

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: Mixed-Use Development at Garvies Point Road		
Project Location (describe, and attach a general location map): 18-38 Garvies Point Road and 40 Garvies Point Road, City of Glen Cove, Nassau County, NY (See Attached Site Location Map)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: See Attachment.	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): See Attachment.	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): See attachment.	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See Attachment.	
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p>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</p> <p>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p> <p>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☒Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? * ☒Yes☐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?) ☒Yes☐No

If Yes, identify the plan(s):

NYS Heritage Area - LI North Shore Heritage Area; Long Island Sound Coastal Management Plan (Coastal Zone)

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? ☐Yes☒No

If Yes, identify the plan(s):

*2009 Master Plan for the City of Glen Cove.

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?

Marine Waterfront District 3

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? Planned Unit Development Master Development (PUD)

C.4. Existing community services.

a. In what school district is the project site located? Glen Cove City School District

b. What police or other public protection forces serve the project site?

Glen Cove Police Department

c. Which fire protection and emergency medical services serve the project site?

Glen Cove Fire Department will provide fire protection and emergency medical services to the project site.

d. What parks serve the project site?

See Item E.3.h. in Attachment.

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)? Mixed-use comprised of multi-family residential and commercial retail/restaurant.

b. a. Total acreage of the site of the proposed action? 13.62 acres

b. Total acreage to be physically disturbed? 12.26 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.62 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: 18-24± months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	N/A	N/A	N/A	400 Units
At completion of all phases	N/A	N/A	N/A	400 Units

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Construction of building foundations and building infrastructure</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>15,500 cubic yards (cy)</u> • Over what duration of time? <u>12-18 months</u> 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>Excavated soils to be redistributed on site. Excess material would be carted off-site for reuse or disposal at a licensed facility in accordance with prevailing regulations.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. <u>TBD</u>	
v. What is the total area to be dredged or excavated? <u>10±</u> acres	
vi. What is the maximum area to be worked at any one time? <u>10±</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>20±</u> feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	
<u>N/A - subject property to be improved with a permanent mixed-use development.</u>	

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: _____ 136,495± gallons/day (Includes irrigation)

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

If Yes:

- Name of district or service area: Glen Cove Water Department
- 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: _____ 124,086± 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): _____

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Glen Cove Wastewater Treatment Plant
- Name of district: Nassau County Department of Public Works
- 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

*Confirmation of availability of water and sewer service for the proposed development will be sought by the applicant.

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<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right; font-size: small;">Traffic Impact Study prepared under separate cover.</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ To be determined upon final project design.</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Connection to local supply from PSEG Long Island. _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM - 6PM Per City Code • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ See Attachment. • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM - 6PM Per City Code • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ See Attachment. • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM - 6PM Per City Code • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ See Attachment. • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

*Confirmation of availability of electrical service for the proposed development would be secured by the applicant prior to construction.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p><u>The proposed action will exceed existing ambient noise levels during construction. However, construction activities would not occur outside of the hours permitted pursuant to the City of Glen Cove Noise Ordinance. During operations the proposed action would not exceed existing ambient noise levels.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Locations of outdoor lighting fixtures are yet to be determined. Outdoor lighting fixtures would be shielded to prevent off-site spill and glare and will meet the requirements of the City of Glen Cove.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No TBD
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p><u>Pesticides will be minimally used for maintenance of site landscaping only.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Recyclable materials will be disposed in accordance with prevailing regulations.</u> • Operation: <u>Recyclable materials will be disposed in accordance with prevailing regulations.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Disposal by private carter service at a licensed facility(ies) to be determined.</u> • Operation: <u>Disposal by private carter service at a licensed facility(ies) to be determined.</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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): Open Space (Garvies Point Preserve) and Community Facilities (Garvies Point Museum-Preserve)

ii. If mix of uses, generally describe:

See Attachment. _____

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	9.72	6.97	- 2.75
• Forested	2.13	1.18	- 0.95
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn/Landscaping</u>	1.77	5.47	+ 3.70

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: Landing Elementary School and Glen Cove After 3 Landing Day Care is located approximately 1,200 feet from the subject property.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • 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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <u>See Attachment.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? 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: <input checked="" type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): <u>See Attachment.</u> <input checked="" type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): <u>See Attachment.</u> <input type="checkbox"/> Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ <u>See Attachment.</u> iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): <u>See Attachment.</u> iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <u>See Attachment.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ 400± feet Below grade surface (bgs)													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Urban Land (Ug)</td> <td style="width: 20%; text-align: right;">99.4 %</td> </tr> <tr> <td>Montauk loam 15-25% Slopes (MkD)</td> <td style="text-align: right;">0.5 %</td> </tr> <tr> <td>Udorthents, refuse substratum (Uf)</td> <td style="text-align: right;">0.1 %</td> </tr> </table>		Urban Land (Ug)	99.4 %	Montauk loam 15-25% Slopes (MkD)	0.5 %	Udorthents, refuse substratum (Uf)	0.1 %						
Urban Land (Ug)	99.4 %												
Montauk loam 15-25% Slopes (MkD)	0.5 %												
Udorthents, refuse substratum (Uf)	0.1 %												
d. What is the average depth to the water table on the project site? Average: _____ 17± feet bgs													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input checked="" type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	_____ % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	_____ % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , 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? <input type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:													
i. Name of aquifer: <u>Nassau-Suffolk Sole Source Aquifer</u>													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Pigeon</td> <td style="width: 33%; border-bottom: 1px solid black;">Songbird</td> <td style="width: 33%; border-bottom: 1px solid black;">House Sparrow</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Squirrel</td> <td style="border-bottom: 1px solid black;">European Starling</td> <td style="border-bottom: 1px solid black;">Mourning Dove</td> </tr> </table>			Pigeon	Songbird	House Sparrow	Squirrel	European Starling	Mourning Dove
Pigeon	Songbird	House Sparrow						
Squirrel	European Starling	Mourning Dove						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p><small>The Department of Environmental Conservation's New York Nature Explorer records identified the threatened Woodland Agrimony in the vicinity of the subject property in 1928. However, the subject property has been developed with buildings and associated parking lots, so the presence of this species is unlikely and no habitat is available.</small></p>								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>								
<p>E.3. Designated Public Resources On or Near Project Site</p>								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>								

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
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? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: <u>**See Attachment.</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>**See Attachment.</u> iii. Distance between project and resource: _____ <u>**See Attachment</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> 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 76 North Realty Company, LLC at c/o Bunsis & Company and 40 Garvies Point, LLC at The Limited Liability Company Date August 23, 2019

Signature  Title Senior Environmental Manager
 David M. Wortman VHB Engineering, Surveying and Landscape Architecture and Geology, P.C. as Environmental Consultant to the Applicant.

*The proposed action consists of the construction of a mixed-use development within a previously disturbed area surrounded by existing buildings and impervious surfaces. Thus, it is not anticipated that significant archaeological deposits would be disturbed as a result of the proposed action.

**See attachment.

**Proposed Mixed-Use Development at Garvies Point Road
18-36 and 40 Garvies Point Road
City of Glen Cove, Nassau County
Part 1 – Environmental Assessment Form**

Attachment

Page 1, Item A. – Brief Description of Proposed Action:

The proposed action includes the creation of a new zoning district in the City of Glen Cove, as well as approvals for a change of zone and site plan approval (among other approvals) to permit the redevelopment of 13.62±-acre property with a mix of residential apartments, retail, and restaurant spaces located at 18-40 Garvies Point Road, in the City of Glen Cove, Nassau County (the "subject property") (see attached Site Location Map). The subject property is known on the Nassau County Land and Tax Map as Section 21 – Block A – Lots 504 and 643. The subject property is currently improved with two, one-story industrial use buildings with associated canopies, paved areas, loading docks and sheds.

Specifically, the proposed action includes a change of zone from the current zoning (i.e., Marine Waterfront District 3) to a proposed new Planned Unit Development (PUD) district. Upon implementation of the proposed action, all existing structures would be demolished, and the subject property would be redeveloped in accordance with the PUD district with a mixed-use development containing 300± rental residential units, 100± for-sale (i.e., ownership) residential units, as well as retail and restaurant spaces. Specifically, the proposed buildings include the following:

- › A ten-story building containing 300 rental residential units is proposed within the eastern portion of the subject property. This proposed residential building would have a first-floor area of 98,155± square feet (SF), and floors two through ten would have a floor area of 51,900± SF.
- › A second, ten-story building containing 100 for-sale units is proposed within the western portion of the subject property. Each floor of this proposed residential building would have areas of 16,600± SF.
- › A third building, to be three stories in height and located within the central portion of the subject property, would contain retail and restaurant spaces. Floors one and two would contain the proposed retail space, measuring 18,000± SF and 16,200± SF, respectively. The third floor is proposed to be 7,200± SF in size and would contain restaurant space with approximately 120 dining seats.

Parking would be provided throughout the site for the residential, retail, and restaurant uses as well as for the public utilizing the ferry terminal services, totaling 980± on-site parking spaces. Specifically, the proposed action would provide parking among structures and surface lots as described below:

- › A multi-level parking garage is proposed within the northeast portion of the subject property.
- › Directly south of the parking garage described above, parking spaces are proposed at ground level at the exterior of the 300 rental residential units.
- › Additional parking spaces would be provided at ground level below the 300 rental residential units.
- › A second, multi-level parking garage is proposed within the northwest portion of the subject property.
- › To the southwest of the parking garage described above, parking spaces are proposed at ground level, and additional parking spaces are proposed at the exterior of the 100 for sale residential unit building.
- › Additional parking spaces would be provided at ground level below the 100 for-sale residential units.

Proposed Mixed-Use Development at Garvies Point Road

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The proposed project is consistent with the City's Master Plan to develop the Waterfront areas with a mixed-use development that integrates a range of sustainability elements, accommodates current and anticipated trends in transportation choices, and responds to the opportunities afforded by the unique setting in which the subject property is located. The proposed buildings would incorporate energy efficiency and sustainability measures sufficient to meet the LEED rating system's highest (i.e., Platinum) design requirements. As part of the proposed action, there would be an integration of multimodal transit resources such as storage areas for bikes, bike sharing, pedestrian paths, scooter and car sharing, and electric vehicle charging areas. The subject property is located directly opposite the City's existing ferry terminal, and the proposed project has been designed to provide an excess of off-street parking, a portion of which could be made available for ferry terminal use as a public benefit of the proposed action. Furthermore, approximately 100 spaces on the subject property would be utilized for those riding the ferry. The proposed action also contemplates various conservation measures, including water reclamation systems for irrigation.

An overall "greening" of the subject property is anticipated as part of the project, whereas the subject property is predominantly developed with industrial buildings, associated paved parking and driveways and other impervious surfaces. The proposed development incorporates landscaped areas and attractive site features such as fountains and waterfalls, resulting in an overall increase of $5.47 \pm$ acres in landscaped areas at the subject property. The plan would further maximize green space within the subject property through the creation of a substantial $125,000 \pm$ SF of green roof areas above the proposed buildings and parking garages which could provide recreational amenities, as well.

The proposed development would connect to the Glen Cove Water Department for potable water. Sanitary waste would be directed to sewers maintained by the Nassau County Department of Public Works. The development is proposed to be served by natural gas to be provided by National Grid, and electricity to be provided by Long Island Power Authority (LIPA)/PSEG Long Island. Stormwater runoff would be collected and recharged to groundwater on-site via proposed stormwater management system. Site access would be provided via curb cuts on Garvies Point Road.

Page 1, Item A. – Property Owner

18-38 Garvies Point Road
76 North Realty Company, LLC at c/o Bunsis & Company
1101 Stewart Avenue, Garden City NY 11530
mbunsis@bunsiscpa.com

40 Garvies Point Road
40 Garvies Point, LLC at The Limited Liability Company
585 Stewart Avenue, Suite 630, Garden City NY 11530
Phone (516) 745-0006
mbunsis@bunsiscpa.com

Page 1, Item A. – Project Contact

H2M Architects + Engineers

538 Broad Hollow Road, 4th Floor East, Melville NY 11747
Contact: Keith Summa – ksumma@h2m.com (631) 392-5670

Proposed Mixed-Use Development at Garvies Point Road
Part 1 – Environmental Assessment Form

John Gursky – jgursky@h2m.com (631) 392-5375

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB)

100 Motor Parkway, Suite 350, Hauppauge, NY 11788

Contact: David M. Wortman – dwortman@vhb.com (631) 787-3415

Page 2, Item B – Government Approvals:

Agency	Permit/Approval
City of Glen Cove City Council	Change of Zone/Zoning Amendment
City of Glen Cove Planning Board	Site Plan or Special Permit
Nassau County Department of Public Works	Sewer Capacity and Connection
Glen Cove Department of Public Works	Water Connection
Glen Cove Water Department	Water Supply
New York State Department of Environmental Conservation	SPDES General Permit 0-15-002
New York State Department of State	Coastal Consistency Certification under the Federal Coastal Zone Management Program in New York State
LIPA/PSEG Long Island	Electric Utility Connection
National Grid	Natural Gas Supply

Page 7, Item D.2.I.ii. – Hours of Operation:

The residential apartments will operate 24 hours per day, 7 days per week, year-round. Specific retail and restaurant hours of operation may vary and have not been determined at this time.

Page 9, Item E.1.a – Existing Land Uses:

The surrounding area contains a mix of uses from industrial, commercial, residential, aquatic, community services, and recreational/open space.

North: North of the subject property is a mix of recreational/open space, including Garvies Point Preserve, community facilities, including Landing Elementary School along Carpenter Street, as well as single- and multi-family residential homes.

South: South of the subject property is a mix of aquatic uses along Glen Cove Creek and Glen Cove Marina, community facilities, including the Brewer Yacht Yard and ferry service, recreational uses at City Stadium Park, and mix of single- and multi-family residential homes.

East: East of the subject property contains a mix of industrial such as Garvies Point Brewing Company along Garvies Point Road, a mix single- and multi-family residential homes, commercial uses including office spaces and retail along Glen Cove Avenue, and recreational uses at Pratt Park. Further east, along Herb Hill Road, is the RXR multi-family residential development currently undergoing construction.

Proposed Mixed-Use Development at Garvies Point Road

Part 1 – Environmental Assessment Form

West: West of the subject property is a mix of community facilities including Garvies Point Museum Preserve, recreational uses at Garvies Point Preserve, and aquatic uses at Mosquito's Cove and the Long Island Sound.

Page 10, Item E.1.h. – NYSDEC Spills Incident Database Results

Spill Incident number (on subject property): 1808420; Spill date: 11/07/2018; Spill source: Commercial/Industrial; Material spilled: 30 gallons of hydraulic oil; Resource affected: Roadway - Impervious surface; Spill status: Closed as of 03/07/2019.

Spill Incident number (on subject property): 8707678; Spill date: 12/07/1987; Spill source: Commercial/Industrial; Material spilled: Asbestos; Resource affected: Soil; Spill status: Closed as of 01/11/1988.

Spill Incident number (on subject property): 1702459; Spill date: 07/12/2017; Spill source: Transformer; Material spilled: One gallon of transformer oil; Resource affected: Soil, sewer; Spill status: Closed as of 07/12/2017.

Spill Incident number (adjacent to subject property): 1808420; Spill date: 11/17/2018; Spill source: Commercial/Industrial; Material spilled: 30 gallons of hydraulic oil; Resource affected: Impervious surface – Roadway; Spill status: Closed as of 03/07/2019.

Spill Incident number (adjacent to subject property): 0401047; Spill date: 04/29/2004; Spill source: Commercial/Industrial; Material spilled: Unspecified volume of #2 fuel oil; Resource affected: Soil; Spill status: Closed as of 08/02/2005.

Spill Incident number (adjacent to subject property): 0408103; Spill date: 10/21/2004; Spill source: Commercial/Industrial; Material spilled: 50 gallons of hydraulic oil; Resource affected: Soil; Spill status: Closed as of 12/17/2004.

Spill Incident number (adjacent to subject property): 0550427; Spill date: 06/09/2005; Spill source: Commercial/Industrial; Material spilled: Unspecified volume of unknown petroleum; Resource affected: Soil, Groundwater; Spill status: Closed as of 10/21/2005.

Spill Incident number (adjacent to subject property): 9600533; Spill date: 04/11/1996; Spill source: Commercial/Industrial; Material spilled: Two gallons of unknown petroleum; Resource affected: Soil; Spill status: Closed as of 03/05/1998.

Spill Incident number (adjacent to subject property): 9925321; Spill date: 09/30/1999; Spill source: Commercial/Industrial; Material spilled: Unspecified volume of diesel; Resource affected: Soil; Spill status: Closed as of 05/03/2000.

Spill Incident number (adjacent to subject property): 8705084; Spill date: 09/17/1987; Spill source: Commercial/Industrial; Material spilled: Unspecified; Resource affected: Unspecified; Spill status: Closed as of 01/31/2000.

Spill Incident number (adjacent to subject property): 8705084; Spill date: 09/17/1987; Spill source: Commercial/Industrial; Material spilled: Unspecified; Resource affected: Unspecified; Spill status: Closed as of 01/31/2000.

Proposed Mixed-Use Development at Garvies Point Road

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Spill Incident number (adjacent to subject property): 9702308; Spill date: 05/22/1997; Spill source: Commercial/Industrial; Material spilled: Unknown material; Resource affected: Soil; Spill status: Closed as of 05/27/1997.

Spill Incident number (adjacent to subject property): 0025302; Spill date: 09/27/2000; Spill source: Commercial/Industrial; Material spilled: Unspecified volume of diesel and unspecified volume of #4 fuel oil; Resource affected: Soil; Spill status: Closed as of 03/06/2001.

Spill Incident number (adjacent to subject property): 1004348; Spill date: 07/19/2010; Spill source: Unknown; Material spilled: Unspecified volume of gasoline; Resource affected: Soil; Spill status: Closed as of 07/19/2011.

Page 10, Item E.1.g.i. – Hazardous Waste (generated, created, and/or disposed at the site or adjacent sites)

Site Code: NYR000211227; Site Name: 76 North Realty Co, LLC, 18-38 Garvies Point Road (subject property); Description: The subject property is identified as a generator of ignitable wastes and spent nonhalogenated solvents.

Site Code: 130036/NYD047648472; Site Name: Edmos Corp (subject property); Description: The subject property is identified as a delisted Hazardous Waste Disposal Site (HWDS) and a RCRA CORRACTS site due to the discovery of buried drums proximate to the border between the subject property and the Mattiace Petrochemicals site (discussed below – see item E.1.h.i).

Site Code: 130208/NYD008918450; Site Name: Fabric Leather Corp, 40 Garvies Point Road (subject property); Description: The subject property is identified as a RCRA CORRACTS site. This site occupant was a RCRA – Large Quantity Generator and a Treatment, Storage and Disposal Facility (TSDF) and was assigned a medium corrective action priority in December 1993 with stabilization measures in place by August 1995. The site also received several violations in 1984 and 1986 which achieved compliance. The site is being tracked on this database due to its former status as a RCRA interim status facility. The NYSDEC is currently evaluating if there is a need for environmental investigation.

Page 10, Item E.1.h.i. - Environmental Site Remediation Database Results (within 2,000 feet of subject property)

Site Code: 130036; Site Name: Edmos Corp. (subject property); Program: Resource Conservation and Recovery; Classification: A - Active; Contaminants of Concern: Unknown; Site Summary: Edmos formerly manufactured textiles and stored and treated hazardous wastes at the subject property. The facility closed in the 1980s. In 1990, a concrete retaining wall associated with the Mattiace Petro Chemicals facility, located adjacent to the northeast (see below) collapsed, resulting in the presence of contaminated soil on the subject property. The soil was removed. However, groundwater beneath the subject property has the potential to be impacted in association with the adjacent Mattiace Petro Chemicals site and impacts to soil vapor cannot be ruled out.

Site Code: C130208; Site Name: Fabric Leather Corp, 40 Garvies Point Road (subject property); Program: Resource Conservation and Recovery; Classification: PR – Potential RCRA Corrective Action; Contaminants of Concern: Unspecified; Site Status: The subject property is being tracked

Proposed Mixed-Use Development at Garvies Point Road

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due to the former status as a RCRA interim status facility. The NYSDEC is currently evaluating if there is a need for additional environmental investigation.

Site Code: 130046; **Site Name:** Li Tungsten; **Program:** Superfund; **Classification:** 02 – Disposal of hazardous waste has been confirmed; An Order on Consent was signed in 1989 for remedial activities. The site was listed on the National Priority List (NPL) in 1992. Two Records of Decision (RODs) have been signed and commercial and residential restrictions have been placed on the site. The USEPA has completed remedial actions at the site. Residual arsenic and lead contamination is present in portions of the site according to published data.

Site Code: 130017; **Site Name:** Mattiace Petro Chemicals; **Program** (adjacent to the northeast of the subject property): Superfund Program; **Classification:** 02 – Disposal of hazardous waste has been confirmed. Two RODs were signed for the site. A groundwater pump and treatment system and a soil vapor extraction/air sparge system have been installed and are currently in operation. An amended ROD signed in September 2014 requires additional remediation measures. Remediation is ongoing.

Site Code: 130032; **Site Name:** Captain's Cove Condominiums; **Program:** State Superfund Program; **Classification:** 02 - Disposal of hazardous waste has been confirmed; Remediation has been completed to industrial/commercial standards.

Site Code: 130224; **Site Name:** Garvies Point Road; **Program:** State Superfund Program; **Classification:** A – Active; This project has been created to track the construction of Garvies Point Road, Dickson Street and Herb Hill Road.

Site Code: E130152; **Site Name:** Gladsky; **Program:** Environmental Restoration Program (ERP); **Classification:** C – Completed; The site is currently vacant and is proposed to be redeveloped. An ROD was issued in March 2006. The City of Glen Cove currently owns the property and has entered into the NYSDEC ERP. The remedial action is considered complete and a Certificate of Completion has been issued. Measures are in place to prevent contact with residual site contaminants.

Site Code: C130223; **Site Name:** 1 Garvies Point.; **Program:** Brownfield Cleanup Program (BCP); **Classification:** A – Active; The site was formerly utilized for industrial purposes and was occupied by at least two manufacturing facilities – General Dynamics and Lunn Industries. Information submitted with the BCP application regarding current environmental conditions is under review.

Site Code: 130028; **Site Name:** Powers Chemco Program: Superfund; **Classification:** 02 – Disposal of hazardous waste has been confirmed; An ROD was signed in 1991 and an amended ROD was issued in March 2014. Restricted residential soil cleanup objectives have been achieved. Groundwater and soil vapor remain impacted. An environmental easement has been imposed on the site, a Site Management Plan and institutional controls are in place to prevent contact with remaining soil and groundwater contamination.

Site Code: 130054; **Site Name:** Crown Dykman; **Program:** Superfund; **Classification:** 02 – Disposal of hazardous waste has been confirmed. An ROD signed in March 2010 required in-situ chemical oxidation and LNAPL recovery. On-site soils are covered with building or pavement, which prevents exposure to soil contamination.

**Proposed Mixed-Use Development at Garvies Point Road
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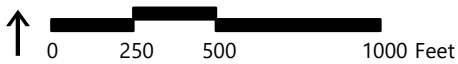
Page 13, Item E.3.h. – Officially designated and publicly accessible federal, state, or local scenic or aesthetic resources:

Resource	Nature of Designation	Distance from Project
Garvies Point Preserve	County Preserve	0.1 mile (north-northwest)
City Stadium	Local Park	0.3 mile (southeast)
Pratt Park	Local Park	0.5 mile (east)
Morgan Memorial Park	Local Park	0.6 mile (northwest)
Clifton Park	Local Park	0.8 mile (south)
Dennis Brian Murray Park	Local Park	1.0 mile (southeast)
Old Tappen Park	Local Park	1.7 miles (northeast)
Welwyn Preserve	County Preserve	1.7 miles (northeast)
Alvan Petrus Park	Local Park	2.8 miles (southwest)
Prybil Beach	Local Beach	2.9 miles (northeast)
Sands Point Preserve	County Preserve	2.9 miles (west)
Blumenfeld Family Park	Local Park	3.4 miles (southwest)
Bailey Arboretum	County Arboretum	3.4 miles (northeast)
Baxter Pond Park	County Park	3.5 miles (southwest)
Sunset Park	Local Park	3.6 miles (southwest)
Stannards Brook Park	County Park	3.6 miles (southwest)
John P. Humes Japanese Stroll Garden	Local Park	3.8 miles (east)
Manorhaven Town Park	Local Park	4.0 miles (west)
Shu Swamp Nature Preserve	Local Preserve	4.3 miles (east)
Gerry Park	Local Park	4.4 miles (southwest)
Leeds Point Preserve	County Preserve	4.4 miles (southwest)
The Park at East Hills	Local Park	4.5 miles (south)
Mill Neck Preserve	County Preserve	4.6 miles (northeast)
Plandome Park	Local Park	4.8 miles (southwest)

*Note: This inventory resource includes various local and County parks and other resources which are not necessarily officially designated as scenic resources.



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Subject Property

Proposed Mix-Used Development at Garvies Point Road | Glen Cove, NY

Site Location Map

18-38 Garvies Point Road and
40 Garvies Point Road
City of Glen Cove
Nassau County

Source ESRI; NYS Ortho Imagery (2016);
NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO)