



ENVIRONMENTAL CONSULTING
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B. Laing Associates, Inc. response to the analysis of the Full Environmental Assessment Form Part 2 - Identification of Potential Project Impacts

1. Impact on Land

b. The proposed action may involve construction on slopes of 15% or greater.

The existing vegetated steep slope is partially supported by wooden retaining walls along the north side of the site. The retaining walls are in poor condition and are dilapidated. A replacement of the old, deteriorated wall will mitigate this condition. Steep slopes greater than 15% on-site total 5,741.5 square feet or 26% of the site. The proposed action includes the disturbance of only 763 square feet or 13.3% of the total steep slopes. This is a very small percentage of disturbance within the steep slope extent. Thus, a moderate to large impact is not anticipated.

c. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.

The proposed action will only remove 750 cubic yards of natural (dirt or sand) material which is less than 1,000 tons of material. Thus, a moderate to large impact is not anticipated. The Environmental Assessment Form has been revised to note 750 cubic yards.

e. The proposed action may involve construction that continues for more than one year or in multiple phases.

The proposed action will involve construction to be completed within 12 months. The Environmental Assessment Form has been revised to eliminate the 12-18 month time line. Thus, a moderate to large impact is not anticipated.

10. Impact on Historic and Archeological Resources

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.

A request has been submitted to New York State - State Historic Preservation Office (SHPO) for records in regards to potential historic, archeological, and cultural resources on or within the vicinity of the subject

property. A response will be provided to the City once SHPO has provided the findings of impact. Thus, a determination of “moderate to large impact may occur” cannot be assigned at this time.

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

A request has been submitted to New York State - State Historic Preservation Office (SHPO) for records in regards to potential historic, archeological, and cultural resources on or within the vicinity of the subject property. A response will be provided to the City once SHPO has provided the findings of impact. Thus, a determination of “moderate to large impact may occur” cannot be assigned at this time.

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.

The site is already highly disturbed with asphalt parking and brick building. This encompasses 74% of the site. The remaining 26% is steep slopes. A determination of “moderate to large impact may occur” cannot be assigned at this time.

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.

The site is already highly disturbed with asphalt parking and brick building. The proposed action will create an impact to the character of the site or within the vicinity of the site.

A request has been submitted to New York State - State Historic Preservation Office (SHPO) for records in regards to potential historic, archeological, and cultural resources on or within the vicinity of the subject property. A response will be provided to the City once SHPO has provided the findings of impact. Thus, a determination of “moderate to large impact may occur” cannot be assigned at this time.

17. Consistency with Community Plans

c. The proposed action is inconsistent with local land use plans or zoning regulations.

The proposed action is consistent with local land use plans or zoning regulations. The use and design of the project is consistent with the B-1 zoning regulations, except minor variances will be sought for minor slope disturbance over 25%, a single parking space and unit mix. In addition, the Project is consistent with and in furtherance of the City’s Master Plan which recommends higher density development in the Downtown, given its “walkable qualities [and] the nearby availability of commuter rail and prospectively high-speed ferry service ... [and] an ever more dynamic waterfront.” *Glen Cove Master Plan* (“Master Plan”), pg. 88. The Master Plan calls for “promoting ‘downtown living’ to boost downtown vibrancy ... especially physical improvements to bolster downtowns walkable and social sense of place.” *Id.*, pg. 88. It further finds that “There is a growing demand [in Glen Cove] for apartments targeted to Long Island’s increasingly diverse population of young and senior couples and singles.” *Id.* pg. 95.