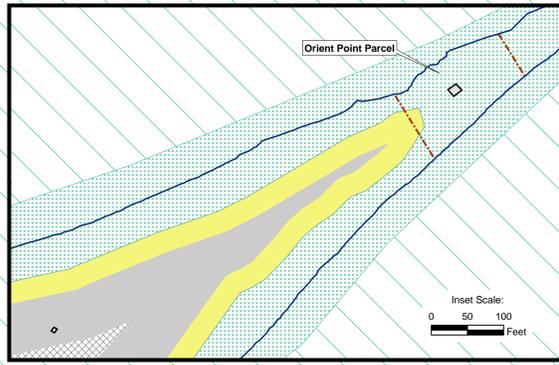


APPENDIX C
SCOPING MEETING MATERIALS

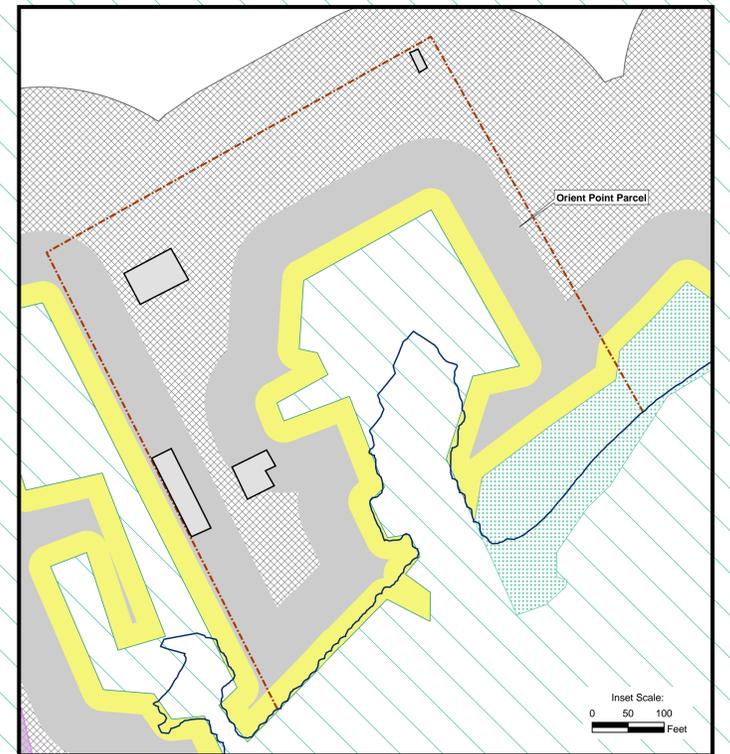
FRESHWATER/TIDAL BUFFERS



LONG ISLAND SOUND

ATLANTIC OCEAN

PLUM GUT



GSA

Legend

Town of Southold:

- Roads
- PIADC Buildings
- Military Batteries
- Shoreline (FEMA)
- Approximate Property Line

State (NYSDEC):

- Wetland and Shoreline Non-Disturbance Buffer (30 ft)
- Wetland and Shoreline Jurisdictional Buffer (100 ft)
- Freshwater Adjacent Area (100 ft)
- Tidal Adjacent Area (300 ft)
- NYSDEC Freshwater Wetlands
- National Wetlands Inventory Wetlands
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater

0 200 400 Feet

NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

GSA
Plum Island
Southold, New York



Freshwater and Tidal Wetland
Buffers and Adjacent Areas
Project 3612-10-2144

Prepared/Date: BRP 05/12/10
 Checked/Date: MJS 05/12/10

AERIAL PHOTOGRAPHY



LONG ISLAND SOUND

ATLANTIC OCEAN



PLUM GUT



GSA



Legend

- Roads
- ▭ PIADC Buildings
- ▭ Military Batteries
- Shoreline (FEMA)
- - - - - Approximate Property Line



Prepared/Date: BRP 05/12/10
Checked/Date: MJS 05/12/10

NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

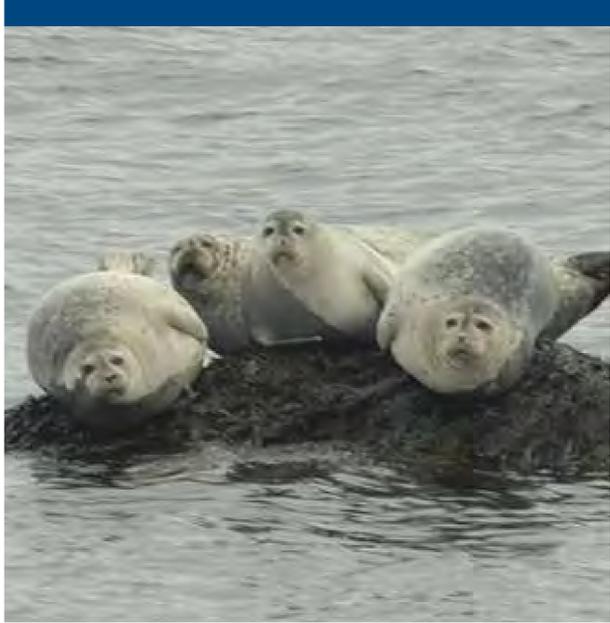
GSA
Plum Island
Southold, New York



2007 Color Orthophotos
Project 3612-10-2144

ENVIRONMENTAL IMPACT STATEMENT

for the Public Sale of Plum Island, New York



Natural Environment



POTENTIAL ENVIRONMENTAL IMPACTS TO BE EVALUATED:

Biological Resources

- Threatened and endangered species
- Wildlife and wildlife habitats
- Coastal and marine resources

Geology and Soils

- Changes to the island's sole-source aquifer
- Geotechnical limitations for new development

Air Quality

- Air quality levels due to new or increased activities

Noise

- Noise from new development

Water Resources

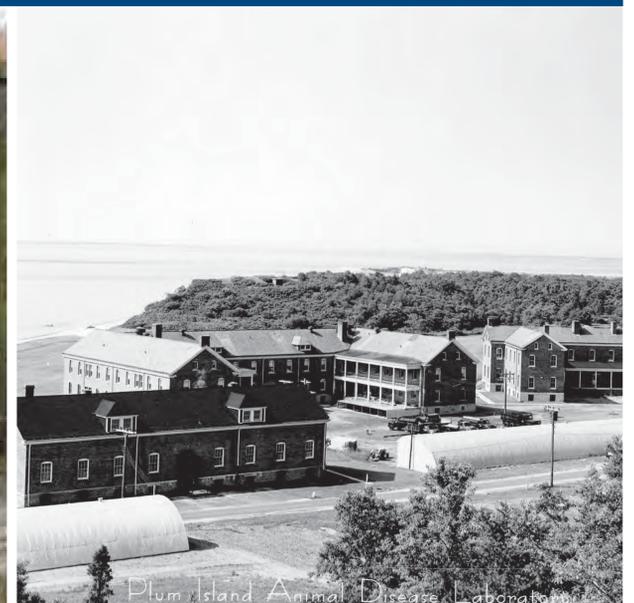
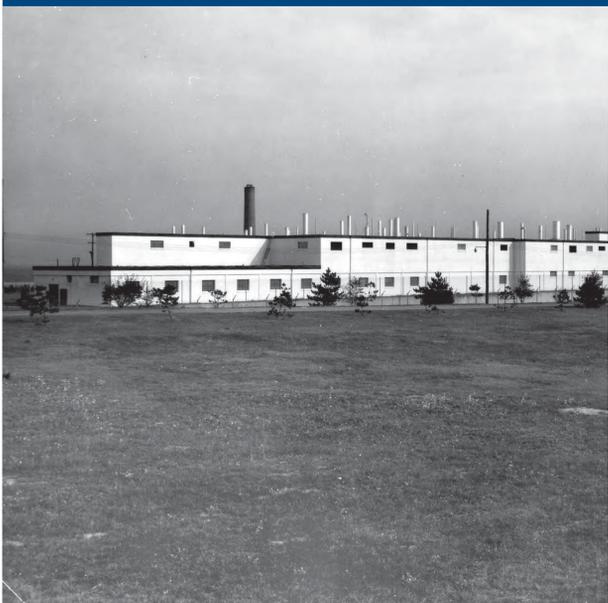
- Changes to the island's water supply sources
- Water quality/wetlands
- Additional stormwater runoff



ENVIRONMENTAL IMPACT STATEMENT

for the Public Sale of

Plum Island, New York



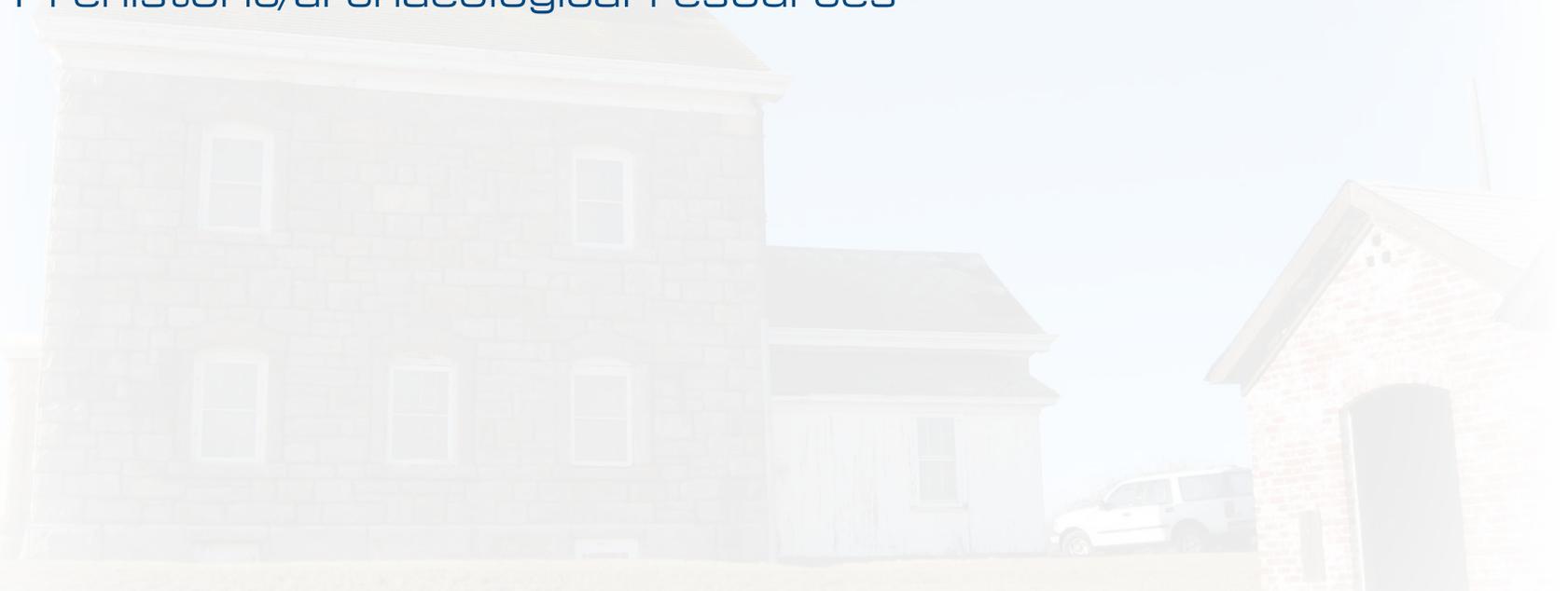
Cultural Environment



POTENTIAL ENVIRONMENTAL IMPACTS TO BE EVALUATED:

Historic and Archaeological Resources

- Known historic structures on or eligible for the National Register of Historic Places
- Prehistoric/archaeological resources



ENVIRONMENTAL IMPACT STATEMENT

for the Public Sale of

Plum Island, New York



Human Environment

POTENTIAL ENVIRONMENTAL IMPACTS TO BE EVALUATED:

Hazardous Waste

- Ongoing/completed waste site cleanups

Infrastructure

- Requirements for water supply, sanitary sewer, fuel oil, communications, and electrical lines
- Changes to roads or ferry dock

Land Use

- Designation of potential land use zoning for Plum Island

Socioeconomics

- Local economy, medical services, schools, housing demand

Traffic and Transportation

- Changes in traffic/commuting or transportation modes

Waste Management

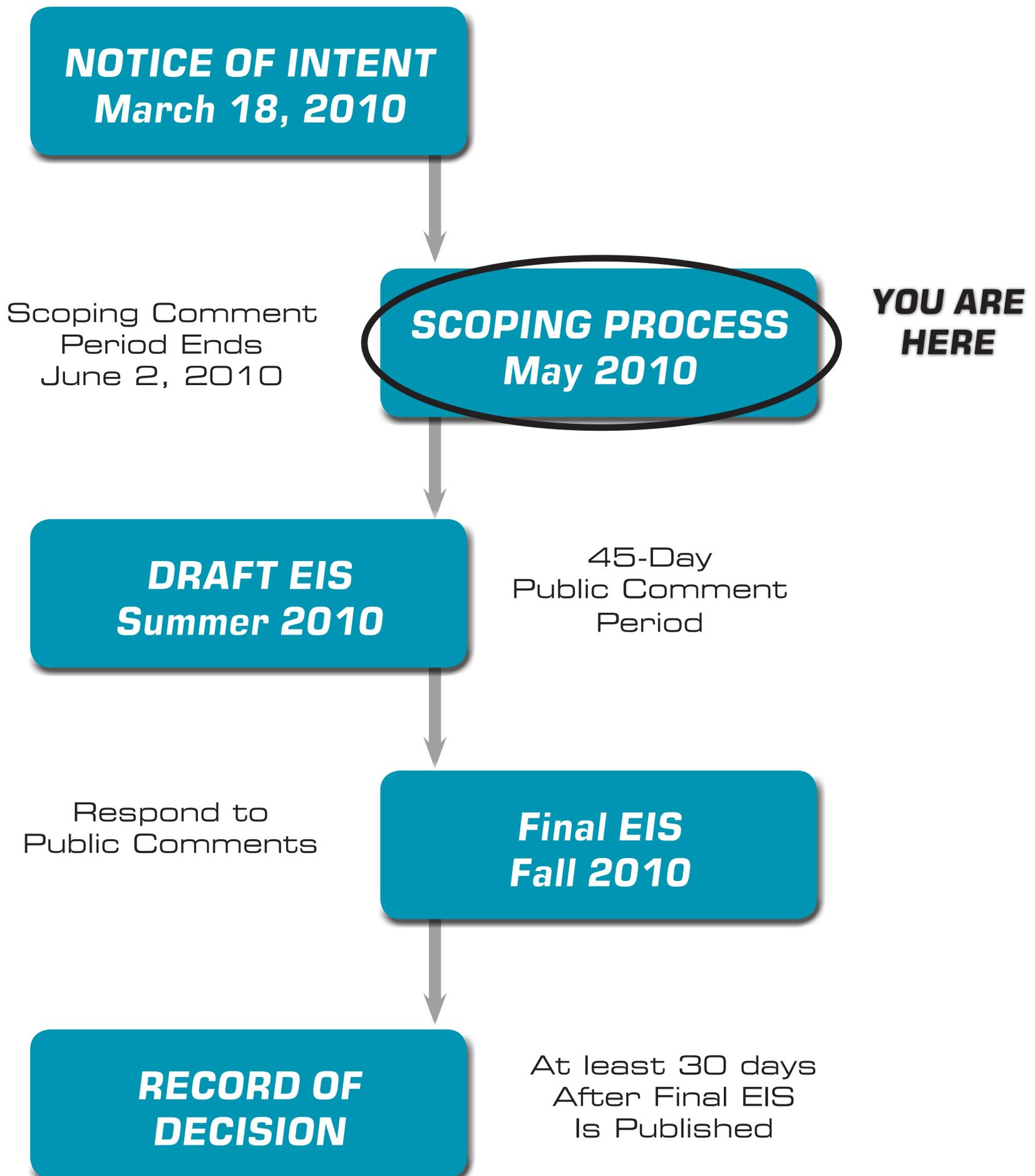
- Existing wastewater treatment facility
- Solid waste management



ENVIRONMENTAL IMPACT STATEMENT

for the Public Sale of Plum Island, New York

Plum Island EIS – NEPA Schedule



ENVIRONMENTAL IMPACT STATEMENT

for the Public Sale of

Plum Island, New York

Plum Island EIS – Areas of Analysis

PURPOSE AND NEED FOR THE PROPOSED ACTION

ALTERNATIVES, INCLUDING THE PROPOSED ACTION

- No Action Alternative
- Action Alternative – sale of Plum Island (includes several reuse scenarios)

AFFECTED ENVIRONMENT

- Biological Resources
- Geology and Soils
- Air Quality
- Noise
- Water Resources
- Historic and Archaeological Resources
- Hazardous Waste
- Infrastructure
- Land Use
- Socioeconomics
- Traffic and Transportation
- Waste Management
- Other Significant Resources

ENVIRONMENTAL CONSEQUENCES

LIST OF PREPARERS

DISTRIBUTION LIST

APPENDICES

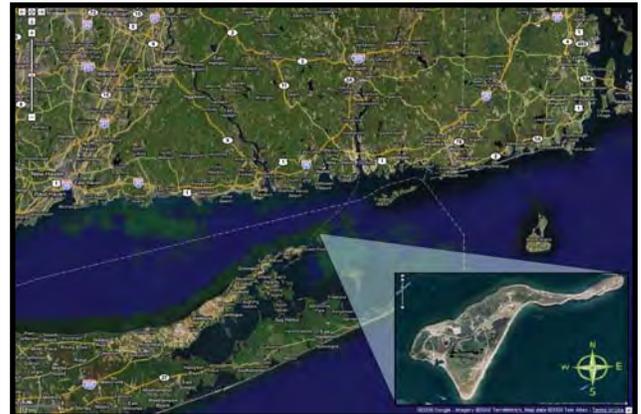




MAY 2010



SALE OF PLUM ISLAND, NEW YORK



Authority for Sale:

In 2008, the United States Congress enacted (Public Law 110-329) that directed the General Services Administration (GSA) to sell all real and personal property related to operations at Plum Island if the Department of Homeland Security (DHS) determined that the research and laboratory work performed on Plum Island be located elsewhere. DHS made that determination through a Record of Decision on January 16, 2009.

Property Included In Sale:

There are three components to this sale: (1) Plum Island; (2) Orient Point facility; and (3) personal property. Plum Island is located in Long the Town of Southold, NY just a short ferry ride from the Orient Point facility, which is situated on the Eastern end of the North Fork of Long Island, New York.

The Federal Government will conduct the sale of the property as one unit. This means the Federal Government will not divide, or parcelize the property.

- **Plum Island Highlights**

Containing approximately 840 acres, the island boasts sandy shoreline, beautiful views and a harbor strategically situated to provide easy access from the Orient Point facility or elsewhere. Architectural highlights include an historic lighthouse built in 1869 along with buildings and battery stations constructed as part of a military fort (Fort Terry) actively used during the Spanish-American War and World War II.

Most of the other buildings and infrastructure on the island are of more modern design and development. Of particular note is a well-maintained 55,000 square foot glass and concrete administration building constructed in

1994. In addition to over 4 miles of existing paved roadway, the island offers strength in its utility connections and capacity. Undersea cables transmit power and communications capability from Long Island to Plum Island, while an on-site power plant provides emergency back-up support. Oil can be stored in on-site storage tanks and transferred by use of a 2,500 foot pipeline from the harbor.

In addition to the foregoing, the island contains its own wastewater decontamination plant and extensive well water supply and distribution facilities.

- **Orient Point Facility Highlights**

The Orient Point facility, located on the tip of the North Fork of Long Island, is comprised of approximately 9.5 acres and contains its own harbor facility.

- **Personal Property Highlights**

Although the extent of personal property to be included in the sale has yet to be finalized, it can be assumed that all ferries and certain vehicles presently used by the fire and police units on the island will be included.

National Environmental Policy Act (NEPA)

GSA has hired MACTEC Engineering & Consulting based in Atlanta, GA to complete an Environmental Impact Statement in order to satisfy its responsibilities under the National Environmental Policy Act. GSA is currently soliciting public comments as part of the scoping process; a Draft Environmental Impact Statement will be available for public viewing in Fall 2010.

Present Federal Government Activity:

The Federal Government is in the beginning stages of adhering to a mandated regulatory framework that will guide and support a full environmental, historic and cultural review of the property.

Information Office:

The Orient Point facility will soon host a public information office. This office will serve as a central location where information on the property (including title, maps and results of environmental studies) and the sale can be viewed by interested parties.

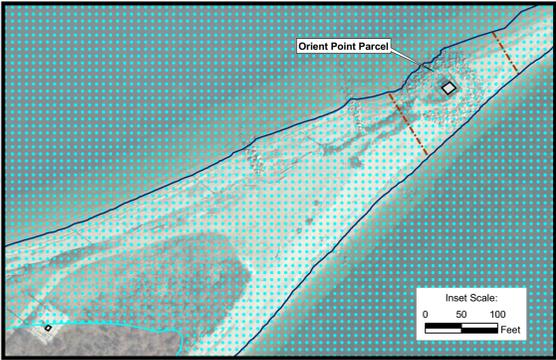
Zoning:

The Orient Point facility is designated as Marine 2. The island is not zoned. All future development of the property, once conveyed from Federal ownership, will be subject to local land use controls

Further Information:

To find out about the opening of the information office at the Orient Point facility and to obtain additional information, please monitor the website www.plumislandny.com

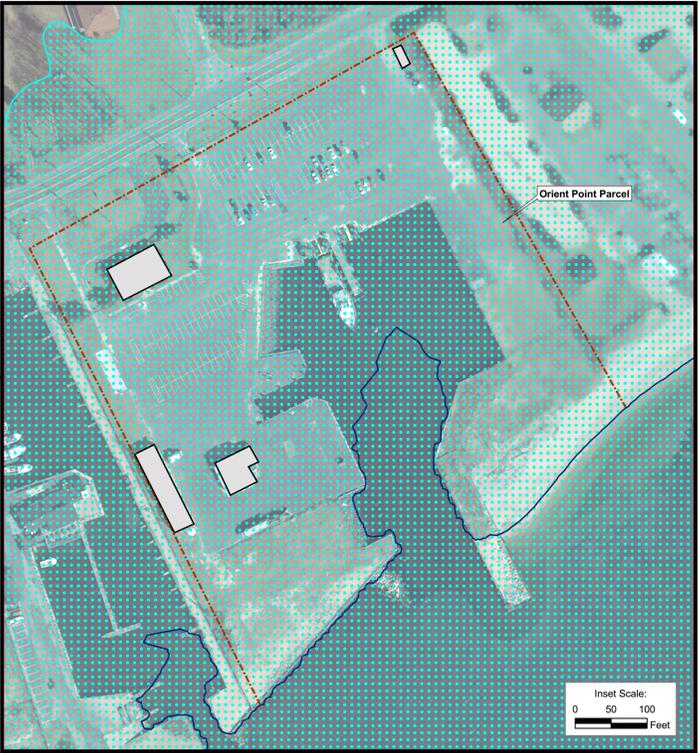
FLOODPLAIN AREAS



LONG ISLAND SOUND

ATLANTIC OCEAN

PLUM GUT



GSA



Legend

- Roads
- PIADC Buildings
- Military Batteries
- Shoreline (FEMA)
- - - Approximate Property Line
- - - Coastal Transect Line
- - - Coastal Barrier Resources System Areas
- 1% Annual Chance Floodplain Boundary
- Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flooding

0 200 400 Feet

NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

GSA
Plum Island
Southold, New York



FEMA DFIRM Layers - Sep. 2009
and 2007 Color Orthophotos
Project 3612-10-2144

Prepared/Date: BRP 05/12/10
 Checked/Date: MJS 05/12/10

ISLAND OVERVIEW



GSA

0 200 400 Feet

NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

GSA
Plum Island
Southold, New York



2007 Color Orthophotos
and Island Photos
Project 3612-10-2144

Prepared/Date: BRP 05/17/10
Checked/Date: MJS 05/17/10

**Scoping Meeting for the Environmental Impact Statement
for the Public Sale of Plum Island, New York**

**May 19, 2010
6:00 p.m. - 8:00 p.m.
Old Saybrook Middle School Auditorium
Old Saybrook, Connecticut**

**May 20, 2010
6:00 p.m. - 8:00 p.m.
Greenport Public School Gymnasium
Greenport, New York**

What is the purpose of this scoping meeting?

Scoping is a part of the environmental impact statement (EIS) preparation process that a Federal Agency uses to explain a project and solicit input from all interested parties. Scoping is used to gather information so that the important issues are addressed in both the Draft and Final EIS. This process also outlines the alternatives that will be considered and outline some of the issues that have already been identified. Scoping streamlines the NEPA process by limiting the range of analysis to only those issues that are significant. This tool also ensures that a full range of action alternatives is explored and that all potential impacts are identified at the beginning of the planning process.

This meeting is open-house style, with a brief presentation. Information stations are available to help attendees identify potential issues and concerns to be addressed in the EIS. The stations provide information on topics including the natural, cultural, and human environments related to the island; and the National Environmental Policy Act of 1969 (NEPA), EIS, and public involvement processes. Representatives are available for questions.

Written comments concerning the EIS may be submitted at the scoping meeting or sent by regular mail or by e-mail (see public notice). Oral comments may be submitted at the scoping meeting.

What is the National Environmental Policy Act?

NEPA requires analysis and a detailed statement of the environmental impact of any proposed federal action that might significantly affect the quality of the human environment. NEPA ensures that social and environmental factors are considered along with the technical and economic components of a decision and requires that potential environmental impacts, and any adverse effects that cannot be avoided, be identified and alternatives to the proposed action be considered. NEPA also consults with all relevant federal, state, and local agencies to identify impacts so they can be minimized.

NEPA provides full disclosure with provisions for public access to, and full participation in, the federal decision-making process. NEPA's intent is to enhance the environment through well-informed federal decisions.

Two NEPA documents will be created in the course of this action:

- A Draft EIS for public review and then a Final EIS that analyzes potential significant environmental and socioeconomic impacts.
- A Record of Decision (ROD) that documents the final decision on the proposed action and specifies mitigation measures (methods to lessen negative impacts) and monitoring programs to be undertaken.

Why is the sale of Plum Island being considered?

The Department of Homeland Security (DHS), in cooperation with the US Department of Agriculture (USDA), operates the Plum Island Animal Disease Center (PIADC) on the island. The Consolidated Security, Disaster Assistance, and Continuing Appropriations Act of 2009 mandates the sale as a result of the determination by DHS to construct and operate a new National Bio and Agro-Defense Facility (NBAF) in Manhattan, Kansas and move its operations from the PIADC to the NBAF (Record of Decision dated 01/16/2009).

What happens to Plum Island after the sale?

Because the federal government has no authority to regulate future land uses, a precise statement of the specific land use-related environmental and socioeconomic effects that could result from reuse would be largely speculative. When the Property leaves federal ownership, proposed uses would be subject to local permitting and state environmental and land use approvals and regulations.

What is an Environmental Impact Statement?

An EIS is a summary of a detailed study that analyzes the environmental impacts of a proposed action and its alternatives. It also includes an extensive public involvement process. The potential for significant environmental effects or high public interest associated with a proposed action is usually the basis for preparing an EIS. It will examine the impacts from the sale of Plum Island to both the natural and the human environment. An EIS will be prepared in Draft form circulated for comment, then issued as a Final and another comment period will be provided before the document is finalized and the project proceeds.

Why does GSA need an EIS for the sale of Plum Island?

An EIS was selected for this project because it provides the highest level of analysis with the greatest opportunity for input by interested parties before decisions or commitments are made. Under NEPA, the purpose of the EIS is to examine the effects associated with the anticipated sale of Plum Island, New York and its support facility at Orient Point, New York.

What will be evaluated in the EIS?

The EIS will address the potential impacts to the environment of two alternatives: sale of Plum Island (the "Action Alternative"), and continued Federal ownership (the "No-Action Alternative"). The Action Alternative will be further refined into a series of reasonably foreseeable land use options. In response to the lack of certainty concerning future reuse of the Property, the EIS will identify reasonable land use options that could result upon the sale of the Property.

The EIS will identify potential impacts on biological and cultural resources, noise and air quality, geology and soils, hazardous waste, infrastructure, land use, socioeconomics, traffic and transportation, waste management, and water resources, as well as other environmental issues that could occur as a result of the sale. For potentially significant impacts, the EIS may determine mitigation measures to reduce these impacts, where feasible.

What are the opportunities for public involvement?

The primary purpose of the scoping process is for the public to assist the GSA and DHS in developing the EIS by identifying important issues related to the sale of Plum Island. This scoping meeting is the first formal opportunity for sharing your thoughts and concerns regarding issues to be evaluated in the EIS. GSA and DHS request that any comments be submitted by Wednesday, June 2, 2010, so that they can be considered during the

preparation of the draft EIS. In addition, the public will have two other formal opportunities to comment: after the Draft EIS and the Final EIS are published.

The Draft EIS is expected to be available for public review in Summer 2010. At that time, a Notice of Availability of the Draft EIS will be published in the *Federal Register*, notices will appear in two New York newspapers (*Suffolk Times* and *Newsday*), two Connecticut newspapers (*Harbor News* and *Shoreline Times*), and public meetings will be held to facilitate public comment. Written and oral comments will be accepted for a period of 45 days from the date the Draft EIS is made available.

The Final EIS is scheduled to be available in Fall 2010. At that time, a Notice of Availability will be published in the *Federal Register*, and the Final EIS will be available for public review for 30 days.

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Projected EIS Timeline

Public Scoping Meetings	May 19-20, 2010
Scoping Comment Period Ends	June 2, 2010
Draft EIS Available for Review.....	Summer 2010
Draft EIS Public Meeting.....	Summer 2010
Draft EIS Comments Due	45 days from publication of the Notice of Availability in the Federal Register
Final EIS Available for Review	Fall 2010
Record of Decision	Winter 2011

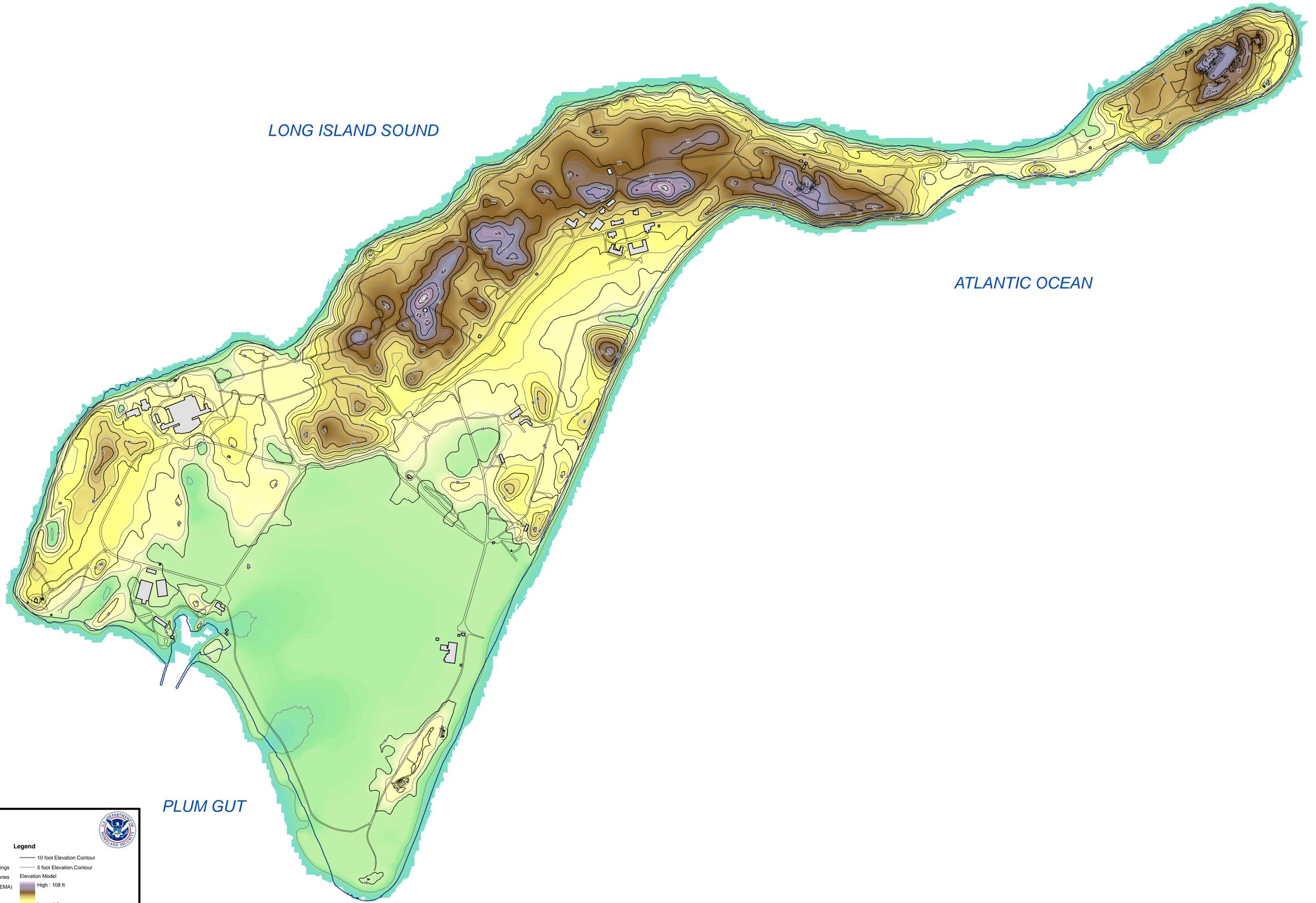
Commenting on the EIS

The GSA welcomes your input on the issues and concerns that should be addressed in the EIS for the sale of Plum Island, New York. If you would like to submit a written comment, please complete a Comment Card and give it to one of the representatives at the scoping meeting. If you would like to mail your comments later, please send them to:

Mr. Phil Youngberg, Environmental Manager
c/o Mr. John Dugan
General Services Administration
10 Causeway Street, Room 925
Boston, MA 02222
email: phil.youngberg@gsa.gov

Website: www.plumislandny.com

TOPOGRAPHY



LONG ISLAND SOUND

ATLANTIC OCEAN

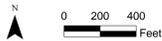
PLUM GUT

GSA



Legend

- Roads
- PIADC Buildings
- Military Batteries
- Shoreline (FEMA)
- 10 foot Elevation Contour
- 5 foot Elevation Contour
- Elevation Model
- High : 108 ft
- Low : -1 ft



Prepared/Date: BRP 05/12/10
Checked/Date: MJS 05/12/10

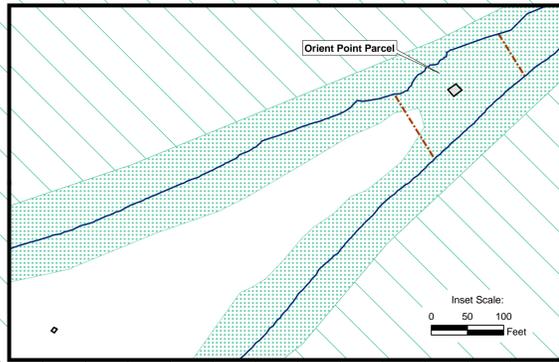
NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

GSA
Plum Island
Southold, New York



Elevation Model and Contours
Project 3612-10-2144

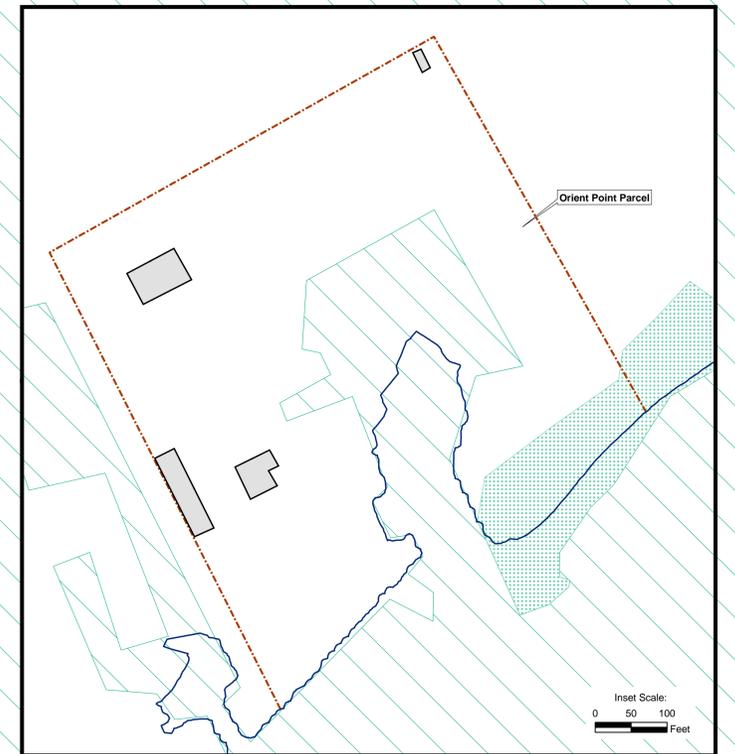
WETLANDS



LONG ISLAND SOUND

ATLANTIC OCEAN

PLUM GUT



GSA

Legend

- Roads
- PIADC Buildings
- Military Batteries
- Shoreline (FEMA)
- Approximate Property Line
- NYSDEC Freshwater Wetlands
- National Wetlands Inventory Wetlands:
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Estuarine and Marine Wetland
 - Estuarine and Marine Deepwater

0 200 400 Feet

NOTE: This DRAFT Map is for Planning Purposes Only. Locations of all features are approximate and were obtained from best available source.

GSA
Plum Island
Southold, New York



NYSDEC Freshwater Wetlands
and National Wetlands Inventory
Project 3612-10-2144

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