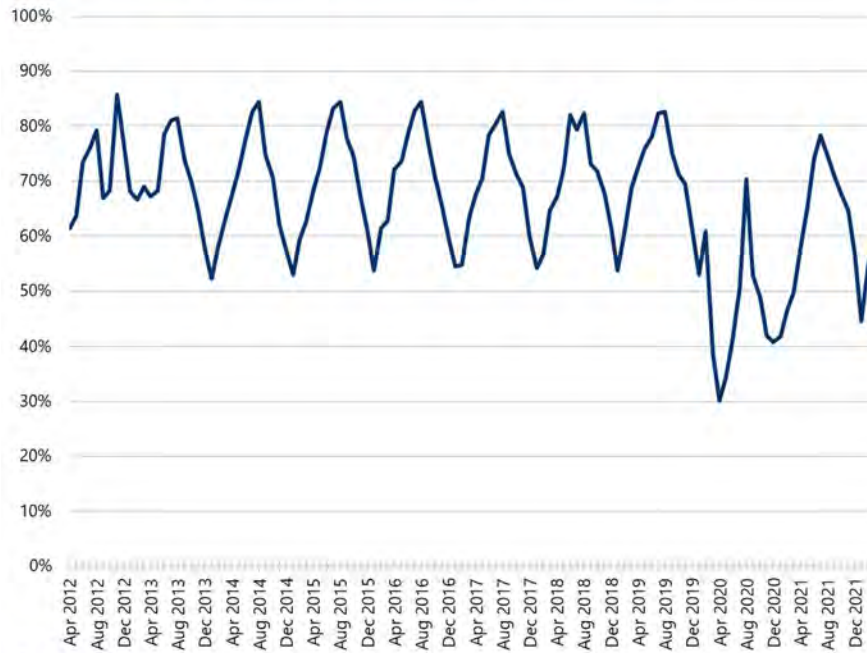
One factor to take into consideration for any potential lodging is the lack of other nearby businesses. Other hotels on Long Island benefit from business travel to help offset weekday and off-season lulls in recreational travel and lodging. Any hotel at NRSP would need to account for the fact that corporate midweek travel will be minimal despite strengths in leisure demand from residents of New York City and tourists from outside the region.

CoStar data and interviews with Discover Long Island both point towards high demand for lodging during the peak tourism season from May to October, while the offseason, particularly between January and March, could pose a challenge to viability depending on hotel size

and operational expenses. Therefore, year-round programming and events in the park may be needed to support overall market viability. Interviews also indicated that there is significant demand for independent and boutique hotel options as consumers seek out unique and novel experiences. Given the unique nature of the former Kings Park Psychiatric Facility and Nissequogue River State Park, lodging on the grounds is well positioned to appeal to consumers looking for an experience they cannot receive elsewhere.

The following graph shows the overall occupancy rate by month for all hotels within 10 miles of NRSP. It shows the seasonal variation in demand for rooms, peaking above 80% occupancy during the summer and falling to just above 50% during the off season. The COVID-19 pandemic impacted travel demand in 2020, but the 2021 data shows that occupancy rates are recovering, if not quite yet back to pre-pandemic levels as of the first quarter of 2022.

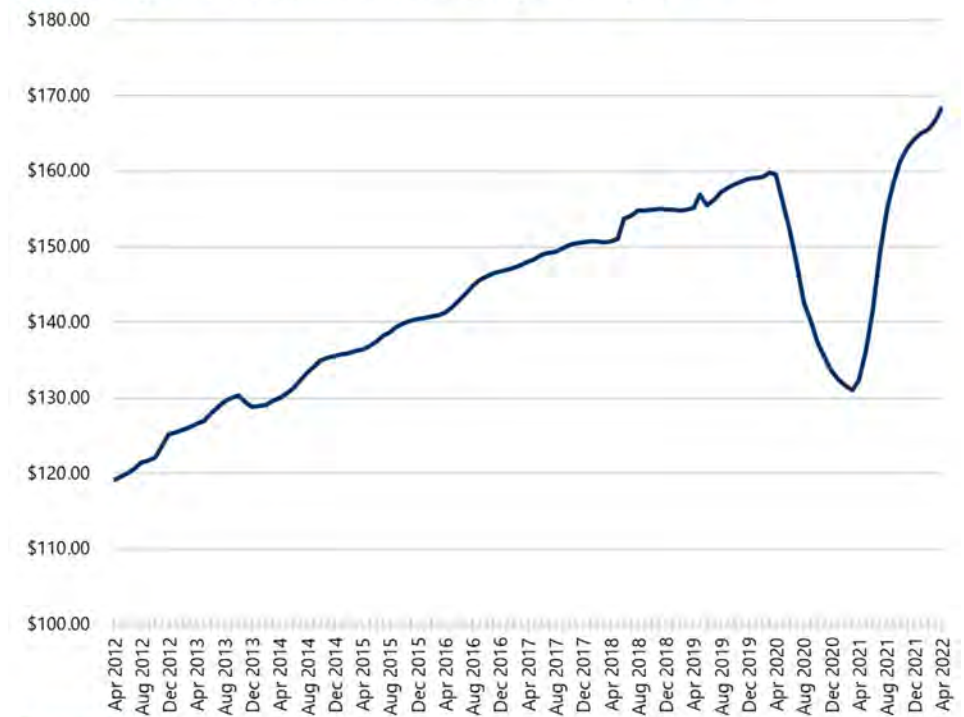
**Monthly Occupancy Rate within 10 miles of NRSP, April 2012-March 2022**



Source: CoStar

Occupancy, however, does not tell the whole story with demand, and it is important to look at the average daily rate for rooms in the region. The average daily rate for hotels within 10 miles of NRSP fluctuates somewhat over the course of the year, but in general has been increasing over the past decade. Despite rates dropping significantly during the height of the COVID-19 pandemic, average daily rooms rates have rebounded and are now at a similar point as if the trend in room rates had continued over the past year and a half without the pandemic in between. This suggests that the hotel market is returning to normal, at least as far as consumers and room prices are concerned.

**Average Daily Room Rate within 10 miles of NRSP, April 2012-April 2022**



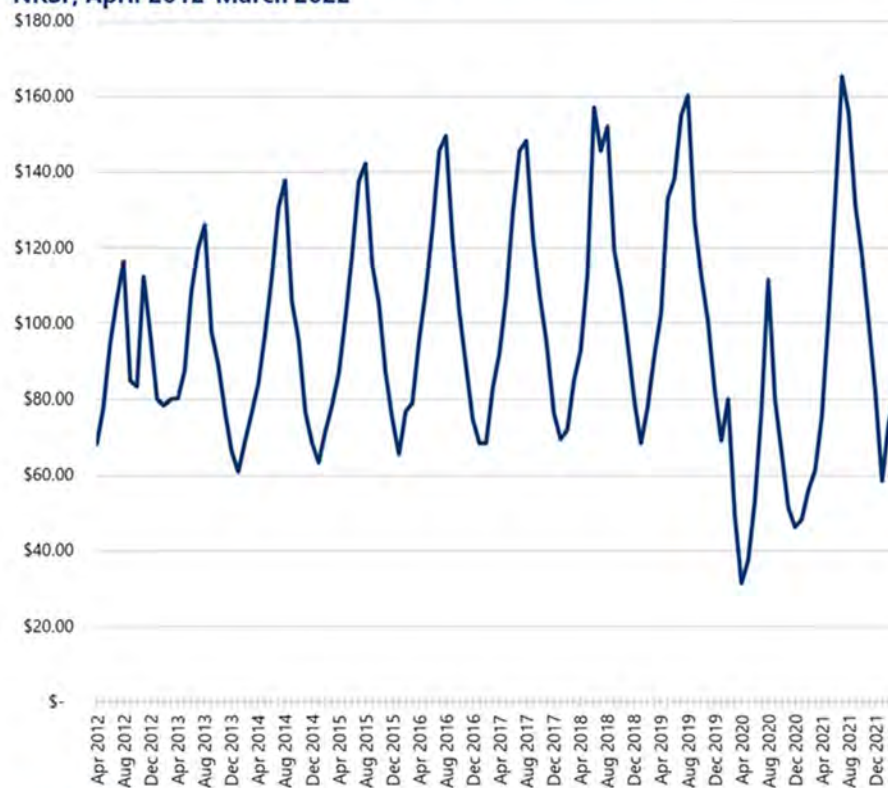
Source: CoStar

RevPAR (revenue per available room) data gives a better sense of not only how much customers are paying for each room, but how much revenue the hotel sees from each room. This considers any changes in the cost of labor, inflation, or other factors that may get obscured by the daily rate or occupancy levels. These data show a similar trend, with average revenue per hotel room rising during the summer and falling during the winter. Unlike overall occupancy, RevPAR exceeded pre-pandemic levels in the study area during the summer of 2021, suggesting that while hoteliers were unable to rent quite as many rooms as they had pre-pandemic, they were able to get more for the rooms that were being occupied. This also suggests that demand for



hotels in the area remains strong, and given the overall limited inventory is a positive sign for any potential lodging that would be developed at NRSP.

**Revenue Per Available Room (RevPAR) within 10 miles of NRSP, April 2012-March 2022**



Source: CoStar

Based on this analysis, that means that during the peak season a hotel at NRSP would be likely to generate between \$110-\$160 of revenue per room and \$65-\$105 of revenue during the winter months assuming it is in line with area averages. The market capitalization rate—the ratio of net operating income to property asset value—has

remained between 8-9% over the past 10 years for hotels in the study area, suggesting that the rate of return on hotels in the area is relatively high while also being fairly safe investments for hotel owners or financiers.

### Cottages/Cabins

While there is less data available on cottage lodging options in the area, this analysis anticipates that they will draw from a smaller geographic area than a hotel. With 3.4 million residents within an hour's drive of NRSP and likely attendance of (conservatively) more than 250,000 visits to the park each year, demand is likely be high enough to support multiple cottages on site at the park. Within an hour's drive of the park there are over 313,000 adults who went on an overnight camping trip in the past year—expanding to a five-hour drive time from NRSP, over 4.3 million adults went on an overnight camping trip in the past year.

Cottage and cabin options are also well aligned with existing park visitors, including a significant number of stand up paddleboarders, kayakers, canoers, and other outdoor recreation enthusiasts. These options have also proven to be popular for events, including lodging for weddings, concerts, and other events, particularly those attracting a relatively younger demographic. These supportive factors also would support yurts or other more basic lodging structures at NRSP, particularly those looking for a state park experience that they cannot easily replicate at any nearby facilities.

## Lodging Feasibility Conclusions

### **Overall, lodging has high market feasibility for NRSP – if other challenges can be overcome**

Given the population of the region, lack of nearby competition, and the unique/distinguishing characteristics of the former Kings Park Psychiatric facility, either hotel or cottage lodging options are likely to be feasible if an operating partner and renovation funding is made available. A lack of direct public transportation access (the nearest rail access at Kings Park Station is 1.7 miles from the park) is a potential challenge that was identified in interviews. Therefore, any lodging option at NRSP would need to be able to draw visitors on its own as convenient proximity to highways or transport will not factor into its ability to pull in visitors.

If these challenges can be addressed, a hotel venue with up to 120 rooms appears feasible, with additional potential if other visitor-generating uses are incorporated into the park. In order to be successful as a “standalone” option, any hotel at NRSP would need to offer a high quality experience with destination appeal and leverage the particular character of the former Kings Park Psychiatric Facility.

### **Historic Adaptive Reuse Potential**

As noted at the outset of this section, there have been other former psychiatric hospitals and asylums that have been converted into hotels. With the right plan and marketing, a hotel on the grounds of NRSP would be competitive in the market, fill a need for lodging options in the area, and create a unique experience for visitors to the park. If an historic building were to be repurposed for lodging, it would enhance the market viability of lodging by creating a destination experience.

### **Lodging likely Feasible as “Stand Alone” Use, but scale and viability enhanced with co-located uses and robust programming**

If combined with an event venue, dining options, or a museum, a lodging use would be expected to have a significantly improved market outlook. A wedding venue in particular would provide an immediate demand base and would also support the success and attractiveness of such a venue. An ability to attract visitors during the winter months would also help improve feasibility.

### **Cottage, Cabin, and Glamping Potential**

Cottage, cabin, or “glamping” lodging could be created instead of or in addition to hotel options, and also could provide short term lodging for events if that is a direction taken by NRSP. This type of use would be unique in the area and be supported by a number of potential market segments, including outdoor recreation enthusiasts to the park and Sunken Meadow beachgoers.

# 7. Equestrian Destination

## Overview

An equestrian facility was evaluated for its feasibility in NRSP. This encompasses a variety of potential facility types, from arenas and grounds for traditional equestrian events such as horse boarding facilities, various levels of riding schools, horse rentals for trail riding, and equine therapy programs. This analysis examines the existing supply of equestrian facilities in the region, demand for them, and potential market opportunities that could be filled by a facility at the park. Ultimately, this analysis finds that there may be sufficient demand to support a facility providing boarding stables and offering competitive events and guided trail rides.

## Existing Equestrian Facilities

First, existing equestrian facilities in the region were analyzed. Esri reports 23 equestrian businesses on Long Island (Nassau and Suffolk counties) in 2021, including several within a 30-minute drive of NRSP. They represent a variety of industries from agriculture to education to recreation to pet care, and provide a range of services, including instruction in riding, jumping, and dressage, competition events, youth summer camps, and equine therapy programs. Those located nearest NRSP include:

### Long Island Equestrian Facilities



Source: Esri

#### Stonyhill Equestrian Center

929 Fort Salonga Rd., Northport  
Services: Riding

#### Old Town Equestrian Center

471 Boyle Rd., Selden  
Services: Riding instruction

#### Knoll Farm

849 Suffolk Ave., Brentwood  
Services: Instruction, boarding, shows

#### Parkview Riding Center

989 Connetquot Ave., Central Islip  
Services: Instruction, boarding, shows, trail riding, therapeutic riding

#### Long Island Equestrian Institute

5 Lester Court, East Northport  
Services: Riding instruction, boarding

There are currently at least five privately operated equestrian centers on Long Island that are located on county or state park land. These include DDR Farm at West Hills County Park, Lloyd Harbor Equestrian Center at Caumsett State Historic Park, Nassau Equestrian Center on county-owned land at Old Mill Farm, Old Field Farm on Suffolk County parkland, and Parkview Riding Center at Connetquot River State Park. These vary in the range of services offered from simply a competition and show venue to riding lessons and horse boarding to a full slate of lessons, boarding, shows, trail riding, therapeutic riding, and a petting zoo. In addition, HorseAbility, an equine therapy program, is located

on the campus of SUNY Old Westbury and offers opportunities for psychology and mental health counseling students to obtain field experience.

### Privately Operated Long Island Equestrian Centers on Public Land

Name	Location	Programs Offered
DDR Farm	West Hills County Park, Suffolk County	Lessons in English and Western riding and ground work Boarding Trail Riding Equine Therapy
Lloyd Harbor Equestrian Center	Caumsett State Historic Park Preserve	Lessons Boarding
Nassau Equestrian Center	Old Mill Farm, owned by Nassau County	Lessons in riding and stable management Boarding: currently no stalls available Summer camps for ages 6–14
Old Field Farm	Old Field Farm County Parkland, Suffolk County	Competitions Schooling Shows
Parkview Riding Center	Connetquot River State Park Preserve	Lessons Boarding Shows Trail Riding Therapeutic Riding Petting Zoo

**Source:** Personal correspondence with C. Tabacco, president of Nassau-Suffolk Horsemen's Association; organizations' websites



Every five years the USDA’s Census of Agriculture provides counts of horse farms and the number of horses and ponies. The most recent data available are from the 2017 census. There was a total of 94 horse farms with 1,505 horses and ponies in Nassau and Suffolk counties in 2017, with the bulk of those located in Suffolk. This was a decline of approximately 40%, in both farms and horses, from 2012. Despite the decline, there are still a significant number of horse farms located on Long Island.

### Long Island Horse Farms

County	2012		2017		2012–2017 Change	
	Farms	Head	Farms	Head	Farms	Head
Nassau	23	380	3	42	-87%	-89%
Suffolk	130	2,174	91	1,463	-30%	-33%
<b>Total</b>	<b>153</b>	<b>2,554</b>	<b>94</b>	<b>1,505</b>	<b>-39%</b>	<b>-41%</b>

Note: Includes ponies.

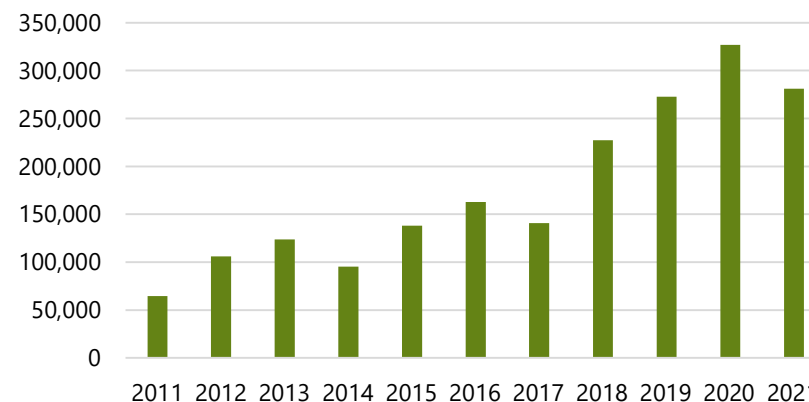
Source: USDA 2012 and 2017 Census of Agriculture

## Equestrian Demand Potential

### Existing Park Visitors

Existing visitors to the park represent potential trail riders. After annual visitation in the 100–150,000 range for 2012 through 2017, the number of park visitors grew rapidly to 281,156 in 2021 (after peaking at 326,777 in 2020).

### NRSP Annual Visitation, 2011–2021



Source: Nissequogue River State Park

### Area Resident Demand: Market Potential

Households in Nassau and Suffolk counties were examined to understand whether consumer traits would support a new equestrian facility within NRSP. This “trade area” considers Long Island as a single market for equestrian activities.

Approximately 2.8 million people and over 2.2 million households live in Nassau and Suffolk counties. Per capital disposable income is an important factor affecting participation in equine activities. Median household income on Long Island is \$111,858, well above the national average. Long Island households are 1% more likely to participate in horseback riding than the national average, with about 52,400 households riding in the last 12 months.

Respondents to the NRSP Recreational Needs Assessment Survey expressed some interest in seeing equestrian facilities in the park. About 24% would like horseback riding to be available and 16% wanted equestrian stables.

## Consumer Demographics and Equestrian-Related Activities

### Market Potential: Nassau + Suffolk Counties

	2021	2026
Population	2,845,591	2,830,957
Households	2,250,063	2,267,271
Families	955,830	951,515
Median Household Income	\$111,858	\$124,096
Households that Participated in Horseback Riding in last 12 Months	52,420	
Participated in Horseback Riding Market Potential Index	101	
Households that Watch Equestrian Events on TV	42,674	
Watch Equestrian Events on TV Market Potential Index	94	

Note: The Market Potential Index measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: Esri

### NRSP Recreational Needs Assessment Survey

#### Findings

Activity/Facility/Amenity	Responses	Share
Horseback Riding	389	23.7%
Equestrian Stables	258	15.7%

Source: NYS Parks, Recreation, and Historic Preservation

Market opportunity insights obtained through a conversation with the Nassau-Suffolk Horsemen's Association indicate there may be significant unmet demand for an equestrian facility at NRSP. Several large facilities in western Suffolk County have recently closed or are downsizing with no replacements coming online. These closures have not been due to market feasibility factors.

Development is also making it very expensive to keep horses on Long Island, increasing the demand for boarding facilities. There are few places where the average person can go horseback riding, such that guided trail rides could be popular and would help develop new horse enthusiasts. A venue for a rated event series could also be viable, with people traveling from Connecticut and New Jersey to attend past events on Long Island.

A viable facility would likely require at least 50 stalls for boarding horses and one or two resident employees to provide overnight attendance to the horses when needed. A facility with 50 horses would need to be at least 30 acres in size to provide sufficient room for the barn, rings, parking, and turnout area for the horses. Some current boarding stables on Long Island are full, with waiting lists.

In 2017, New York passed legislation limiting the liability of equestrian and other agritourism facility operators. This should reduce insurance costs for such facilities.

It would be important to secure a reputable concessionaire to operate the facility properly to avoid problems like illegal dumping or an operator who treats the land like their own private property. An equine therapy program could be a good source of revenue but would require licensed hippotherapy practitioners and a source of horses, which are generally retired from other uses. A partnership with an existing therapy program may be an appropriate and viable avenue.

It was recommended to establish an independent advisory board consisting of an equine veterinarian and other industry professionals to supervise the management of any facility.

### Area Visitors/Tourists

While area visitors and tourists would not likely fuel demand for horse boarding, they do represent a potential market for guided trail rides

and possibly riding lessons. Equestrian competitions and shows at NRSP could draw additional visitors and tourists.

## Equestrian Facility Conclusions

### **Strong equine industry provides a favorable context for a potential new facility**

There is a large concentration of horse farms on Long Island and a variety of existing equestrian venues. Privately operated equestrian facilities located on public land are not uncommon on Long Island and this public-private partnership arrangement would not be a new business model. The county and state parks currently hosting facilities could be a source for best practices were NRSP to pursue this option.

### **Room for growth in market**

Several large facilities in western Suffolk County have recently closed for non-market-related reasons or are downsizing with no replacements coming online. As the cost of keeping horses increases and the number of horse farms shrinks, there is greater need for boarding facilities. Some existing boarding facilities are full with waiting lists, suggesting facilities at NRSP would be in high demand.

### **Equine therapy program may have potential**

Equine therapy provides a good revenue stream but requires an accredited facility. There may be opportunities to support an existing facility through a partnership, such as programming and events that the existing business runs on-site at NRSP – potentially in conjunction with future museum programming.

### **The most viable equestrian venue format would be multifaceted**

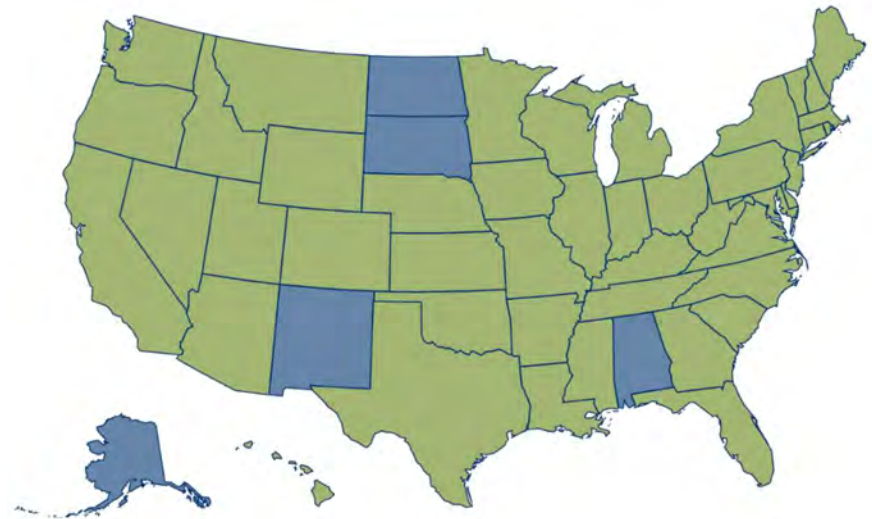
The optimal venue would require at least 50 stalls for boarding horses and one or two resident employees to provide overnight attendance to the horses when needed. A facility with 50 horses would likely need to be at least 30 acres in size to provide sufficient room for the barn, rings, parking, and turnout area for the horses. Trail riding opportunities would enhance viability and attract an additional market segment for area residents to participate in recreational horseback riding.

### **Potential for destination showcase facility**

The research also indicated that there could be an opportunity for a major destination showcase facility similar to Buck's County Horse Park in Pennsylvania. However, this type of facility would require additional market analysis to determine market feasibility and capacity of the park to accommodate.

# About Camoin Associates

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has served EDOs and local and state governments from Maine to California; corporations and organizations that include Amazon, Lowes Home Improvement, FedEx, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to over 1,000 projects in 45 states and garnered attention from national media outlets including Marketplace (NPR), Crain's New York Business, *Forbes* magazine, *The New York Times*, and *The Wall Street Journal*. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Richmond, VA; Portland, ME; Boston, MA; and Providence, RI. To learn more about our experience and projects in all of our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on [Facebook](https://www.facebook.com/camoinassociates).



## THE PROJECT TEAM

Dan Stevens, AICP  
*Project Manager*

Jordan Hensley  
*Analyst*

John Downen  
*Analyst*







# OUTREACH FINDINGS





# OUTREACH PROCESS | SUMMARY

The project team conducted multiple types of virtual outreach with community members and stakeholders in Phase 1 and Phase 2 :

- 3 stakeholder group meetings (Dec. 2020)
  - 20 stakeholders engaged
- 1 public information session (Feb. 2021)
  - 131 unique viewers
- 1 recreational needs assessment survey (Feb. 2021)
  - 1,653 respondents
- 4 focus group meetings (Mar. - Apr. 2021)
  - Between 52-88 participants/meeting
- 1 Public Information Session (October 2021)
  - On Site, with walking tours
- Public Scoping Document released on 12.8.22
- Final Scoping Document released on 4.6.22



THE OCTOBER 2021 PUBLIC INFORMATION SESSION HELD IN THE PARK PAVILION



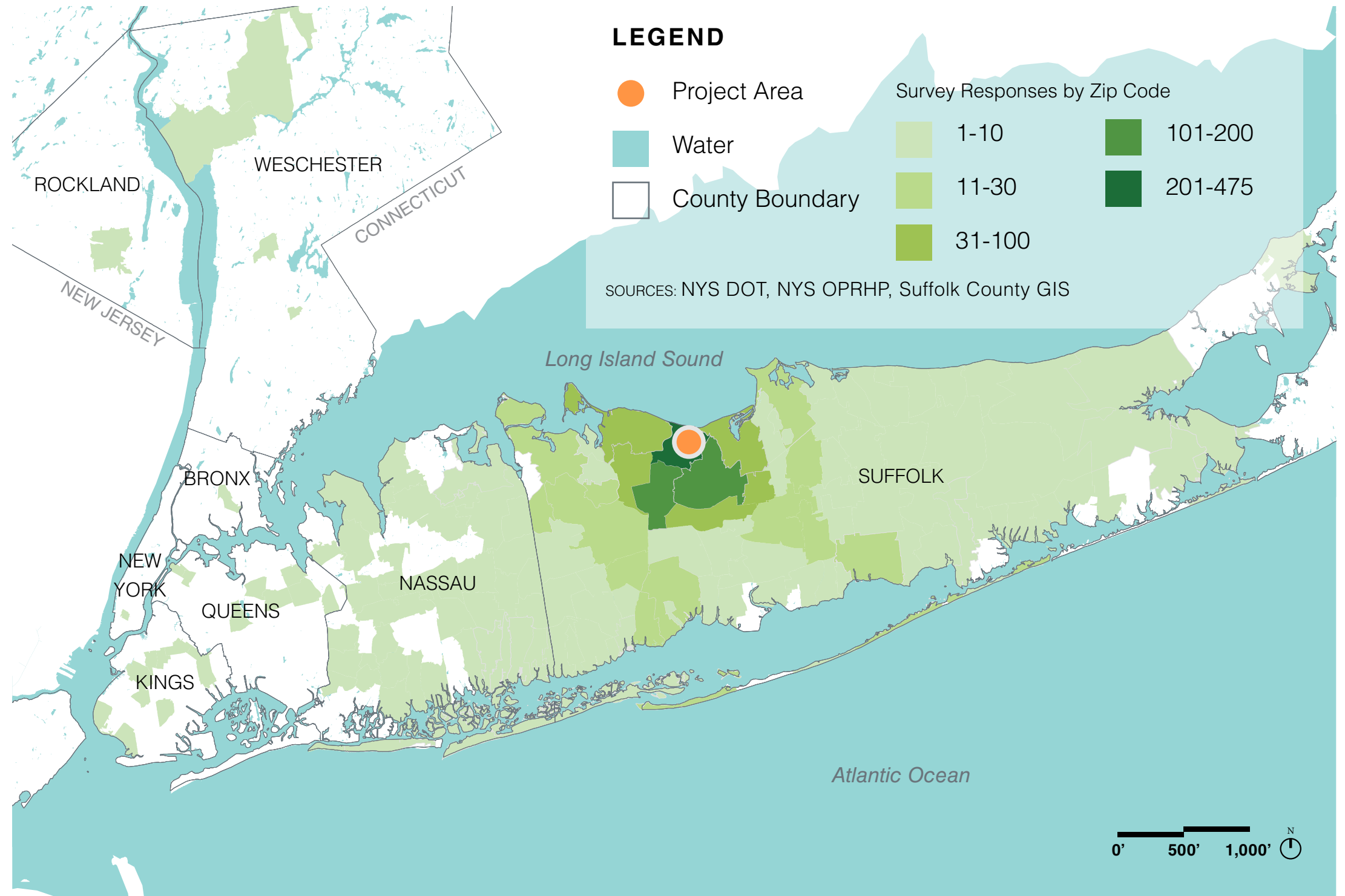


# SURVEY FINDINGS | RESPONDENT LOCATIONS

The recreational needs assessment survey was available online from February 3 - 17, 2021:

- 1653 people took the survey
- 51% of respondents live in Smithtown
- 76% of respondents live within 10 miles of the park
- Residents from 10 New York counties reported visiting the park in the past year:

Suffolk	Westchester
Nassau	Rockland
Queens	Sullivan
Kings	Albany
New York	Brockport

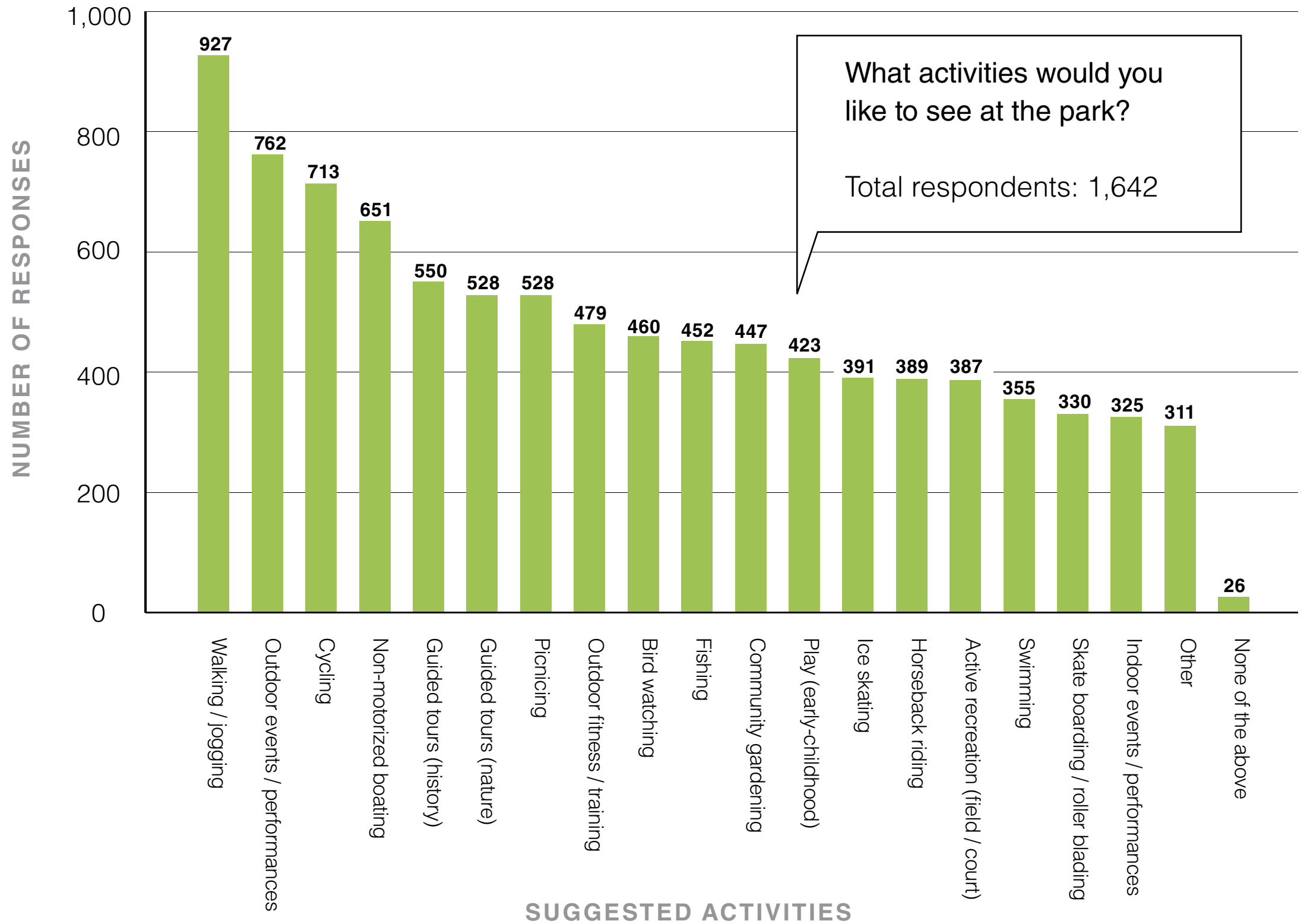




# SURVEY FINDINGS | PARK ACTIVITIES

Top 5 Activities by percentage of responses:

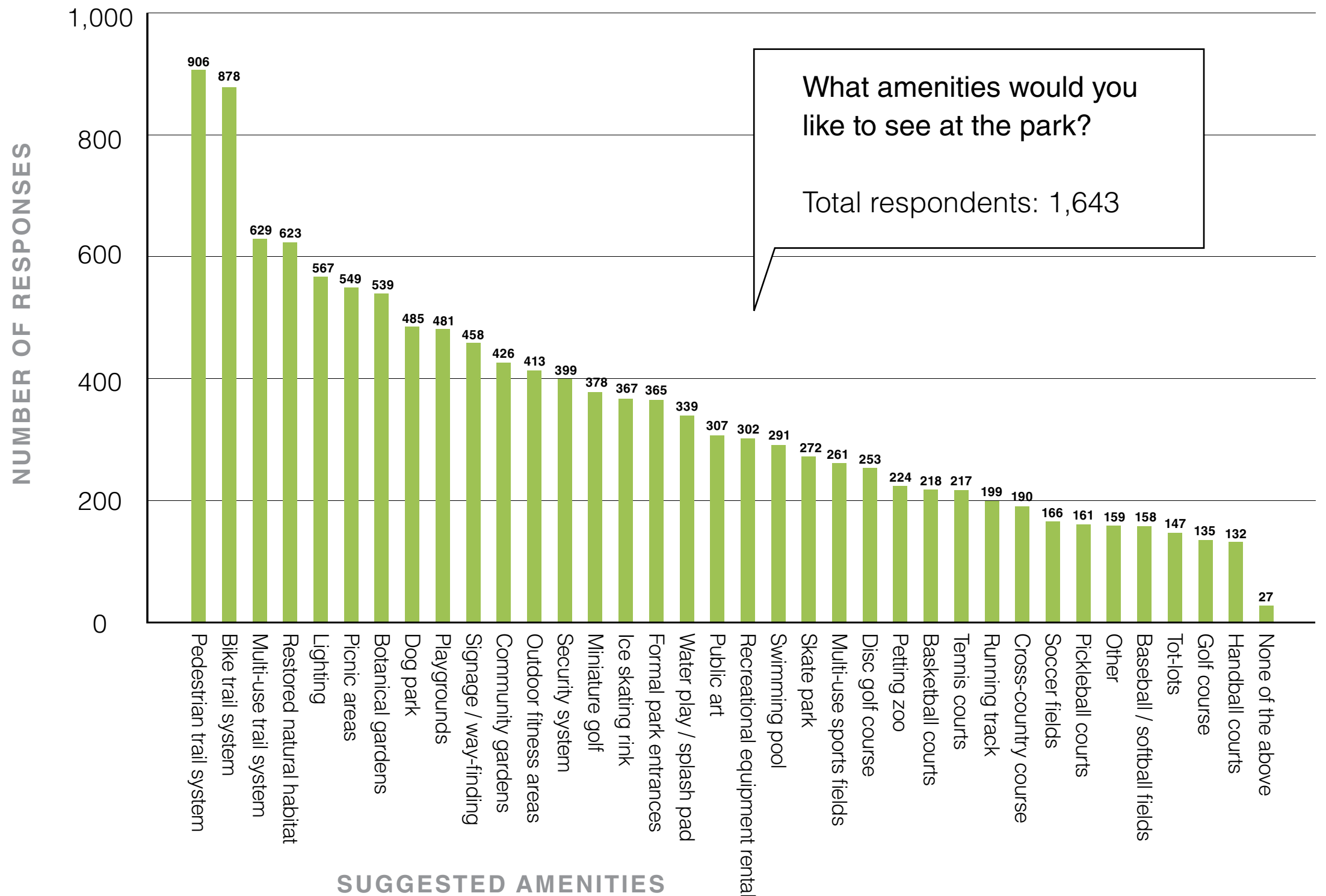
- Walking / jogging (56%)
- Outdoor events / performance (46%)
- Cycling (43%)
- Non-motorized boating (40%)
- Guided tours (33%)



# SURVEY FINDINGS | PARK AMENITIES

Top 10 Amenities by percentage of responses:

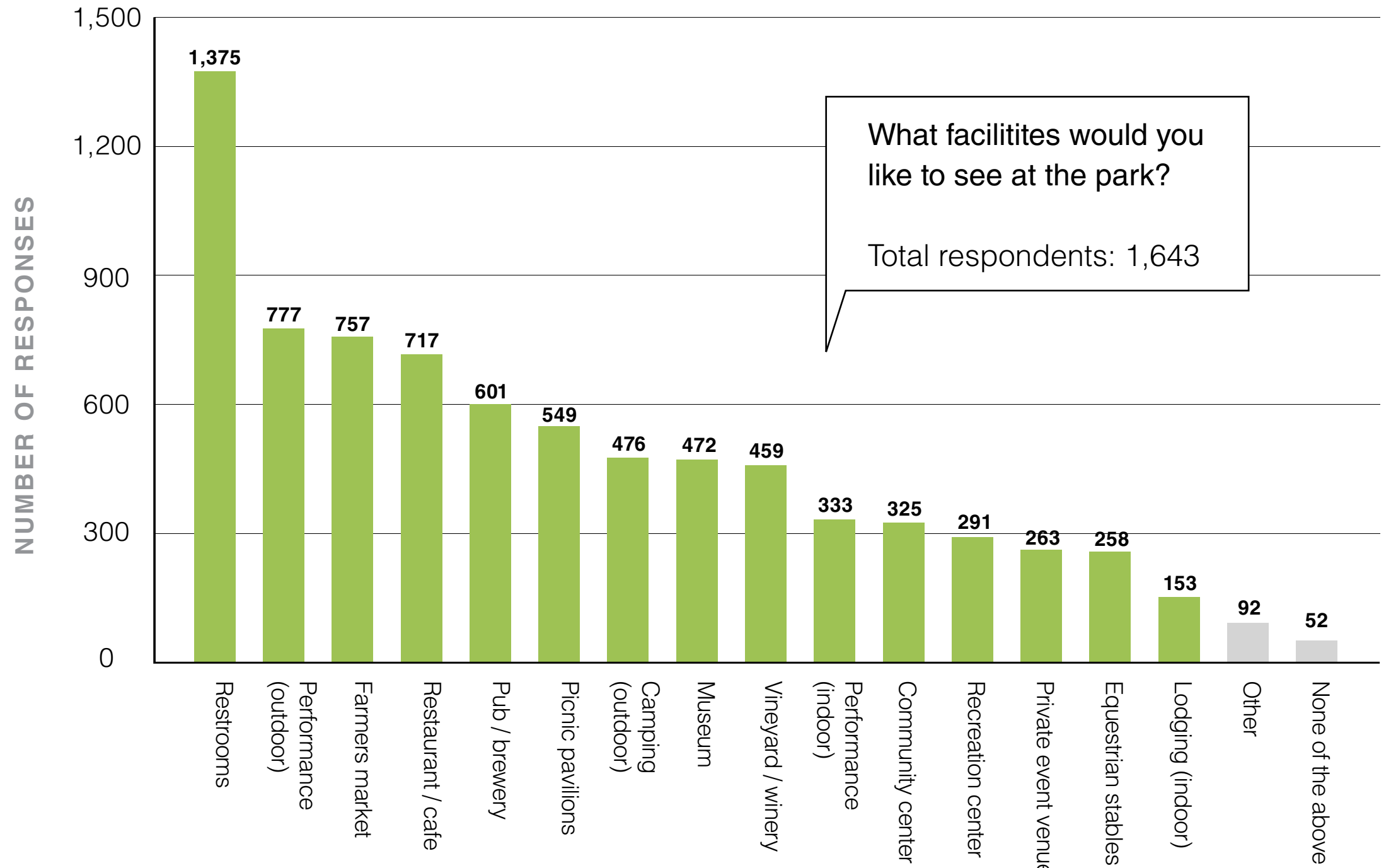
- Pedestrian trail system (55%)
- Bike trail system (54%)
- Multi-use trail system (38%)
- Restored natural habitat (38%)
- Lighting (35%)
- Picnic areas (33%)
- Botanical gardens (33%)
- Dog Park (28%)
- Playgrounds (29%)
- Signage / wayfinding (28%)



# SURVEY FINDINGS | PARK FACILITIES

Top 5 Facilities by percentage of responses:

- Restrooms (84%)
- Outdoor performance (47%)
- Farmers market (46%)
- Restaurant / cafe (44%)
- Pub / brewery (37%)

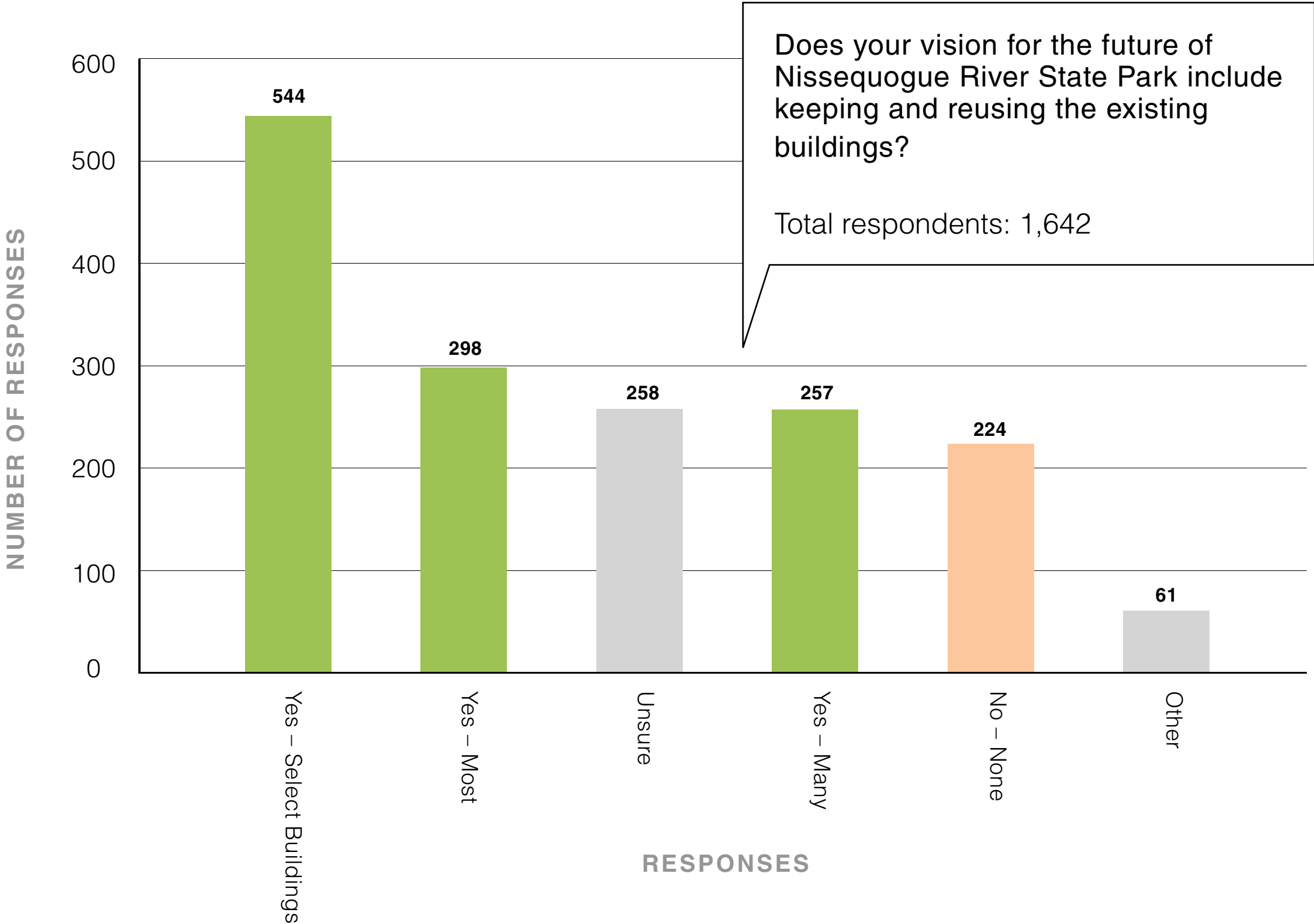


## SUGGESTED FACILITIES

# SURVEY FINDINGS | ADAPTIVE RE-USE

Percentage of responses in support of adaptive re-use:

67% of respondents said that some number of existing buildings should be retained and reused.





NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQRA, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):
  - (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
  - (b) Financial assistance (e.g. grant, loan, subsidy) \_\_\_\_\_
  - (c) Permit, license, certification \_\_\_\_\_
2. Describe nature and extent of action: \_\_\_\_\_  
The Proposed action is the adoption of a Master Plan for Nissequogue River State Park (NRSP).

3. Location of action:
 

Suffolk	Town of Smithtown, Hamlet of Kings Park	Nissequogue River State Park
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:
  - (a) Name of applicant: \_\_\_\_\_ N/A
  - (b) Mailing address: \_\_\_\_\_ N/A
  - (c) Telephone Number: Area Code (\_\_\_\_) \_\_\_\_\_ N/A
  - (d) State agency application number: \_\_\_\_\_ N/A

5. Will the action be directly undertaken, require funding, or approval by a federal agency?  
 Yes \_\_\_\_\_ No  If yes, which federal agency? \_\_\_\_\_

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

- |                                                                                                                                                                              |                                     | <u>YES</u>               | <u>NO</u>                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 1. Will the proposed activity be <u>located</u> in, or contiguous to, or have a <u>significant effect</u> upon any of the resource areas identified on the coastal area map: |                                     |                          |                                     |
| (a) Significant fish or wildlife habitats? .....                                                                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (b) Scenic resources of statewide significance? .....                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (c) Important agricultural lands? .....                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the proposed activity have a <u>significant effect</u> upon:                                                                                                         |                                     |                          |                                     |
| (a) Commercial or recreational use of fish and wildlife resources? .....                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Scenic quality of the coastal environment? .....                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Development of future, or existing water dependent uses? .....                                                                                                           | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Operation of the State's major ports? .....                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Land and water uses within the State's small harbors? .....                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Existing or potential public recreation opportunities? .....                                                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation? .....                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

3. Will the proposed activity involve or result in any of the following:

- (a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? . . . .    X
- (b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? . . . . . X
- (c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? . . . . .    X
- (d) Energy facility not subject to Article VII or VIII of the Public Service Law? . . . . .    X
- (e) Mining, excavation, filling or dredging in coastal waters? . . . . .    X
- (f) Reduction of existing or potential public access to or along the shore? . . . . .    X
- (g) Sale or change in use of state-owned lands located on the shoreline or under water?
- (h) Development within a designated flood or erosion hazard area? . . . . .    X
- (i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? . . . . .    X

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? . . . . . X   

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or  
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State  
Office of Coastal, Local Government and Community Sustainability  
One Commerce Plaza  
99 Washington Avenue, Suite 1010  
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) is proposing to adopt and implement a Master Plan for Nissequogue River State Park to guide the transformation of the former Kings Park Psychiatric Hospital campus into a recreational destination. The Master Plan/EIS for NRSP provides a framework for phased implementation of this transformation, prioritizing the creation of a new pedestrian and bike centered circulation system, weaving together unique habitats and numerous interpretive landscape features that help to tell the story of the site's change over time. Protection and improved access to coastal resources for public use is integral to the plan.

The Master Plan/EIS will provide a long-term vision and armature for park development that will guide OPRHP to meet park users' needs, protect the Park's natural features, and honor the site's unique history. The adoption of the Master Plan is necessary to guide management and protection of resources at NRSP.

Preparer's Name: Nicole Garofolo  
(Please print)

Title: Environmental Analyst Agency: OPRHP-Long Island Region

Telephone Number: ( 631 ) 669-1000 Date: 8/15/22