

**CITY OF GLEN COVE ORCHARD NEIGHBORHOOD & SEA CLIFF AVENUE CORRIDOR  
BOA STEP III IMPLEMENTATION STRATEGY**

**GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**DRAFT SCOPE**

January 15, 2019

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**1.0 INTRODUCTION**

The proposed Draft Generic Environmental Impact Statement (“DGEIS”) for the draft Brownfield Opportunities Area (“BOA”) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor, including all essential calculations, analyses, tables, maps, figures, appendices and written MATERIALS will assist the lead agency (the Glen Cove City Council) in:

- complying with the standards, requirements and procedures of 6 NYCRR Part 617, State Environmental Quality Review Act (“SEQRA”);
- identifying and assessing potential adverse environmental impacts from the proposed Action;
- developing reasonable and appropriate environmental impact prevention and/or mitigation methods and strategies to reduce impacts to the maximum extent practicable; and
- adoption of a Statement of Findings and the rendering of a final decision (“Determination of Significance”) in accordance with SEQRA in connection with the adoption and implementation of the BOA Step III Implementation Strategy.

A copy of this Draft Scope will be forwarded to the New York State Department of State (“NYSDOS”), as an involved agency responsible for administering BOA funding and oversight, and will be made available for the public for review at the City Clerk’s office and on the City’s website. A notice of a Positive Declaration and filing of a Draft Scope for the completion of a Draft Generic Environmental Impact Statement (“DGEIS”) will be filed with the New York State Department of Environmental Conservation’s (“NYSDEC’s”) Environmental Notice Bulletin (“ENB”), as well as a newspaper of general circulation, immediately following the City Council’s acceptance of the Draft Scope. The notices shall indicate that a Positive Declaration has been adopted by the Lead Agency in this subject matter and a Draft Scope outlining the proposed scope

and content of the DGEIS has been prepared. The notices shall also indicate that the applicable materials are available for public and agency review at the City Clerk's office and online and that written comments and recommendations regarding the necessary scope and content of the required DGEIS will be accepted until the close of business on February 15, 2019.

After the Draft Scope has been reviewed and the public comment period has closed, the draft Scope will be finalized (i.e., Final Scope). The DGEIS will be prepared in accordance with the Final Scope and evaluated for consistency with the Final Scope, prior to the DGEIS being accepted for public review to ensure that its scope and content are consistent and sufficient to adequately analyze and address the pertinent issues identified by the Determination of Significance/Positive Declaration and substantive and related input received by agencies and the general public.

## **2.0 DESCRIPTION OF ACTION**

The proposed Action is the Adoption and Implementation of the Orchard Neighborhood and Sea Cliff Avenue Corridor Brownfield Opportunities Area ("BOA") Implementation Strategy. A BOA Plan consists of a Step II Nomination, which was previously prepared and designated by New York State in 2015, and a Step III Implementation Strategy. The action under review is the Step III Implementation Strategy. The Step III phase of the BOA project focuses on implementation of the goals and recommendations of the adopted Step II Nomination Study. The Step III Implementation Strategy provides the foundation for private redevelopment and revitalization of strategic areas within the BOA, recommendations for amendments to the City Zoning Code to permit desired redevelopment and revitalization, and to provide support for recommendations related to economic development, transportation, energy and green infrastructure. The following provides a summary of the sections contained in the Step III document.

- Section 1.0 provides an introduction, background information, and organization of the document.
- Section 2.0 contains a project description and boundary map identifying the areas of interest.
- Section 3.0 contains a summary of the community participation that has occurred since 2012.
- Section 4.0 provides an updated analysis of the BOA that provides additional analysis pertinent to the implementation strategy as well as summaries of technical studies performed as part of the BOA Step III Implementation Strategy (including a pedestrian/bicycle use enhancement plan and parking needs assessment, green infrastructure engineering report and analysis of renewable energy resources within the BOA)
- Section 5.0 provides the implementation strategy for each of the strategic sites and areas, the cost benefit analysis for each, proposed land use and zoning, a summary of the economic analysis, implementation projects, local management structure, regional, state and local actions and programs for implementation.

In 2015, the NY Secretary of State designated the Orchard BOA, making it eligible for the funding to prepare the Step III Implementation Strategy.

Summary of Recommendations from the BOA Step II Nomination and Coles School Addendum

A summary of the recommendations incorporated into the BOA Step II Nomination and Coles School Addendum for the strategic areas is provided below to serve as background for a description of the work that has been completed throughout this BOA Step III Implementation Strategy process and in support of the development of recommendations for further implementation that are the focus of the Step III.

- Pursue improvements within the Orchard Neighborhood so that it becomes an attractive, walkable, vibrant neighborhood with improved linkages to the rest of Glen Cove.
- Require that new development within the Orchard Neighborhood be consistent with the established character of the neighborhood and highlight the area's unique historic and natural settings.
- Pursue public amenities and infrastructure improvements.
- Provide for increased recreational opportunities for residents.
- Encourage new commercial investment in the industrial area along Sea Cliff Avenue that will provide employment opportunities, enhance the City's tax base while avoiding direct competition with existing businesses.
- Facilitate redevelopment that could include large scale retail, light industry and distribution/warehousing.
- Conduct an analysis of street lighting to identify improvements to improve circulation, safety, visual appeal and energy efficiency.
- Study need for shared parking within the Orchard Neighborhood.
- Improve transportation and circulation at the Sea Cliff Avenue/Cedar Swamp Road/Pratt Boulevard intersection as it relates to commercial redevelopment on Sea Cliff Avenue.
- Enhance quality of life within the Orchard through continued code enforcement actions, enhancement of pedestrian circulation and beautification program.
- Prepare an engineering study to identify Green Infrastructure solutions for stormwater management and identify new green space within the Orchard.
- Improve pedestrian circulation by providing a connection between the north end of Hazel Street and the Glen Street Long Island Rail Road ("LIRR") Station, a reinvigorated Sea Cliff Avenue area, and providing a safe route to the City Day Care facility.
- Promote the Redevelopment Incentive Overlay District (RIO-ON) as a zoning tool for positive redevelopment within the Orchard.
- Pursue a Transit Oriented Development (TOD) at the Glen Street Station.
- Identify reuse opportunity for the former Coles School which preserve the existing building and provide an opportunity to maintain recreational use in the rear.

The strategic sites identified by the Step II BOA were the three properties located on Sea Cliff Avenue which are part of the NYSDEC State Superfund Program: the Photocircuits, Pass & Seymour, and Pall Corporation sites, as well as the City-owned property located on the west side of Pratt Boulevard (north of the former Pall Corporation property) developed with the Glen Cove Child Day Care Center. In 2013, the Coles School Addendum was prepared, and while recommendations were provided for this site and the BOA boundary was updated to include the property, it was not included in the updated figure as a strategic site. However, for the purpose of this Step III Implementation Strategy, the Coles School was considered a strategic site. The

strategic area identified by the BOA Step II Nomination encompassed the Orchard Neighborhood and commercial property south of the Glen Street LIRR Station.

#### Analysis and Recommendations for Strategic Sites and Areas

As part of the Step III Implementation Strategy, an analysis of potential reuse was conducted for each of these properties, as well as for the City owned parking lot on Capobianco Street. This included the following special analyses and studies:

- Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and pending construction (See Section 4.4 of the Step III Implementation Strategy);
- Cost benefit analysis to evaluate the development scenarios for strategic sites (See Section 4.4 and subsections of Section 5.1 of the Step III Implementation Strategy);
- Environmental Summary – prepared to analyze the current status of each of the Superfund sites within the BOA and identify potential additional sites within the BOA where there may be obstacles to redevelopment due to environmental considerations (See Section 4.5 of the Step III Implementation Strategy);
- Transportation Engineering Study (Pedestrian and Bicycle Use Enhancement Study and Parking Needs Assessment) which provides recommendations for the Orchard Neighborhood (see Section 4.6 and Appendix D of the Step III Implementation Strategy);
- Green Infrastructure Engineering Report which identifies potential locations for the installation of rain gardens or other green infrastructure alternatives to traditional stormwater management techniques (see Section 4.7 and Appendix E of the Step III Implementation Strategy);
- An evaluation of alternative energy options (See Section 4.8 and Appendix F of the Step III Implementation Strategy)
- Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and housing pending construction (See Section 4.4 of the Step III Implementation Strategy); and,
- Phase I Environmental Site Assessment and estimates for remediation for the former Coles School (See Appendix H of the Step III Implementation Strategy).

Background information for each of the sites and evaluation of conceptual redevelopment strategies are presented for each of the strategic sites/areas in Section 5.0 and highlights are summarized below. First listed are two success stories which identify implementation actions that have occurred and were enabled by the funding provided by the NYSDOS BOA Program. This is followed by descriptions of strategic sites where future actions are recommended to support redevelopment.

- Pall Corporation: A site plan was approved by the City Planning Board for the redevelopment of this Superfund Site with a self-storage warehouse. Through coordination with the property contract vendee and input from the BOA Steering Committee an improved plan was prepared that incorporated higher quality architecture, and an access easement through the site to the Day Care property.
- Former Coles School: The BOA funding supported the City in an evaluation of alternative redevelopment options and assistance in identifying a purchaser for the western portion of the site so that the former Coles School building could be reused for educational purpose and the eastern portion of the site will remain as City-owned property for community beneficial use. The funding paid for an appraisal report/market evaluation/developable site analysis, a Building Assessment

Report, a Request for Expressions of Interest and review, a Phase I Environmental Site Assessment and evaluation of remediation costs for the school building, preparation of conceptual reuse plans for the eastern portion of the property, preparation of subdivision plans and applications as well as planning review to assist in the ultimate sale of the western portion of the property to Tiegerman Schools.

- Photocircuits/Pass & Seymour sites: Through this process, the BOA funding has assisted in review of conceptual redevelopment strategies for these Superfund properties located on the south side of Sea Cliff Avenue. The mix of uses identified in the Step II BOA requires an amendment to the current zoning code. A number of site-specific criteria were identified, and appropriate uses were characterized in preparation of recommended code amendments for the I-2 District, which are provided in Appendix I of the Step III Implementation Strategy. The intent of the amended language is to allow a range of additional large-scale uses (retail, recreational, and/or hotel) and supplementary uses which do not compete with downtown, while continuing to allow industrial uses now permitted in the district. Direct access to the State highway would be required, as would a minimum lot area of 10 acres. This amendment to the I-2 District would encourage redevelopment of this strategic site.
- The Orchard Neighborhood: A number of recommendations apply to the Orchard Neighborhood. The Transportation Study identified several improvements for lighting, sidewalks and improving circulation. It was recommended that the City-owned parking lot on Capobianco Street be improved to include a rain garden and shade trees and continue to provide parking for residents of the area, but that the “Tenant Parking Only” sign be removed and replaced with signage indicating parking for residents of the Orchard Neighborhood. Through the analysis it was found that no smaller redevelopment projects have occurred within the neighborhood since the adoption of the RIO-ON Overlay District code in 2010. Recommended Code amendments to incentivize redevelopment reduce thresholds including amending building height and off-street parking location requirements, as well as reducing the gross lot area required per townhouse unit and usable recreational yard requirements to make redevelopment. Finally, there have been requests to the Zoning Board of Appeals (“ZBA”) over the years to provide area relief for sites to enable conversion to two-family homes where the property is less than 7,500 SF in size as required by the R-4 District. To encourage future redevelopment under the RIO-ON (which would permit additional density), it is recommended that the ZBA be asked to consider not providing relief to allow two-family homes where insufficient lot size is available.
- TOD Area: The BOA funding allowed the City to explore the potential for TOD to occur in the future on the privately owned property zoned I-2 Industrial that is located adjacent to the Glen Street Station. Meetings were held with the MTA and LIRR to discuss an option that would permit the use of the MTA parking located within the LIRR right of way. An economic analysis was prepared to identify the economic feasibility of the redevelopment of the site with affordable housing and a limited amount of commercial space. A conceptual plan was prepared by a local architect who identified a means by which the eastern portion of the property could be developed with commercial space where the existing gym could relocate, and subsequently residential building constructed so that the gym would not be displaced. To achieve this goal in the future, it was recommended that the Zoning Map be amended to extend the RIO-ON District to include this site and amend the RIO-ON District language to incorporate an option for TOD. Code amendments that would allow incentives for redevelopment on a minimum lot area of 40,000 SF within 500 feet of the Glen Street Station are presented in Appendix I of the Implementation Strategy.

### Additional Studies Funded through the Implementation Strategy

- Urbanomics Inc. prepared an analysis of housing needs which found that even when factoring in pending developments and developments under construction, there will still be an unmet demand for residential units in the City.
- Gedeon GRC Consultants completed a Transportation Report focusing on various transportation related conditions within the Orchard Neighborhood, including existing parking regulations, on-street parking availability, sidewalk conditions, traffic circulation, bicycle usage, pedestrian amenities, curb cuts, street lighting, and American with Disabilities Act (ADA) compliance and is included as Appendix D of the Implementation Strategy.
- NP&V with engineers at Nelson & Pope (“N&P”) performed a sub-watershed assessment and identified potential green infrastructure projects within the Glen Cove BOA Study Area. The engineering report provided in Appendix E of the Implementation Strategy identifies 22 potential projects for implementation of green infrastructure to reduce the volume of runoff and reduce the pollutant load of runoff that is directed to Glen Cove Creek.

### **3.0 LOCATION**

The Orchard Neighborhood and Sea Cliff Avenue Corridor BOA is located north of the City of Glen Cove/Town of Oyster Bay municipal boundary and north of Glen Head Country Club; south of the Long Island Railroad; east of the Long Island Railroad; and west of Cedar Swamp Road in the City of Glen Cove, Nassau County, New York. In addition, the proposed action includes the Coles School property which is located on the east side of Cedar Swamp Road. See attached Location Map.

### **4.0 PURPOSE AND INTENT OF DRAFT SCOPE**

The DGEIS will focus on environmental issues of concern (i.e., potential moderate and/or large environmental impacts) that were identified in the Positive Declaration or by substantive environmental comments relating to scope and content submitted by involved and interested agencies and the general public. It will provide the background, information, and analyses necessary to assist the City in fulfilling SEQRA’s “hard look” mandate and ensure that the final DGEIS document fully conforms to the standards, specifications and procedures of 6 NYCRR Part 617, Sections 617.10, “Generic Environmental Impact Statements” and 617.9, “Preparation and Content of Environmental Impact Statements.

The Proposed Action has the potential to result in one or more moderate and/or large environmental impacts; therefore, additional environmental review in the form of a Generic Environmental Impact Statement (“GEIS”) is necessary so that potential environmental impacts can be more fully identified, vetted, assessed, and mitigated to the maximum extent practicable as required by SEQRA.

## **5.0 INVOLVED AND INTERESTED AGENCIES AND REQUIRED PERMITS, APPROVALS AND/OR REVIEWS**

The only “involved agency,”<sup>1</sup> besides the City of Glen Cove City Council is the NYSDOS which provided the funding for the BOA Step II Nomination and Step III Implementation Strategy and provided oversight over the BOA process and review. A preliminary list of interested agencies is provided below:

- Nassau County Planning Commission;
- City of Glen Cove Planning Board;
- City of Glen Cove Zoning Board of Appeals;
- Town of Oyster Bay;
- Village of Sea Cliff; and
- NYSDEC.

The proposed DGEIS will contain a section that will specifically address future development related actions that may occur pursuant to the Step III Implementation Strategy and required mitigation and thresholds for any additional environmental reviews if necessary. These actions may require other permits and approvals at that time.

## **6.0 POTENTIAL MODERATE OR LARGE IMPACTS IDENTIFIED BY THE EAF** **PART 3/ DETERMINATION OF SIGNIFICANCE**

1. Impact on Land: Potential moderate and/or large impacts on land from the implementation of the Step III Implementation Strategy may include future clearing of wooded areas, development and/or redevelopment in areas having steep slopes that may equal or exceed 15 percent gradients, and possible erosion and sedimentation, especially in areas containing NYSDEC wetlands and the surface waters of Glen Cove Creek. The adoption of the Step III BOA recommends a number of actions to revitalize the area including zoning amendments that may result in future development and redevelopment that could alter existing development patterns, development density, land coverage, yard setback requirements and other related factors that should be further assessed. In addition, implementation of the proposed action will involve demolition and construction that will take place intermittently, over multiple projects and phases, including redevelopment of sites, pre-construction projects and infrastructure improvements and/or will last more than one year, and potentially resulting in a moderate impact.
2. Impact on Surface Waters and Wetlands: Glen Cove Creek and mapped NYSDEC freshwater wetlands are present within the BOA. Due to the presence of these features, water quality and creek/wetland ecology could be adversely affected by clearing within adjacent areas, soil erosion, development-related stormwater runoff, sedimentation,

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<sup>1</sup> SEQRA defines “Involved agency” as “an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an ‘involved agency’ notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an ‘involved agency’.”

turbidity, and the introduction of pollutants from hazardous site remediation activities, and demolition and construction. Additional review and assessment of potential moderate to large impacts on Glen Cove Creek, drainage, and riparian wetlands is needed.

3. Impact on Groundwater: The proposed action includes actions that will encourage the ongoing cleanup of existing contaminated properties including but not limited to Superfund sites within the BOA to allow for safe, healthy, and sustainable development and redevelopment. Existing contamination coupled with cleanup activities, site disturbance and future land uses could affect groundwater if activities are not properly managed and implemented. The BOA is adjacent to but is outside of the Oyster Bay Special Groundwater Protection Area (“SGPA”) and this will be confirmed in the GEIS. Existing groundwater contamination and benefits of cleanup under the DEC approved remediation plans and potential impacts related to future land uses will be summarized.
4. Impact on Flooding: As previously indicated, the Glen Cove Creek river channel traverses the BOA and areas of adjacent riparian freshwater wetlands are present. Despite the presence of these features, Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps indicate that the BOA is within a “FEMA X zone” which is considered an upland area that is expected to be unaffected by the 100-year and 500-year rain-fall events. Significant flooding issues are therefore not anticipated within the BOA if stormwater runoff is properly contained and recharged but due to the presence of the creek the issue of potential flooding will be briefly addressed in the GEIS to confirm this conclusion.
5. Impact on Air Resources: No significant impact on air resources or air quality is anticipated by the implementation of the proposed BOA with the exception of possible soil vapor intrusion into buildings from volatile organic compound contamination on some sites. This issue will be further evaluated and addressed in the GEIS along with other issues in a section on hazardous site conditions and remedial activities (see also Section 16, “Impact on Human Health,” below which will address the issue of hazardous site conditions and human health). No other potentially significant air quality issues were identified.
6. Impact on Plants and Animals: No significant impact to plants or animals was identified based on available information. The area is mostly developed (urbanized); however, some woodlands, wetlands and Glen Cove Creek do exist and could have some ecological value. Although significant impacts have not been identified, additional assessment of existing ecological conditions in the wooded and wetland areas is warranted and should be included in the GEIS.
7. Impact on Aesthetic Resources: The adoption of the Step III will enable the City Council to consider zoning map and code amendments that would result in a TOD at the Glen Street Station. This site is visible from the rail line and thus the redevelopment project would be visible during routine travel by visitors, residents and commuters. This may result in an aesthetic impact that will be addressed in the GEIS to identify any appropriate mitigation techniques and strategies for future implementation actions to ensure that significant impacts do not result. The proposed zoning and future development and redevelopment of



the BOA is expected to provide an overall benefit in terms of eliminating blight, providing housing alternatives, and enhancing the visual quality and character of the built environment. Site plan reviews for future development and redevelopment will consider such issues as zoning, land use, siting of buildings and structures, landscaping, screening, architecture, signage, code compliance and other factors to ensure that significant impacts on aesthetic resources will not occur.

8. Impact on Historic and Archaeological Resources: There is one “listed” National Register of Historic Places landmark in the BOA (i.e., Sea Cliff Railroad Station) and three “eligible” National Register of Historic Places landmarks in the BOA, including the Greek Orthodox Church and Office, Glen Street Long Island Rail Road Station, and the Coles School. A portion of the west side of the BOA is also located within a designated New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) archaeologically sensitive area suggesting the possible presence of archaeological resources in the area, especially in currently undeveloped areas. NYSDEC’s EAF Environmental Mapper also suggests that an archaeological site is present in the area; however, no information was found on OPRHP’s Cultural Resources Information System (“CRIS”) regarding this site. Further assessment and coordination appears necessary to determine the presence or absence of this archaeological site and any possible impacts and mitigation strategies if it is present. Based on the preceding information, moderate to large impacts on historic and archaeological resources is possible and further evaluation appears necessary in the GEIS to mitigate future actions.
9. Impact on Transportation: The proposed action is the adoption of the BOA Step III which makes recommendations for transportation improvements related to sidewalks, lighting and provision of adequate parking for new development. The potential for traffic related impacts are related to recommendations for amended zoning that would enable redevelopment which varies from what is permitted under the current zoning. Following adoption of the BOA Step III, the City may consider the recommended zoning amendments and as proposed, the resulting development would be expected to increase traffic over the current levels. The sites which could, under the recommended zoning amendments, have the potential for development that varies from the development permitted under the current zoning include properties of at least 10 acres on Sea Cliff Avenue – which would be required to have direct access to Glen Cove Road and a transit oriented development (“TOD”) near the Glen Street LIRR Station. These potential increases in traffic and need for parking should be addressed in the GEIS and the need for future traffic impact analysis identified for redevelopment projects.
10. Impact on Energy: Significant impacts on energy resources are not expected but will depend on the exact nature and scale of future land uses, the use of energy conservation techniques as proposed, and ensuring green and energy conserving site designs (e.g., efficient outdoor lighting, etc.). New development will be required to adhere to contemporary building and energy codes and developers will be urged to maximize energy conservation. Appendix F of the BOA Step III Implementation Strategy includes a Renewable Energy Analysis and a variety of recommendations. A brief discussion of

energy will be provided to summarize proposed mitigations inherent in the Implementation Strategy.

11. Impact on Noise, Odor, and Light: Issues related to odors are not anticipated but are contingent upon the type and scale of uses that may be established in the future. Temporary and intermittent noise is a normal part of demolition, site remediation, clearing, grading, construction, and occupation and operation of future land uses. The presence of nearby sensitive noise receptors can exacerbate the potential for noise related impacts. These impacts are largely controlled by the City's Noise ordinance and Code enforcement activities; particularly, restrictions on the days of the week and hours of the day that demolition and construction activities may be performed and maximum noise levels at certain times of the day and night during site occupation and operations. Significant impacts are not expected; however, a brief discussion of these topics should be included in the GEIS.
12. Impact on Human Health: The main issues associated with human health have to do with existing site contamination (Superfund sites, hazardous materials spills and leaks, etc.) on some sites and the methods and precautions implemented to prevent human exposure. Institutional controls may be in place through the NYSDEC which may affect future land use in the area and help to prevent potential impacts and will be identified. Dust and pollutants attached to or contained within soil can affect air quality or be transported by runoff and deposited into surface waters and wetlands or can be recharged into groundwater. Potential moderate to large impacts may result from site disturbance and this topic should be further evaluated in the GEIS.
13. Consistency with Community Plans: The proposed action recommends future zoning amendments that would affect land use, development patterns, development density and other zoning parameters that vary from development under existing zoning (See Section 1, "Impact on Land"). Through the Step II and Step III processes, the City conducted public outreach to identify the City's vision for the strategic sites within the BOA. The GEIS will identify inconsistencies with adopted community plans as related to the obstacles the area faces specific to strategic sites, the existing land use and provide the analysis used to assess redevelopment scenarios in the GEIS to ensure that significant impacts do not occur.
14. Consistency with Community Character: Impacts on community character could occur during the implementation of the Step III recommendations but effects on community character are expected to be largely beneficial due to the anticipated remediation of sites, demolition of blighted buildings and reconstruction under more appropriate zoning and contemporary environmental and design standards and specifications. One of the central purposes of the BOA Step III is to clean up and revitalize the area to enhance community character, protect public health and economically revitalize the area. Impacts on community character are not expected to be significant but will be briefly discussed in the context of land use and zoning.

## **7.0 DRAFT OUTLINE AND FORMAT OF DGEIS**

The proposed scope, content and general format of the DGEIS are as follows:

**Cover Sheet**

**Inside Cover Sheet**

**Table of Contents**

**1.0 Executive Summary**

**2.0 Description of the Proposed Action**

- 2.1 Introduction (*Describe the overall purpose of the DGEIS and the anticipated SEQRA process based on the procedural requirements of 6 NYCRR Part 617. Discuss how future actions (i.e., development within the BOA) must be evaluated for consistency with the final Statement of Findings for the action, and if found to be consistent, may be covered by the proposed GEIS, or alternatively, may require additional SEQRA review, if not previously considered or adequately considered, in compliance with applicable SEQRA procedures*).
- 2.2 Study Area Location and Description (*Describe and map the boundaries and location of the BOA relative to the City/Town boundary, area streets and intersections, and adjacent/nearby landmarks, neighborhoods, and/or special districts; provide a brief description of the existing BOA in terms of its general character, land use pattern, zoning and overall environmental conditions and/or other significant features*).
- 2.3 Project Background, Public Need and Objectives, NYSDOS & City Objectives, and Benefits (*Provide a brief history of the evolution of the Proposed Action. Relate the Proposed Action to City and/or other applicable governmental goals/objectives; discuss the BOA's overall purpose and the residential and business community's need for the Proposed Action; provide a list of benefits that will accrue to the City/area neighborhoods and business community from the Proposed Action*).
- 2.4 Description of the Proposed Action (*Provide a detailed description of the Proposed Action including possible changes in redevelopment following zoning amendments as recommended in the BOA Step III*).
- 2.5 Required Permits, Approvals and Reviews (*Provide brief discussion of SEQRA process and review stages required for the Proposed Action; list all required permits, reviews and approvals. Describe future SEQRA-related actions/reviews that are necessary after adoption of the Proposed Action. Indicate the degree to which future actions will be covered by the GEIS and its Findings Statement and under what general circumstances additional SEQRA review may be required for future projects and site specific actions*).
- 2.6 Public Outreach and Community Participation (*Discuss any community participation and public outreach that was conducted prior to the DGEIS; discuss SEQRA process and any future public outreach that is proposed and/or required*).

### **3.0 Existing Conditions, Impacts and Mitigation**

#### **3.1 Land Use, Zoning and Plans**

##### **3.1.1 Existing Conditions**

3.1.1.1 Land Use *(Provide a description of existing land uses from the BOA Step III in the Study Area based on general category of use; describe development patterns, and general scale of development; note any existing trends in this pattern or general land use conditions, identify BOA neighborhoods and adjacent neighborhoods).*

3.1.1.2 Zoning *(Provide a description of existing zoning and zoning patterns in the Study Area; note general uses that are currently permitted in the BOA and describe any existing overlay districts that affect the BOA).*

3.1.1.3 Plans *(Provide brief descriptions of any relevant land use plans and/or other studies for the area that may contain pertinent recommendations for the BOA).*

##### **3.1.2 Impacts *(Conduct a general land use, zoning and plan consistency impact analysis of the Proposed Action).***

3.1.2.1 Land Use *(Describe any significant changes in pattern, scale and anticipated development density; discuss suitability, general compatibility and conflicts of permissible uses and development patterns; utilize figures, tables, etc. if and as appropriate.)*

3.1.2.2 Zoning *(Analyze proposed zoning modifications relative to existing zoning and environmental conditions; describe anticipated changes from future zoning amendments, if any; Utilize figures, tables, etc. as appropriate.)*

3.1.2.3 Plans *(Describe general consistency of Proposed Action to applicable recommendations of any local land use plans that may contain pertinent recommendations for the BOA.)*

##### **3.1.3 Mitigation**

#### **3.2 Community Character**

##### **3.2.1 Existing Conditions**

3.2.1.1 Visual Character *(Provide a general summary of existing visual/aesthetic conditions and the general character of the BOA and its surroundings; use photographs, maps, aerial photographs as applicable.)*

3.2.1.2 Noise and Lighting *(Briefly and generally describe anticipated existing ambient noise and identify any sensitive noise receptors in the BOA that could be affected by noise or outdoor lighting.)*

- 3.2.1.4 Historic and Archaeological Resources (*Using Federal and State Register of Historic Places lists and mapping data from the New York State Office of Parks, Recreation and Historic Preservation's Cultural Resources Information System ("CRIS"), applicable City resources or any other appropriate sources, list and describe the cultural features and characteristics of the BOA, including historic and archaeological resources and whether the BOA is in an OPRHP designated "archaeologically sensitive area."*)
- 3.2.2 Impacts (*Conduct a community character impact analysis of the Proposed Action that considers impacts on visual/aesthetic resources, noise and outdoor lighting, and historic and archaeological resources as applicable.*)
  - 3.2.2.1 Visual Character (*Describe potential adverse and beneficial impacts on the visual character and any special aesthetic qualities of the Study Area; assess any potential impacts on nearby neighborhoods and community character; consider the general scale of future development as well as existing strategies that are proposed by the Step III Implementation Strategy or that are already in place to address visual and community character issues; discuss any potential impacts from implementing the Proposed Action.*)
  - 3.2.2.2 Noise (*Generally and qualitatively describe the existing noise environment; discuss potential noise impacts from demolition, construction and revitalization and future land uses; discuss any relevant protections from the City's noise ordinance and identify any outstanding issues or concerns.*)
  - 3.2.2.3 Historic/Archaeological Resources (*Describe potential impacts on the cultural resources within or adjacent to the BOA; identify buildings listed on the State and/or National Registers of Historic Places and any potential precautions or special circumstances related to these buildings; determine potential sensitivity with respect to cultural resources, including archaeological resources; identify any potential impacts, concerns and recommendations to protect features; note that areas that may be redeveloped have been significantly disturbed by past development and that existing historic structures such as the Coles School will be retained and adaptively reused.*)

### 3.2.3 Mitigation

## 3.3 Community Services and Utilities

- 3.3.1 Existing Conditions (*Identify available essential community services and facilities, local service providers, and energy utilities in the area; identify any facilities or infrastructure that currently exist in the proposed BOA such as sewers and public water and public schools; seek and summarize input received from community service providers regarding services, facilities and/or special equipment and*

*infrastructure and service capacities; summarize community service outreach and/or meetings and include written responses in the DGEIS appendices; provide information on the current status of the following public/community services that serve the BOA:*

- 3.3.1.1 Public Schools
- 3.3.1.2 Police Protection
- 3.3.1.3 Fire/Rescue/Ambulance protection
- 3.3.1.4 Water Supply
- 3.3.1.5 Sewer and Stormwater Management
- 3.3.1.8 Electric and Natural Gas Utilities

- 3.3.2 Potential Impacts (*Discuss potential for individual and cumulative impacts related to the Step III Implementation Strategy on the various community services based on input received, and qualitative assessment of demands and capacities; a general discussion regarding possible impacts on special districts will be provided; identify any potential impacts to the following services).*

- 3.3.2.1 Public Schools
- 3.3.2.2 Police Protection
- 3.3.2.3 Fire/Rescue/Ambulance protection
- 3.3.2.4 Water Supply
- 3.3.2.5 Wastewater and Stormwater Management
- 3.3.2.8 Electric and Natural Gas Utilities

- 3.3.3 Mitigation

#### 3.4 Transportation Resources

- 3.4.1 Existing Conditions (*Review available traffic data based upon studies prepared for recent development projects in the area and available roadway count data from the County and State; identify and describe area streets and major intersections proximate to the Glen Street Station and Sea Cliff Avenue redevelopment areas; Include a discussion of current parking conditions, sidewalk conditions and lighting within the BOA based upon the report prepared by Gedeon for the BOA Step III).*
- 3.4.2 Impacts (*Prepare a trip generation comparison for development under the existing zoning vs. potential redevelopment under the proposed zoning for the TOD properties and the Sea Cliff Avenue sites. Assess the relative change in volume on area roadways and the suitability of the existing roadways to support the increased trips. Identify the benefits of implementation of the recommendations for sidewalk, parking and lighting).*
- 3.4.3 Mitigation

### 3.5 Water Resources

- 3.5.1 Existing Conditions (*Using narrative, mapping, tables and/or quantitative methods where possible; identify existing streams (Glen Cove Creek) and nearest surface waterbodies and/or wetlands; groundwater conditions; groundwater elevation; FEMA flood zone(s); any known drainage issues*).
- 3.5.2 Impacts (*Using quantitative and qualitative methods, discuss potential for impact to surface waters, wetlands and groundwater resources; discuss any method of sanitary wastewater handling, treatment and disposal; review NYSDEC Freshwater Wetlands and National Wetland Inventory maps; discuss drainage and potential pollutant loading from erosion, sedimentation and runoff into Glen Cove Creek; discuss stormwater management practices based on New York State Pollution Discharge Elimination System (“SPDES”) and any requirements for a State Water Pollution Prevention Plan (“SWPPP”) as applicable; examine compliance with New York State Stormwater Management Plan; identify any concerns related to flooding from Glen Cove Creek, if applicable; indicate potential for disturbance near creek or wetlands in areas that are currently natural; consider best management practices; indicate need for any NYSDEC wetlands permits*).
- 3.5.3 Mitigation

### 3.6 Ecological Resources

- 3.6.1 Existing Conditions (*There is one small undeveloped area on the northwest side of the BOA that contains existing natural woodlands. Glen Cove Creek flows through this area and freshwater wetlands may also be present; nevertheless, this area is mostly on land that comprises an undeveloped portion of the Pratt Boulevard right-of-way and would be under public ownership; provide brief discussion of general ecological conditions within the area and general habitat types that are present in this area; describe/list wildlife seen or known to be or likely to exist in this area, including any wetlands*).
- 3.6.2 Impacts (*Discuss possible changes in ecology which may occur as a result of any possible future clearing and site development and redevelopment in the BOA; discuss possible changes in wildlife use/occupancy of the area and changes to vegetation patterns and habitats*).
- 3.6.3 Mitigation

### 3.7 Soils and Topography

- 3.7.1 Existing Conditions (*The area affected by the proposed BOA Step III Implementation Strategy will be reviewed to identify existing soil types based on the Nassau County Soil Survey and USDA online resources; any areas that may be*

*affected by the Implementation Strategy that contain steep slopes (>15 percent slopes) will be identified based on LIDAR and/or USGS topographic maps; the general properties and characteristics of the soils if such information is available (much of the area is expected to be urban fill or disturbed areas), and any significant potential development constraints that may pose issues or cannot be satisfactorily addressed through proper engineering or other mitigation methods will be identified; review NYSDEC databases and available reports to discuss existing contamination from hazardous sites to determine potential environmental conditions such as soil, soil vapor, groundwater, asbestos and lead paint).*

- 3.7.2 Impacts *(Discuss potential impacts due to soil constraints; discuss any possible significant changes in site grading due to building construction; describe dust and erosion control measures incorporated into the study area; discuss potential surface and subsoil constraints, if any, and any possible future permitting processes that may need to be undertaken during construction; identify known hazardous environmental conditions and outstanding cleanup efforts based on a NYSDEC database review and assess whether additional investigation(s) such as Phase I or Phase II Environmental Site Assessments or ongoing or additional remediation may be necessary prior to redevelopment).*

3.7.3 Mitigation

#### **4.0 Other Environmental Impacts**

- 4.1 Unavoidable Adverse Environmental Impacts *(Provide a list and brief descriptions of those adverse impacts described and discussed in greater detail elsewhere in the document that cannot be avoided).*
- 4.2 Irreversible and Irretrievable Commitment of Resources *(Identify those natural and human resources to be substantially consumed, converted or made unavailable for future use as a result of the Proposed Action).*
- 4.3 Growth-Inducing, Secondary and Cumulative Impacts *(Growth-inducing aspects of actions include their direct and indirect effects that lead to or may promote additional/secondary/spin-off development in the area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of any possible significant potential growth will be assessed. Cumulative impacts are the potential impacts of a Proposed Action taken in conjunction with those of other active or anticipated nearby development projects or the overall combined effect of numerous potential impacts. If significant projects are proposed or pending approval on land abutting the boundaries of the Study Area, or significant growth is spurred outside the Study Area, these projects and other spin-off impacts will be considered. A summary of cumulative impacts associated with the proposed action will be provided).*



- 4.4 Energy Use and Conservation and Greenhouse Gas Emissions (*Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation*).

4.4.1 Energy Use and Conservation

4.4.2 Greenhouse Gas Emissions

- 4.5 Construction-Related Impacts (*Describe anticipated short-term demolition and construction-related impacts, general construction scheduling based on the City Noise ordinance including days, hours, season(s) and restrictions on major holidays will be noted and general overall timeframe of potential development and discuss potential for noise; identify general construction-related impacts and list mitigation strategies*).

## 5.0 Alternatives

5.1 Introduction

- 5.2 No Action Alternative (*Evaluate the No-Action Alternative where the status of existing land use, infrastructure and environmental conditions remain unchanged and compare this to effects under after implementation of the Proposed Action; provide conclusions*).

## 6.0 Future Actions (*Describe future actions and impact avoidance and mitigation strategies and techniques that should be implemented as necessary to protect environmental resources and conditions as part of future site-specific demolition, construction and other actions that implement the BOA Step III Implementation Strategy. Identify future actions which would require traffic impact analysis based on specific future development projects/site plan configuration, access and neighboring intersections*).

## 7.0 References (*Provide listing of the various documents and information sources utilized in the preparation of the DGEIS*).

## Figures

## Appendices

## 8.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DGEIS will be prepared in conformance with the Lead Agency's approved Final Scope of Work and the standards and specifications outlined in SEQRA Section 617.9, "Preparation and Content of Environmental Impact Statements." The DGEIS is intended to provide important and relevant qualitative and quantitative information and analyses to assist the lead agency (The City of Glen Cove City Council) and the New York State Department of State, as involved agencies, in the SEQRA decision-making process including the preparation of SEQRA Findings and the issuance of decisions on necessary approvals at the end of the process. The DGEIS will be concise but thorough, analytical but not encyclopedic. It shall be well-documented, accurate, and

consistent with the requisite standards and specifications of SEQRA. Technical information may be summarized in the body of the document and supplemental support materials will be attached in a separate appendix.

Information sources for the DGEIS include, but are not limited to the following: BOA Step II Nomination and BOA Step III Implementation Strategy; Records of Decision for the Photocircuits and Pass & Seymour Superfund Sites; Soil Survey of Nassau County, NY; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; City of Glen Cove Official Zoning Map; City of Glen Cove Code; GIS generated maps; SEQRA Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance, EAF narratives, and the City's adopted SEQRA Positive Declaration for this project; NYSDEC Freshwater Wetlands maps; NYSDEC's Environmental Mapper and Spills and Site Remediation databases; any previous Environmental Site Assessment Reports for land within the district; NYSDEC Ecological Communities publication (Edinger *et al.*, 2013); NYS OPRHP Cultural Resources Information System (CRIS) database; Long Island Index database; Institute of Transportation Engineers ("ITE") publication entitled Trip Generation, 10<sup>th</sup> Edition; available traffic and accident data and reports; Highway Capacity Manual; Rutgers demographic multipliers; input from consultations with involved agencies and City service providers; site and area inspections; and other sources as needed.

Impact prevention and mitigation techniques and strategies will be developed based on the specific results of the impact analyses but would include and not necessarily be limited to standard mitigations addressing soil erosion and sedimentation, stormwater controls, avoidance of areas that contain wetlands, adherence to existing laws and codes, traffic mitigations as needed, and others to be determined after environmental analyses are completed.