

V. ALTERNATIVES

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This section of the DEIS identifies alternatives to the proposed action and compares the environmental impacts of those alternatives with the impacts of the proposed action Plan, as appropriate. Pursuant to the DEIS scoping document, a narrative description and a discussion of potential impacts for the alternatives included in the scoping document are provided below.

A. No Action (Leaving the Project Site in its current condition)

No Action alternative would entail leaving the site and facilities “as is” with no improvements, upgrades, and no removal of vacant/obsolete/underutilized buildings. The impetus for the physical changes proposed at the NUMC East Meadow campus is not simply to improve the appearance of the Medical Center. More specifically, it is part of an overall plan to upgrade and transform the NuHealth system to meet the healthcare needs of Long Island in the 21st century. As described in this DGEIS, this transformation requires the provision of new and upgraded facilities in order to make the campus a multi-faceted Healthcare Village, serving a variety of health related needs and creating an economically-sustainable model for NuHealth.

Given the above, the No Action alternative is not considered to be viable as a long-term option. Without the proposed changes, the system would be unable to meet identified healthcare needs and would not be able to compete with other hospitals in the area. As a result, the system’s financial condition would likely worsen, making it less able to meet its mandates related to the provision of quality healthcare on Long Island.

B. Design Alternatives (feasible alternative site layouts and/or access patterns which meet the objectives of the Project Sponsor)

As part of the planning process, four land use schemes for the campus were developed, and were described in the **Village for Healthy Living, Campus Land Use Plan for the NUMC** (January 2009, located in Appendix C). The Proposed Action Plan of this DEIS, which is fully described in DEIS Chapter II, Project Description, evolved from those initial design concepts/land use schemes. The Nassau Health Care Corporation reviewed each of these schemes and gathered input from stakeholders and potential redevelopment partners. While all four preliminary schemes offer viable development concepts for the campus that would meet the goals and objectives of the Nassau Health Care Corporation, and based on the input received, the “Central Park” scheme (Scheme Two, below) was originally considered the preferred layout for the site. Some concepts of that scheme remain in the proposed action, but the Proposed Action Plan evolved from even further study by the project sponsor. This section describes the four initial design concepts as alternatives along with a discussion of their potential impacts.

1. Scheme One: “The Great Campus Lawn”

In this plan, the open space is organized along a linear “green” zone leading to a newly revitalized hospital entry. The central lawn and open space area would include pedestrian pathways connecting smaller-scale structures with resident housing in the east-central portion of the site to the larger-scale medical office and health-related commercial buildings along Carman Avenue, on the west side of the site. Parking would be provided in subsurface facilities below the lawn and below individual buildings. See Exhibits V-1 and V-2.

In all four of these alternative concept plans, the north end of the site would remain as an area of utility and maintenance and the medical center/hospital, including the DCB, would remain.

2. Scheme Two: “Central Park”

In Scheme Two, open space is organized into quadrants, focused on one major green space in one quadrant in the center of the site. The larger scale elements, including medical office and health-related commercial buildings, are located along Carman Avenue on the west side of the campus, and smaller scale buildings with resident housing would be located on the east side of campus, adjacent to the existing single-family residential neighborhood to the east. The Central Park scheme allows for a view of the campus from the newly focused hospital entry on Carman Avenue. Subsurface parking would be provided below each newly constructed quadrangle. See Exhibits V-3 and V-4.

3. Scheme Three: “Emerald Necklace”

In this scheme, open space is organized in smaller, inter-connected parks. Each park would have different uses surrounding it. Medical office and health-related commercial buildings would be located on land use blocks with different uses for each block. Open spaces would be visually connected at diagonals. Resident housing is shown on the east side of the campus. Parking would be provided in sub-surface facilities, below each block. See Exhibits V-5 and V-6.

4. Scheme Four: “Towers in the Park”

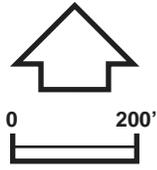
This layout allows for the greatest amount of open space on the campus and supports a variety of uses, since it varies the building heights (increasing heights overall). Research and development buildings would be higher along Carman Avenue than the residential buildings to the east, which would be lower in height. Similar to the other schemes, resident housing would be located adjacent to the existing single-family residential neighborhood to the east of the campus. Parking would be provided in subsurface facilities under podiums at the base of buildings. See Exhibits V-7 and V-8.

Since the proposed program would be very similar in all of these plans (which are conceptual), many of the impacts would be similar as well (demographics, taxes, traffic volumes, utilities, etc.). The largest variable between these alternatives is the open space configuration, along with the land use locations.

C. Alternative Use (an alternative mix of uses on the site which would meet the objectives of the Project Sponsor)

The mix of uses as shown on the Proposed Action Plan is a maximum use of the site. Any alternative mix of uses would be a reduction in those uses. For example, an alternative use may be to provide 300 resident housing units instead of 500. This would still increase the number of units from the existing condition (159), and would provide structurally improved conditions, but would have incrementally less traffic, water usage, and similar impacts. Another variation providing an alternative mix of uses might be to eliminate the retail portion of the development, and only provide medical office space. However, in any of the plans, even with a reduction in the amount of office space, residential units, or other facilities provided, it is likely that the entire 35-acre development area will be impacted, the site cleaned up of hazards, deteriorating buildings and unsafe conditions.

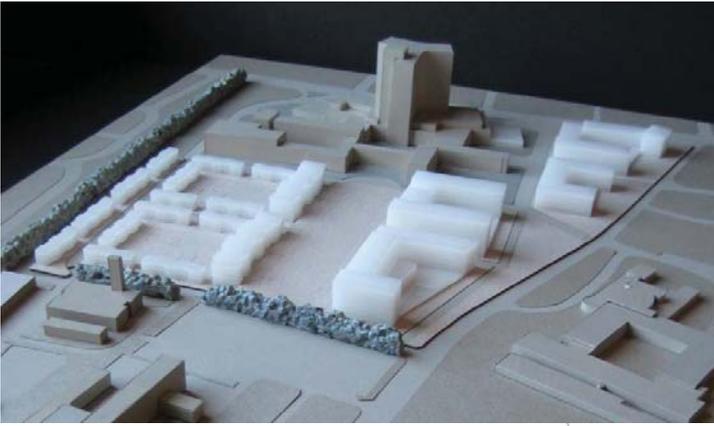
The proposed action Plan would be phased, so the maximum development would not occur all at once in any case. Therefore, most impacts will be gradual, and those related to construction will be temporary.



-  Utility/Maintenance
-  Residential
-  Research & Development
Offices
Commercial
Community Uses
-  Lawn/Open Space
-  Medical Center/Hospital

Exhibit V-1
**ALTERNATIVE DESIGN
SCHEME ONE: CONCEPT PLAN**

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



View looking southeast

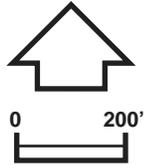


View looking north



Exhibit V-2
**ALTERNATIVE DESIGN
SCHEME ONE: LAYOUT PLAN
AND VIEWS**

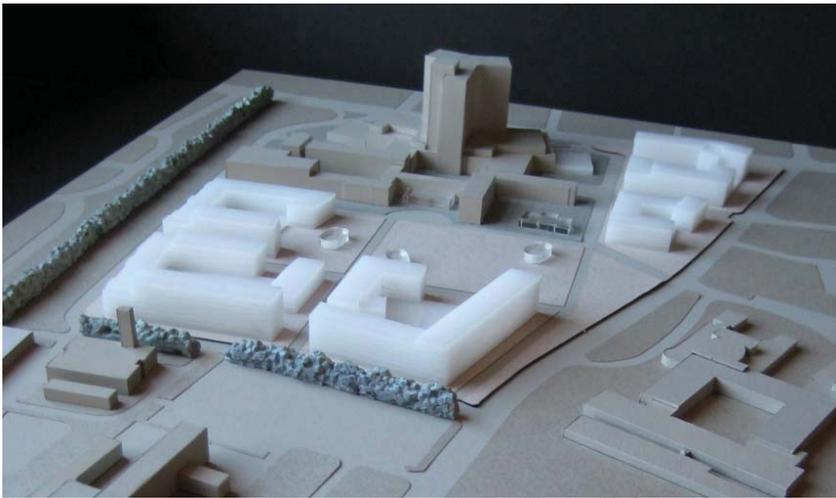
**NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York**



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Exhibit V-3
**ALTERNATIVE DESIGN
SCHEME TWO: CONCEPT PLAN**

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



View looking southeast



View looking north

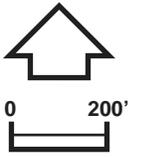
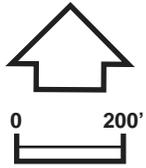


Exhibit V-4
**ALTERNATIVE DESIGN
 SCHEME TWO:
 LAYOUT PLAN AND VIEWS**

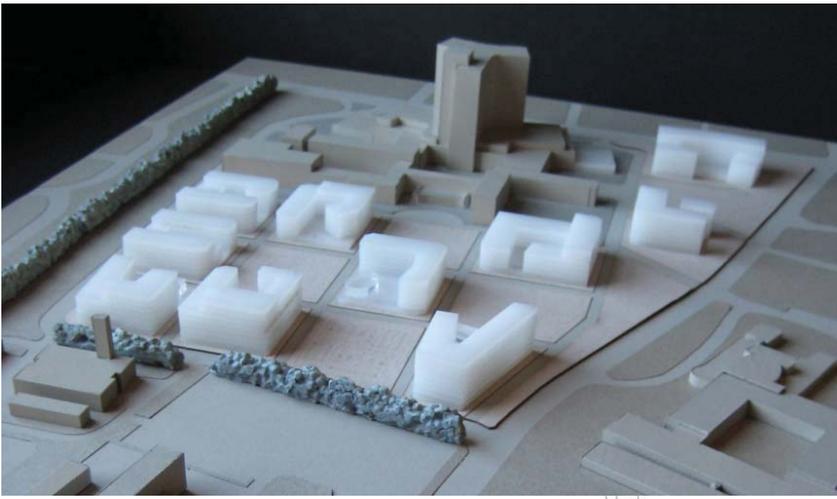
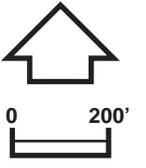
**NASSAU UNIVERSITY MEDICAL CENTER
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Exhibit V-5
**ALTERNATIVE DESIGN
SCHEME THREE: CONCEPT PLAN**

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



View looking southeast

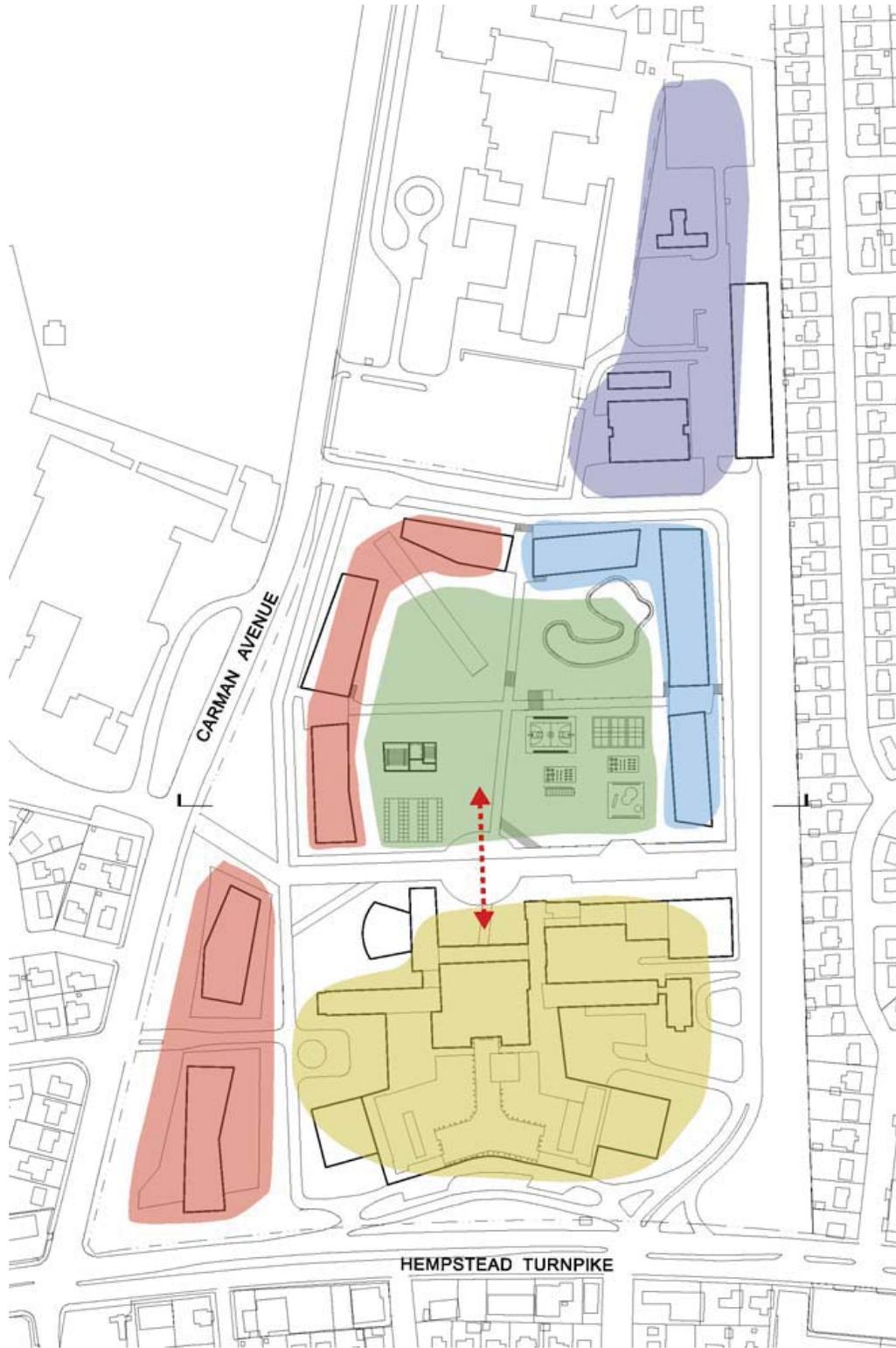
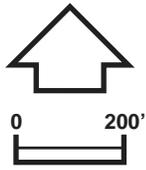


View looking north



Exhibit V-6
**ALTERNATIVE DESIGN
SCHEME THREE:
LAYOUT PLAN AND VIEWS**

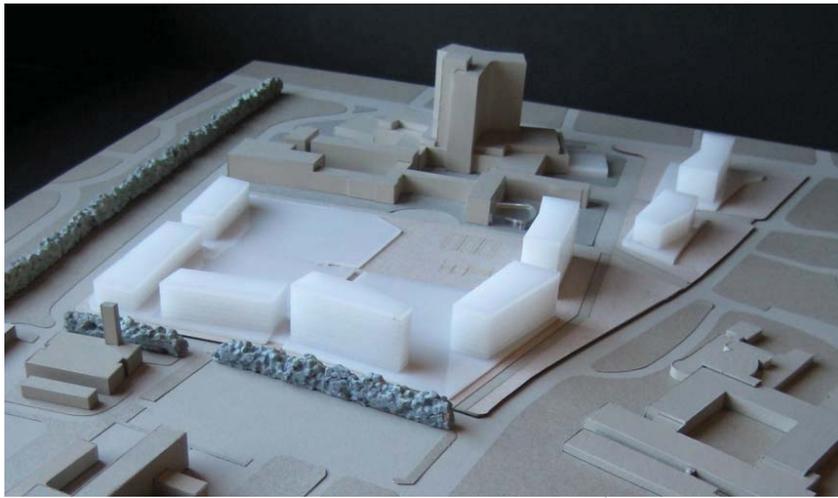
**NASSAU UNIVERSITY MEDICAL CENTER
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-  Utility/Maintenance
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Exhibit V-7
**ALTERNATIVE DESIGN
SCHEME FOUR: CONCEPT PLAN**

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



View looking southeast



View looking north

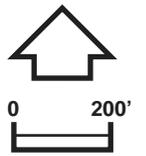


Exhibit V-8
**ALTERNATIVE DESIGN
 SCHEME FOUR:
 LAYOUT PLAN AND VIEWS**

**NASSAU UNIVERSITY MEDICAL CENTER
 East Meadow, New York**