

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

**GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**FINAL SCOPE**

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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 City of 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 Final Scope is available for review at the City Clerk’s office and on the City’s official website and will be circulated to involved and interested agencies. A notice of completion of a Final Scope for the 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”), immediately following City acceptance.

After the Final Scope has been accepted by the City Council, filed with the City Clerk, posted on the City’s website, and the required notice of completion has been filed with the ENB, a DGEIS will be prepared in accordance with the Final Scope and SEQR Subsection 617.9 (b). Once the DGEIS has been completed and submitted to the City Council for review, the Council will determine the DGEISs consistency with the Final Scope. If the DGEIS is found to not be consistent with the Final Scope, the City Council will indicate to its environmental consultants what the deficiencies are and will provide instructions as to the necessary revisions to the DGEIS to ensure it is suitable for acceptance. Once the DGEIS is resubmitted and is found to comply with the scope and content requirements of the Final Scope, the City Council will make the document available online and at the City Clerk’s office for public review, will refer the document to involved and interested agencies, file the requisite ENB notice, and will schedule and provide a notice of public hearing in the ENB and a local newspaper of general circulation.

## **2.0 DESCRIPTION OF ACTION**

The proposed Action is the Adoption of the City of Glen Cove Brownfield Opportunities Area (“BOA”) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor. A BOA Plan consists of a Step II Nomination, which was previously prepared and adopted by the City and a Step III Implementation Strategy. The action currently under review is the adoption of the BOA Step III Implementation Strategy. The Step III phase of the BOA project focuses on a general framework for future implementation of the goals and recommendations of the adopted Step II Nomination Study to overcome obstacles to redevelopment which may or may not be directly related to environmental contamination from prior land uses. The Step III Implementation Strategy provides the foundation for private redevelopment and revitalization of “strategic” (targeted) sites and areas within the BOA, that include recommendations for amendments to the City Zoning Code and Official Zoning map to permit desirable redevelopment and revitalization, and support for recommendations related to economic development, transportation-oriented development (“TOD”), environmental protection, and energy conservation 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 the 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); 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 of the Step III, 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 LIRR 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 as part of a redevelopment. Input from the MTA and LIRR was favorable with the caveat that any commuter parking stalls would need to be provided on the site during and following construction. 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 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 generally located north of the City of Glen Cove/Town of Oyster Bay municipal boundary with the exception of inclusion of a portion of the Photo Circuits property which is partially within the Town of Oyster Bay and north of Glen Head Country Club; south of the Long Island Rail Road; east of the Long Island Rail Road; 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 FINAL SCOPE**

The DGEIS for the Subject Action 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 impact(s); 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, avoided and/or mitigated, including future action strategies to address concerns to the maximum extent practicable as required by SEQRA.

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

Considerable outreach was performed to obtain input from various “involved” and “interested” agencies and community service providers on the potential for environmental impacts from the Proposed Action and the necessary scope and content of the DGEIS.<sup>1,2</sup> A list of agencies and service providers that were contacted and asked for input is provided below.

- City of Glen Cove City Council (Lead Agency, adoption, implementation and oversight of BOA Step III Implementation Strategy recommendations);
- City of Glen Cove Planning Board (any future site plan, special permit, subdivision reviews, and planning advisory roles as applicable);
- City of Glen Cove Zoning Board of Appeals (any future variances, other zoning actions, or advisory roles as applicable);
- City Services including police, fire, emergency medical technician, drinking water supply, public school district, DPW (City streets and drainage), and parks and recreation (water connection, service delivery, and advisory roles as applicable)
- Town of Oyster Bay (any future development such as site plans, special permits, subdivision actions, any zoning issues if applicable in the BOA that are located within the jurisdiction of the Town of Oyster Bay, and advisory roles as applicable);
- Village of Sea Cliff (advisory role as an adjoining municipality);
- Village of Brookville (advisory role as an adjoining municipality);
- Nassau County Planning Commission (any future 239m regional reviews);
- Nassau County Department of Public Works (any future country road access and work permits and/or sewer connections);
- Nassau County Police Department, Third Precinct (advisory role as a local service provider);
- New York State Department of State (BOA Step III Implementation Strategy funding and oversight);
- New York State Department of Transportation/Federal Highway Administration (any access or highway work permits on or along Pratt Boulevard);
- New York State Department of Environmental Conservation (any future NYSDEC wetlands permits, site remediation activities at Superfund sites, or other state permits);

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<sup>1</sup> *Involved agency* means 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 SEQRA process is commenced. The lead agency is also an “involved agency”.

<sup>2</sup> *Interested agency* means an agency that lacks the jurisdiction to fund, approve or directly undertake an action but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An “interested agency” has the same ability to participate in the review process as a member of the public.

- Metropolitan Transportation Agency/Long Island Rail Road (advisory roles, possible input on TOD, alternative and multimodal transportation);
- New York American Water District (water purveyor in Sea Cliff portion of BOA in the Town of Oyster Bay); and
- Regional utilities PSEG LI and National Grid (utility service connections)

The input received from the above agencies during scoping, in conjunction with agency and public outreach and meetings conducted during the Step II and Step III planning processes is considerable.

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 mitigation, standards, and thresholds for future actions that will be subject to SEQRA, and requirements for any additional environmental reviews and analyses, as necessary. These future 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 (expected to be very limited due to past development, existing development density and ownership of wooded areas by NYS), development and/or redevelopment in areas having steep slopes that may equal or exceed 15 percent gradients, and possible erosion, sedimentation, and dust, especially in areas containing NYSDEC wetlands and the surface waters of Glen Cove Creek. The adoption of the Step III BOA recommends several actions to revitalize the area including some 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 and vetted. In addition, implementation of the Proposed Action could result in related demolition and construction that will take place intermittently, over multiple projects and phases, including remediation of contaminated and blighted sites, redevelopment, pre-construction projects and infrastructure improvements and/or will last more than one year, and potentially resulting in a moderate impact. Potential increased demand on parks and open space is possible.
2. Impact on Surface Waters and Wetlands: The Glen Cove Creek and a small area of 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 any additional clearing within adjacent areas, soil erosion from wind and water, development-related stormwater runoff, sedimentation, turbidity, and the introduction of pollutants from hazardous site remediation activities or other sources, and future demolition and construction in the area. Additional review and assessment of potential moderate to large impacts on Glen Cove Creek including downstream areas, drainage and stormwater discharge controls, and riparian wetlands is needed. Stormwater



requirements, standards, and green infrastructure will be discussed as well as any need for temporary detention and pretreatment of stormwater during peak runoff and stream flow conditions.

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 disturbances 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”). This will be confirmed and assessed in the GEIS to evaluate whether significant adverse impacts may occur to this critical environmental area (“CEA”). The intent is to avoid or suitably mitigate any potential impacts to groundwater so that groundwater within the BOA, as well as groundwater in the SGPA and/or down ground-water gradient from the BOA is protected. Existing groundwater contamination and benefits of cleanup under the DEC approved remediation plans and potential impacts related to future land uses will be summarized. Possible impacts on groundwater supply and quality will be considered and a section discussing community services, including but not limited to drinking water and sewage treatment and disposal will be discussed. Outreach to various community service providers will occur and input received will be provided, including but not limited to the local Water District and Sewer District.
4. Impact on Flooding: As previously indicated, the Glen Cove Creek channel traverses the BOA and limited areas of adjacent riparian freshwater wetlands are present. Despite the presence of these features, Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps (“FIRMs”) 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 property contained and recharged; however, due to the presence of the creek, the issue of potential flooding will be addressed in the GEIS to confirm this preliminary assessment and consider how current stormwater management requirements will mitigate potential redevelopment. Of importance will be depth to groundwater, groundwater flow direction, stormwater runoff controls and any potential downstream (out of area) flooding which may be discussed if and as applicable in various sections of the DGEIS. A discussion of the New York State Community and Risk and Resiliency Act, climate change, sea level rise and downstream flooding will be provided.
5. Impact on Air Resources: No significant impact on air resources or air quality was identified by the EAF for the subject action 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). Comments received during scoping raised concerns over possible future air quality impacts such as impacts from increased traffic generation and

removal of vegetation and possible air quality analysis requirements for any increases in trip generation or road work associated with Pratt Boulevard. Dust and other particulate matter could be raised during site cleanup and preparation, demolition, and construction activities and will be considered.

6. Impact on Plants and Animals: No significant impact to plants and/or animals was identified based on the available information. The area is almost entirely developed (urbanized); however, some woodlands, wetlands and Glen Cove Creek do exist and could have some ecological value. Most of the land that is wooded in the BOA is owned by the State as part of the Pratt Boulevard right-of-way and this area contains steep slopes. 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. A letter will be sent to the NYSDEC's Natural Heritage Program ("NHP") to gather input on the possible presence of any known rare species in the area or other ecological issues.
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 possible 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. Future development may have the potential to alter existing character and will be considered. This is an issue that was raised by the Town of Oyster Bay which has expressed an interest in a suburban atmosphere on the blighted and contaminated vacant and/or abandoned brownfield sites that are currently zoned by the City and Town for industrial uses. The recommendations for zoning amendments and potential future development and redevelopment within 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 (note that the church has since been removed from the site), 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 but it is noted that the urbanized nature of the area, including significant past ground disturbance related to development and redevelopment, significantly reduces the potential for intact archaeological resources in the area.

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 could vary 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 current levels since several industrial facilities in the area which operated in the past and contributed traffic to the area are closed and generate no traffic. The sites which could, under the recommended zoning amendments, have the potential for redevelopment 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. Potential increases in traffic from the Proposed Action and need for parking should be addressed in the GEIS and the need for any future traffic impact analysis identified for redevelopment projects.

Pratt Boulevard is classified as an “Urban Arterial” highway and access is typically not permitted except at major interchanges. Any potential access or work on Pratt Boulevard may require assessment of air quality impacts and mitigation during the NYSDOT permitting process if such access is pursued. (See also No. 11, “Impact on Noise, Odor, and Light,” below.)

Impacts may occur as a result of new access points, traffic volumes, trip generation and distribution. Potential impacts on key intersections in the area such as Sea Cliff Avenue and Glen Cove Road/Cedar Swamp Road should be considered in evaluation of future site-specific development 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 and sustainable development 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 and mitigate the urban heat island effect as practicable. Appendix F of the BOA Step III Implementation Strategy includes a Renewable Energy Analysis and a variety of recommendations. A brief discussion of energy conservation including the Renewable Energy Analysis 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 building demolition, site remediation, clearing, grading, filling, 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. Future land development and redevelopment projects could be affected by noise from existing traffic and any additional traffic that might occur along Pratt Boulevard. (See also No. 9, "Impact on Transportation," above.)
12. Impact on Human Health: The main issues associated with human health have to do with existing site contamination (Superfund sites, hazardous materials spills, leaks, discharges, 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 other particulate matter and pollutants attached to or contained within soil or particulate matter can affect air quality and 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. A brief discussion of air quality impacts will be provided including possible dust generation during construction and any requirements for air quality permits. Sewage will discharge to the City sewerage system.
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 in both the City and Town of Oyster Bay portions of the BOA during the implementation of the Step III recommendations, including potential changes to development patterns, density, form and appearance but effects on community character are expected to be generally 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 discussed in the context of land use and zoning in and adjacent to the BOA. The overall land development character and aesthetics desired by the City and Town, as expressed, will be indicated. Outreach to the Town of Oyster Bay will continue.

## **7.0 INITIAL IDENTIFICATION OF MITIGATION MEASURES**

Generic EISs and their Findings Statement contain specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance. This may include thresholds and criteria for the preparation of an EAF and/or Supplemental GEISs (“SGEISs”) to address any specific significant impacts, such as site specific impacts, that were not addressed or not adequately addressed or analyzed in a GEIS. More specific guidance is provided in Part 617.10(d), which states that “[w]hen a final Generic EIS has been filed under this part:

- (1) No further SEQR compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the Generic EIS or its findings statement;*
- (2) An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the Generic EIS but was not addressed or was not adequately addressed in the findings statement for the Generic EIS;*
- (3) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the Generic EIS and the subsequent action will not result in any significant environmental impacts;*
- (4) A supplement to the final Generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the Generic EIS and the subsequent action may have one or more significant adverse environmental impacts.”*

It is expected that the Findings Statement for the GEIS on the adoption of the BOA Step III Implementation Strategy recommendations will contain mitigative actions, requirements for supplementary impact analyses, and mitigation measures for future development under the Proposed Action.

Future site-specific actions will undergo an initial SEQRA screening to determine the appropriate level of review in conformance with 6 NYCRR Part 617.10(d). If, during the site-specific review of development applications under the proposed Implementation Strategy recommendations, potential significant adverse environmental impacts are identified from a review of the adopted Findings Statement and from the preparation of an EAF Part 1, Part 2 and Part 3 for any Type I or Unlisted action that were not previously or adequately analyzed as part of this SEQRA review process, additional site-specific environmental review, including technical studies, Supplemental EISs and associated mitigations techniques and strategies, may be required. Supplemental EISs may also be required if: a) the lead agency discovers new

information, not previously available, concerning significant adverse impacts; there is a change in circumstances arises which may result in a significant adverse environmental impact(s); or site-specific or project-specific analysis of potential significant adverse environmental impact(s) is needed for actions following a GEIS. The information submitted with the application for each such future project will be used by the agency having jurisdiction as the basis for this determination.

Preliminary mitigation actions that have been identified are listed below but additional standards and requirements may be identified during the full SEQRA review process and will be documented in the Findings Statement for the current action.

#### Land Use, Zoning and Plans

- Assembly of small adjacent lots is encouraged in the Orchard Neighborhood to eliminate substandard sized parcels.
- Zoning area variances for two-family homes shall be strongly discouraged in the City portion of the BOA.
- Multifamily residential housing within the City portion of the BOA shall comply with Chapter 280, Article XVII (“Inclusionary Housing”).
- Commercial and Industrial projects shall be designed to mitigate any potential impacts on the Orchard Neighborhood, the proposed Transit Oriented Development, and any other adjacent or nearby residential uses.
- Land development site plans within 500 feet of Town jurisdiction proposed in the City will be referred to the Town of Oyster Bay (and others as applicable) and efforts will be made to mitigate any significant environmental impacts.
- Any future land use that is a potential source of air emissions that may exceed NYSDEC thresholds must be referred to the NYSDEC to comply with NYSDEC air permit requirements, including the registering of the emission source with the NYSDEC.

#### Community Character

- Every application for site plan review for the construction of a building or structure in the City within the BOA shall be referred to the City’s Architectural Review Board (Planning Board) for consideration per Chapter 280, Article XIX of the City Code. Architectural drawings/elevations/designs/concepts/simulations, signage, landscaping, screening, and outdoor lighting shall be designed to enhance the appearance of the BOA, eliminate blight, and not detract from existing beneficial visual characteristics in the area. Building designs shall avoid excessive similarity or dissimilarity with surrounding buildings and structures and not detract from the desired character of the area. The suitability of architecture should take into consideration proportion, scale, color, materials and function of proposed buildings and structures, without unduly restricting design choices. Visual renderings or simulations will be required for large commercial, industrial and multifamily residential projects that may have an adverse effect on City or Town character if not properly addressed.

- Properties shall be suitably landscaped to enhance aesthetic qualities, provide shade for parking lots and walkways, reduce the urban heat island effect to the extent reasonable, and improve stormwater treatment and management. Any potentially visually negative components of a development that are unavoidable (e.g., dumpster and truck loading areas, etc.) shall be properly screened and/or buffered from public view. The architecture of new buildings and structures shall not significantly or adversely affect the historic character of any National or State Register listed or eligible buildings, structures, or landmarks.
- Potential community character impacts from land development and redevelopment on development patterns, building height and physical form, development density and open spaces will be considered relative to conditions in and adjacent to the BOA.
- Development activities and future operation of commercial and industrial facilities shall reduce noise levels to the maximum extent practicable if they are expected to exceed the specifications set forth for the time frames established in Chapter 196, “Noise” of the City Code. Noise shall include continuous and impulse sound levels that exceed standards and may include any heavy vehicles and equipment that may exceed standards and adversely affect nearby land uses. Projects that may have significant sound level impacts, particularly on sensitive noise receptors such as schools, churches, senior citizen centers, day-care centers, hospitals, etc., must mitigate sound levels and may be required to provide quantitative noise analyses to further assess, prevent or alleviate impacts. Potential mitigations may include but are not limited to restricting the days of the week and times of the day certain activities may be permitted, enclosing and/or soundproofing noise sources, providing buffers and sound walls, and other innovative methods and techniques that may attenuate noise.
- Any future work within the Pratt Boulevard right-of-way must be reviewed against the NYSDOT’s Highway Design Manual and may require noise and/or air quality analyses if required by the NYSDOT or FHWA. Reviewable actions impacting Pratt Boulevard shall be referred to the NYSDOT for input during site plan reviews (See also “Traffic, Transportation, and Parking” section, below).
- Outdoor lighting shall be designed to provide a safe and secure environment without casting excessive light that may result in light trespass, glare, skyglow or other potentially adverse effects of lighting that may affect adjoining property owners and passing motorists. Outdoor light posts and fixtures shall be properly spaced, and lighting shall be shielded and cast downward to cover areas that require lighting without causing significant adverse impacts. Bulb type, wattage, energy efficiency, light sensors and/or timers shall be considered to maximize energy conservation without affecting the need and quality of lighting necessary for public safety and security and vegetative screening may also assist in reducing impacts. Lighting fixtures and posts shall complement the appearance of development sites and the character of the area.
- A cultural resource evaluation may be required for future projects that occur wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site, district or prehistoric site listed on the National Register of Historic Places or that is

listed on the State Register of Historic Places or that has been determined by the Commissioner of the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. If the reviewing agency or board deems it appropriate, additional analysis may be required, or revisions to the application may be deemed necessary by the New York State Historic Preservation Office (“SHPO”) to mitigate such impacts. Projects that may potentially affect any historic structure or landmark shall also be referred to the City’s Landmarks Preservation Commission for review and comment.

- If future development is proposed within an area designated by the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) as archaeological sensitivity, that has not been previously disturbed by past development including but not limited to excavation, filling, grading and construction, and such action may impact archaeological resources, a Phase I archaeological survey/cultural resource evaluation may be required. Any cultural resource evaluation shall include outreach to SHPO for review. If significant impacts to archaeological resources are identified, additional analysis may be required, and mitigation may be necessary to avoid or lessen potential impacts based on the findings of the cultural resource evaluation.

#### Community Services and Utilities

- Buildings must be constructed in conformance with applicable New York State Fire and Building Codes and the recommendations of local emergency service providers in terms of appropriate emergency access and circulation, availability of fire hydrants and other fire suppression facilities, and overall ability or inability to serve future development and redevelopment in the BOA. In addition, sprinkler systems and fire/smoke alarms shall be installed as required in accordance with Existing Building and Fire Codes to protect public health and safety and minimize the potential need for fire protective services.
- The City’s Police Department, Volunteer Fire Department, and Volunteer Emergency Medical Technician (“EMT”) Service shall have the opportunity to review and comment on future site plans that may have an impact on emergency service delivery, to ensure that such impacts, service demands, and any issues and concerns are properly addressed. This may include but is not limited to suitable emergency access and egress (width, turning radii, hydrant access, etc.), internal traffic circulation, need for any private security for large projects/sites, any significant impacts on emergency vehicle response times, and public health, safety or crime concerns.
- Future development and redevelopment projects that may be possible under the BOA Step III Implementation Strategy will require an adequate source of potable drinking water and must connect to a public water supply. Written confirmation must be obtained from the City Water Department, its successors or other public water provider(s) operating in the area demonstrating that an adequate supply of water is available to satisfy both the “domestic” (drinking water) and “non-domestic” (non-drinking water) needs of each project requiring site plan approval prior to issuance of a building permit.



- Efforts shall be taken to reduce drinking water demand and in-turn reducing wastewater discharges by incorporating faucets, fixtures, toilets, process water, and irrigation systems that are designed to conserve water. Clearing should be limited to what is necessary, using existing and/or native or well-adapted plant species as part of landscaping, stormwater pretreatment and temporary detention, and other approaches as applicable. The need for landscaping irrigation system should be reduced but if necessary, these systems shall be water efficient systems that apply water directly to the roots of vegetation and are controlled by water sensors, timers or other acceptable technologies.
- The City, Town and area landowners should consider the feasibility of a cooperative effort to provide a drainage system with temporary detention and pretreatment of stormwater runoff in the BOA (particularly the larger southerly industrial lots) and potential reuse for irrigation purposes to reduce overall stormwater discharges that might otherwise affect Glen Cove Creek, as well as mitigate flooding, and lessen the use of groundwater or public water for this purpose.
- Future development and redevelopment projects envisioned under the Proposed Action will be required to connect to the City's sewerage system. Water conservation efforts including innovative techniques should be considered to reduce total wastewater loads and preserve collection system and sewage treatment plant capacity. Written confirmation must be obtained from the City and Nassau County, its successors or other wastewater management authorities that may have jurisdiction, demonstrating that adequate capacity of the sewage collection and treatment facilities is available, and that service can be provided.
- Project reviews involving multifamily residential projects shall include outreach to the Glen Cove School District to address any possible issues associated with the District's ability to provide public educational services to new school age children from these projects.

#### Traffic, Transportation, and Parking

- Detailed traffic studies will be required for each new commercial, industrial and multifamily residential site plan that is proposed. The supplemental analyses will serve as a basis to determine if additional traffic mitigations such as, traffic and/or pedestrian signalization, traffic signal timing modifications, traffic and pedestrian signage, road striping, road widening, additional turning lanes, or other improvements and safeguards are warranted. The purpose of these studies will be to determine the safest and most efficient and appropriate access and egress points for individual sites based on need, location, traffic conditions and motorist and pedestrian safety; anticipated trip generation for weekday AM and PM peaks and Saturday midday peaks; traffic distribution; levels of service; cumulative traffic impacts from nearby pending or proposed projects and consideration of growth factors; and accident statistics determined by the City to be necessary to assess impacts based on detailed site plans, and specific location relative to affected streets and intersections.

- Coordination shall be conducted with appropriate authorities depending on jurisdiction. Transportation authorities with jurisdiction over BOA streets and highways include the City of Glen Cove Department of Public Works (“DPW,” City streets), Nassau County Department of Public Works (“NCDPW,” County roads), New York State Department of Transportation (“NYSDOT,” Pratt Highway), Federal Highway Administration (“FHA,” Pratt Highway), Metropolitan Transit Authority (“MTA”) and/or the Long Island Rail Road (“LIRR”). Required permits and approvals shall be obtained and any supplementary studies, such as noise and air quality analyses that may be required, shall be performed if required by the reviewing agency.
- Any future work within the Pratt Boulevard right-of-way or access to Pratt Boulevard shall be reviewed against the NYSDOT’s Highway Design Manual and may require noise and air analyses if required by the NYSDOT and/or FHWA.
- Each future project shall demonstrate adequate off-street parking in conformance with City standards and specifications that are outlined in the City Code.
- Streets that have a paved width of less than 30 feet shall be restricted to parking on just one side of the street.
- Shared parking, shared site accesses, and/or cross access agreements are encouraged where beneficial and practical among adjacent commercial and industrial land owners and may be requested by the City to reduce the number of access points and traffic conflicts and improve access, circulation, and traffic and pedestrian safety.
- Adequate sidewalks, crosswalks and signage or signalization will be provided at accesses in support of public safety and a pedestrian-friendly community.
- All proposed commercial and industrial land uses shall provide sidewalks and pedestrian ramps along the frontage of their property where sidewalks do not exist or shall repair those sidewalk improvements that are in disrepair. Improvements shall comply with City design standards and the Americans with Disabilities Act (“ADA”) and be reviewed and accepted by the City Engineer prior to approval.
- Applicants for future Transit Oriented Developments (“TODs”) shall work with the City and MTA as applicable and explore, as practicable, opportunities for creating and expanding modes of transportation and railroad station access to complement station parking. This may include but is not limited to possible shared parking arrangements, shared access points and cross accesses, bus, pedestrian and/or bicycle links and facilities, ridesharing programs, satellite parking with shuttle transportation, electric vehicle charging stations, and/or preferred parking spaces for energy efficient vehicles.

### Water Resources

- Drinking water supply and wastewater discharge connections will be subject to City and Nassau County approvals. City staff should make referrals to the respective agencies during site plan reviews to inquire about any service issues or concerns and request any recommendations they may have.
- Landscaping plans for industrial, commercial, and multifamily residential projects shall include plant species that are native to the area and/or well-adapted to site conditions.

This will be particularly important in restoring and sustaining the integrity of on-site ecological resources and water quality associated with Glen Cove Creek. Species listed on the NYSDEC's invasive and prohibited species lists shall not be planted to eliminate or reduce the need for fertilizer and pesticide applications, frequent watering, and the establishment of invasive species that may have a detrimental effect on local ecology, including that of Glen Cove Creek (NYSDEC, 2014).

- Properly functioning low-flow toilets, urinals, fixtures, fittings and appliances should be used to reduce total potable water consumption and lessen wastewater discharges.
- Irrigation demands for landscaping shall be reduced on industrial, commercial and multifamily residential sites by using native, well-adapted and/or drought-tolerant plant species, drip irrigation systems or other water efficient systems, and installation of timers (for nighttime watering) or sensors (watering only when it is needed), if irrigation is necessary.
- Projects shall consider and where practicable incorporate “green infrastructure” including stormwater pre-treatment facilities into site designs to the extent practicable, which may include but are not limited to rain gardens, vegetated swales, filter strips, green roofs, pervious/porous pavement and/or pavers, and/or other innovative best management practices (“BMPs”) in accordance with the New York State Stormwater Management Design Manual and the Green Infrastructure Study provided in the BOA Step III Implementation Strategy. Drainage facilities shall be designed to mitigate water quality and ecological impacts on Glen Cove Creek through green infrastructure such as natural filtration and removal of nutrients and bacteria from stormwater runoff through natural physical, chemical, and biological processes, and mitigate the potential for flooding within the BOA and in downstream areas during peak storm flow conditions. Any temporary detention and pretreatment infrastructure shall be designed to capture and treat the “first flush” of a rainfall/runoff event which is typically the most contaminated.
- Projects involving disturbance of more than one acre of land shall seek a State Pollution Discharge Elimination System (“SPDES”) General Permit for stormwater and prepare a Stormwater Pollution Prevention Plan (“SWPPP”) as required to ensure compliance with water quality and quantity requirements pursuant to the NYSDEC General Permit for Stormwater Discharges from Construction Activities (GP 0-15-002).
- Dust, erosion and sedimentation control plans shall be submitted to prevent soil and soil contaminants from entering Glen Cove Creek or becoming airborne during site remediation and demolition and construction activities. Such plans shall include as appropriate, but not be limited to, silt fencing, sediment traps, stabilized construction entrances, drain inlet protection, slope protection, dampening of exposed soils, seeding, plantings, mulch, or other temporary ground covers, stockpile protection, etc.

### Ecological Resources

- NYSDEC wetlands permits or letters of NYSDEC non-jurisdiction must be submitted for all actions requiring a permit or approval from the NYSDEC prior to commencing work.

- Creek and wetlands adjacent areas should be kept natural or revegetated with native plant species that are adapted for site soil and moisture soil conditions upon redevelopment. A minimum 25-foot naturally vegetated non-disturbance non-fertilization buffer shall be provided on each side of the creek for new development unless the NYSDEC requires a larger/deeper buffer.
- Landscaping plans shall include plant species that are native and/or well-adapted to site conditions. Species listed on the NYSDEC's invasive and prohibited species list shall not be planted to eliminate or reduce the need for fertilizer and pesticide applications, frequent watering, and the establishment of invasive species that may have a detrimental effect on local ecology including that of Glen Cove Creek (NYSDEC, 2014).

### Soils and Topography

- A geotechnical evaluation shall be performed to determine actual detailed on-site soil conditions for the purpose of structural and drainage system designs as part of future commercial, industrial, and multifamily residential site plan reviews. If unsuitable subsoils are found in connection with site-specific development, techniques such as deep compaction or over-excavation and replacement of unsuitable fill materials may be utilized. Development areas shall be stabilized, as determined by a Geotechnical or Civil Engineer, prior to construction of structural elements.
- Erosion control plans shall be prepared for individual site developments and submitted during site plan reviews to identify the best methods and techniques to be utilized during construction to prevent or control the transport of sediment by stormwater and/or wind during construction activities. The purposes of these precautions and mitigations will be to prevent the off-site transport of sediment on to adjacent properties, into streets, into drainage structures, and/or into Glen Cove Creek. Such controls will be designed to not only retain topsoil in place but also to reduce sediment and other pollutant loading to drainage structures and the Creek and prevent the loss of drainage structure and Creek capacities which may exacerbate flooding. Control of airborne dust during demolition and construction will also help to prevent offsite removal and deposition of soil and protect public health.
- Prior to the initiation of demolition and construction activities, brownfields, Superfund Sites, and other sites containing recognized environmental conditions ("RECs") must be remediated. Cleanup activities will be conducted in accordance with the protocols, procedures, standards and documentation requirements of the appropriate supervising agency (Nassau County Health Department, New York State Department of Labor, New York State Department of Environmental Conservation, US Environmental Protection Agency, etc.) and shall be performed by trained remediation professionals.
- Phase I Environmental Site Assessments ("ESAs") are typical for any pre-purchase or bank lending situation. Phase I Environmental Site Assessments (and Phase II ESAs if determined necessary by the Phase I) shall be conducted (if not already completed) to identify any existing RECs or potential concerns prior to demolition site preparation and development. An ESA will identify the need for testing to determine if RECs are present.

This may require further testing, remediation, abatement, regulatory oversight or other appropriate action. Any redevelopment or property transfer will be subject to the necessary regulatory procedures and agency oversight to properly investigate, and remediate if necessary, RECs warranting such action. Issues that must be considered include the possible presence of asbestos containing materials (“ACM”) and lead-based paint in buildings to be torn down, residual soil or groundwater contamination, including possible soil vapor conditions from previous intensive land use in concentrations that exceed regulatory standards. Issues or features of concern that may need to be inspected and remediated include but may not be limited to floor drains, above- and below-ground fuel storage tanks, drywells, stormwater leaching pools, old septic systems or cesspools, and locations with past hazardous materials releases from storage, leaks, spills, mishandling of materials, intentional discharges, or other hazardous materials releases that have resulted in or may cause hazardous conditions. If hazardous conditions are identified, a plan to rectify these concerns will be developed and implemented.

- All hazardous wastes, contaminated soils, and construction and demolition (“C&D”) debris shall be handled and disposed in accordance with applicable federal, state and local requirements and shall be disposed at a disposal facility that is licensed to receive such hazardous materials. In the case of nonhazardous C&D, these materials shall be temporarily managed on-site and will be transported, disposed and/or recycled at facilities that are licensed to receive C&D, as soon as possible.
- Stormwater best management practices (“BMPs”) such as green infrastructure (landscaped buffers, rain gardens, green roofs, vegetated swales, etc.) shall be utilized on future development sites to provide pre-treatment of stormwater runoff and detention during peak flow conditions (see also “Water Resources”).

#### Energy Use and Conservation and Greenhouse Gas Emissions

- Developments shall comply with New York State Building and Energy Code requirements.
- Innovative energy conservation techniques and the reduction of greenhouse gas emission techniques are supported by this GEIS but not required but should be considered by applicants if and as possible. Energy conservation not only reduces excessive energy use and depletion of nonrenewable energy sources but can also reduce monthly energy bills which can pay for any additional outlay of funding, over the long-term. Examples of innovative energy conservation techniques include but are not limited to:
  - a) the use of alternative renewable energy sources;
  - b) installation of electric vehicle fueling stations for employees of large industrial facilities, and preferred parking spaces for fuel efficient vehicles;
  - c) car pool/van pool/ride share programs at large industrial facilities; telecommuting work programs;
  - d) construction of sidewalks, installation of bicycle racks and bike storage facilities, and other pedestrian, bicycle and/or bus amenities that promote alternative transportation activities;

- e) use and facilitation of multimodal, alternative, and/or public transportation including supporting TODs;
- f) building orientations/alignments that improve solar access and daylighting;
- g) use of energy efficient indoor and outdoor lighting and fixtures;
- h) planting of shade trees to reduce the urban heat island effect and associated air conditioning loads;
- i) planting of water efficient landscaping that does not require irrigation (pumping);
- j) certification with an energy conservation organization such as the US Green Building Council which administers the Leadership in Energy and Environmental Design (“LEED”) certification program;
- k) building commissioning to test HVAC and other energy reliant stems prior to occupation; and others.

### Construction-Related Impacts

- Construction management plans shall be prepared for all site-specific commercial, industrial, and multi-family residential development projects in the BOA. A Construction Management Plan may address a number of topics as applicable including but not limited to: construction phasing; stormwater, erosion, sedimentation, and dust control plans using silt fencing, inlet protection, stabilized construction entrances, soil wetting, etc.; designation of construction equipment, vehicle, and materials staging areas; solid waste/C&D management; the days of the week, hours of the day, and holiday schedule for construction activities; construction traffic routes and access points; and site remediation activities as warranted.
- Any Recognized Environmental Conditions (“RECs”) shall be identified prior to the initiation of demolition and/or construction activities and where RECs are present shall be addressed and remediated to applicable regulatory standards. This may require a Phase I Environmental Site Assessment (“ESA”) and subsequent ESA actions for sites that have not yet been assessed and are suspected of having been impacted. Remediation activities shall be performed by qualified remediation professionals in accordance with the protocols, procedures, standards and documentation requirements of the appropriate supervising agency, which may include the Nassau County Department of Health, Nassau County Fire Marshal, New York State Department of Labor, New York State Department of Environmental Conservation, and/or U.S. Environmental Protection Agency as determined by the ESA.
- Future demolition, site preparation and construction activities must conform to the standards and specifications of the City’s noise ordinance as set forth in Chapter 196 of the City of Glen Cove Code, including conformance to the maximum prescribed noise levels for specified activities and times. Mitigation shall be required for activities that exceed these standards or that may adversely affect nearby noise sensitive land uses, such as further restrictions on the times or days of the week for such activities, sound proofing, sound walls, buffers and setbacks, etc.

- Require mitigation for fugitive dust related to construction activities using proper construction management techniques, erosion control measures, and wetting of excessively dry soils during intense construction activities, on windy days or as needed.

## **8.0 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 (e.g., development within the BOA) that is reviewable under SEQRA must be evaluated for consistency with the final Findings Statement 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 development and redevelopment conditions following adoption of zoning amendments recommended by 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 currently*

*required permits, reviews and approvals and possible permits, reviews and approvals as part of future implementation or development projects. 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 in both the City and Town).*

3.1.1.2 Zoning (*Provide a description of existing zoning and zoning patterns in and adjacent to the BOA; note general uses that are currently permitted in the BOA in both the City and Town of Oyster Bay 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 land use, pattern, scale and anticipated development density that may occur under recommended zoning amendments; 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 adoption of 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 including existing land development pattern and character; use photographs, maps, aerial photographs as applicable.)*

3.2.1.2 Noise and Lighting *(Briefly and generally describe features contributing to existing ambient noise and identify any sensitive noise receptors in or adjacent to the BOA that could be affected by noise or outdoor lighting; discuss potential impacts of traffic noise from Pratt Boulevard on neighborhoods related to future redevelopment projects; discuss any restrictions on noise in Chapter 196, "Noise" of the City Code including any restrictions during construction.)*

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 from future zoning amendments, map amendments and potential future land uses that may result as part of the Implementation Strategy; consider the general scale of future development as well as existing strategies that are recommended 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 recommendations of the Step III BOA, adoption of which is 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 including impacts on sensitive noise receptors; 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 sites that may be redeveloped have been significantly disturbed by past development (clearing, cut and/or fill, grading, buildings, basements or slabs, installation of utilities and drainage, driveways, pavement, etc.) 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; request information and recommendations from PSEG LI and National Grid; identify and describe any facilities or infrastructure that currently exist in the proposed BOA such as sewers, public water, public schools, and parks and recreational facilities; request information and recommendations from County DPW, City DPW, City Water Department, Glen Cove School District, City Parks Department; consider potential impacts on emergency providers; summarize input received from community service providers regarding services, facilities and/or special equipment and infrastructure; 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/EMT Protection

3.3.1.4 Water Supply

3.3.1.5 Sewer and Stormwater Management

3.3.1.8 Electric and Natural Gas Utilities

3.3.1.9 Parks and Recreation

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
- 3.3.2.9 Parks and Recreation

### 3.3.3 Mitigation

## 3.4 Transportation

- 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/pedestrian/biking conditions, related safety issues and lighting within the BOA based upon the report prepared by Gedeon for the BOA Step III; discuss available mass transit and alternative transportation in or adjacent to the BOA).*
- 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; discuss issues related to access, access restrictions, applicable requirements for access or road work along Pratt Boulevard and indicate any requirements for noise or air analyses and the triggers leading to these requirements; identify key intersections and scope of analysis that will be necessary for future site-specific development; discuss potential issues relating to parking and findings and conclusions of the 2018 Parking Study prepared by Gedeon GRC Consulting; identify any impacts or the benefits of implementation of the recommendations for sidewalk and any other pedestrian or bicycle improvements, parking and lighting; explore opportunities for creating and expanding modes of TOD/railroad station access that complement station parking, including but not limited to shared parking arrangements, walking bicycling, ridesharing, satellite parking with shuttle transportation, electric vehicle charging stations and parking spaces, etc.; consider innovative methods of financing improvements).*

### 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; drinking water quality conditions based on Water District's annual report; groundwater elevation; direction of groundwater flow; 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 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 off/from Glen Cove Creek including downstream areas, if applicable; indicate potential for disturbance near creek or wetlands in areas that are currently natural; consider best management practices such as erosion and sedimentation controls, stormwater detention and release after peak creek flows, etc.; 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; request input from NYSDEC Natural Heritage Program regarding any possible rare species in the area; review NYSDEC Environmental Mapper database).*
- 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 if applicable; 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 including data from Roux Associates provided in Appendix C of the BOA Step III Implementation Strategy 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; discuss requirements for any SPDES General Permits for Discharges from Construction Activities; indicate whether there are any known management plans for properties undergoing remediation).*
- 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; discuss/review findings of the Orchard Brownfield Opportunity Area City of Glen Cove Implementation Strategy Renewable Energy Analysis provided in Appendix F of the November 2018 BOA Step III Implementation Strategy; indicate any possible renewable energy incentives or mandates).*

4.4.1 Energy Use and Conservation

4.4.2 Greenhouse Gas Emissions

- 4.5 Construction-Related Impacts (*Describe anticipated short-term and cumulative 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; consider construction traffic issues and routing to reduce impacts on neighborhoods and local roads; identify general and potential cumulative 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 the procedures for future environmental reviews to determine whether additional review is required under SEQRA such as preparation of EAFs and/or Supplemental Environmental Impact Statements. Describe future actions and impact avoidance and mitigation strategies and techniques that must be implemented as applicable 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** (*The final maps to be included in the DGEIS are contingent upon need and level of benefit for graphically depicting and analyzing certain issues or concerns identified by the DGEIS. A preliminary list of maps is as follows: Location Map; Aerial Photograph; Soils Map; Topography Map; NYSDEC Wetlands Map; National Wetlands Inventory Map; Water Table Contour Map; FEMA Flood Zones Map; Cultural Resources Map; Police & Fire Districts Map; School Districts Map; Water & Sewer Districts Map; Parks and Recreational Facilities Map; Existing Land Use; Proposed Land Use; Existing Zoning; Proposed Zoning; Potential Redevelopment Site Plan; and Green Infrastructure Projects Map.*)

**Appendices** (*The final Appendices to be included in the DGEIS are contingent upon the overall benefit and need for supplementing discussions and analyses within the body of the DGEIS. The BOA Step III Implementation Strategy report and associated appendices (reports) may be included as appendices or may be incorporated by reference and made available for public review. A preliminary list of appendices or important documents is as follows:*

- *Environmental Assessment Form (EAF) Parts 1, 2 and 3/Positive Declaration;*
- *Summary table of recommendations from the Step III Implementation Strategy Report;*
- *Gedeon GRC Consultants Transportation Report from the Step III Implementation Strategy;*
- *Urbanomics, Inc. Demographics/Housing Report from the Step III Implementation Strategy;*
- *Nelson Pope & Voorhis and Nelson and Pope's, Evaluation of Green Infrastructure within the Orchard Neighborhood and Sea Cliff Avenue Brownfield Opportunity Area Engineering report;*
- *Relevant data and analyses from the Costco Traffic Study prepared by VHB;*
- *Nelson Pope & Voorhis' Renewable Energy Analysis;*
- *Community Services letters and responses;*
- *Involved and interested Agency letters and responses;*
- *City of Glen Cove Annual Drinking Water Supply Report; and*
- *Others as determined necessary or relevant during preparation of the DGEIS.*

*Note: The full BOA Step II Nomination and Step III Implementation Strategy will be made available at the City Clerk's office and online and will be incorporated into the GEIS by reference.)*

**9.0 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 may 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; Groundwater Table Map; FEMA Flood Insurance Rate Maps; other GIS generated maps; 6 NYCRR Part 617 (SEQR); SEQR Handbook; SEQRA EAF Workbook; 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 and National Wetlands inventory maps; New York State Stormwater Management Plan; 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," report); NYSDEC Critical Environmental Areas website; NYSDEC Natural Heritage Program correspondence (if applicable); 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; Gedeon GRC Consulting parking and transportation study; Roux Associates, Inc. environmental database research report; Costco Traffic Study; NYSDOT's Highway Design Manual; Highway Capacity Manual; Rutgers demographic multipliers; input from consultations with involved and interested agencies and City service providers; community service provider websites; site and area conditions surveys; NP&V Community Participation Plan for the Proposed Action; and other applicable resources as needed.

Impact prevention and mitigation techniques and strategies will be developed based on the specific results of the impact analyses but will include but 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. Mitigation and Future Actions sections will be included in the DGEIS. These sections will identify the impact avoidance and mitigation requirements that will be required for future reviewable actions.

#### **10.0 ISSUES DETERMINED TO BE NEITHER RELEVANT NOR ENVIRONMENTALLY SIGNIFICANT OR THAT HAS BEEN ADEQUATELY ADDRESSED**

The proposed action is the adoption of the City of Glen Cove Orchard Neighborhood and Sea Cliff Avenue Corridor BOA Step III Implementation Strategy. The Step III Implementation Strategy is a broad-based, area-wide, long-range conceptual planning document that provides a framework of possible strategies, techniques and actions to guide future redevelopment and community revitalization in the Orchard Neighborhood and Sea Cliff Avenue Corridor that have



been adversely affected by brownfields and associated environmental impacts, blight, underutilized land, vacant and abandoned buildings, and economic stagnation. The Step III Implementation Strategy does not provide a detailed blueprint of individual site plans or projects but instead provides a preliminary foundation for such actions. For the above reasons, it was determined by the Lead Agency that a GEIS was the best course of action to consider possible environmental issues and impacts and the standards, conditions, and thresholds under which actions that are reviewable under SEQRA and will be considered, approved, permitted, funded, and/or undertaken in the future will be treated.

Some comments that were received during the formal scoping process requested in-depth analyses and investigations that are beyond the scope of a GEIS for the adoption of a planning document; particularly, since detailed site- and project-specific plans have not been proposed and the potential variability of such plans are impossible to predict with relevant certainty. Title 6, New York Code of Rules and Regulations (“6 NYCRR”) Part 617.10(c), states: “Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site specific impacts, that were not adequately addressed or analyzed in the generic EIS.” Requests such as detailed water demand projections and traffic impact analyses for still unknown future land uses at sites that are already developed or had been intensively developed in accordance with past City and Town zoning, is of limited use in projecting actual future conditions. Existing and contemplated zoning allow for an array of land uses and myriad scales for the individual properties. Moreover, available studies and data including various reports and analyses prepared for the BOA Step II and Step III processes and traffic data from previous studies provide considerable information and analyses to assess conditions and identify possible impacts, mitigations, standards, conditions, processes, and future actions under which redevelopment will be reviewed.

Updating studies that were included in the November 2018 study also does not appear to be necessary at this time. Assessing issues such as temporary vibrations during construction is also a site specific issue that is based on the depth to bedrock, site specific soil conditions, building height and depth of necessary excavations. Given the depth to bedrock, the fact that building heights are very limited, deep excavations are not envisioned, and construction activities must comply with applicable requirements of the City, significant vibration impacts during construction are not anticipated. Future construction will be controlled by construction-related mitigations that will be included in the DGEIS.

With regard to project alternatives, the planning and public participation process for the BOA process involved meetings and other community and agency outreach, visioning, goal setting and consideration of feasible approaches to meeting area goals. The vision for the BOA resulted from input from a steering committee and community participation and the the Step III BOA is focused on implementation of the Step II vision.

A comment was raised about the need to evaluate possible impacts on air quality from the removal of vegetation in the BOA in the future as development and redevelopment occurs. It is noted that the BOA is currently almost entirely developed with impervious surfaces and areas that remain that are currently wooded are mostly owned by the State and within the Pratt

Boulevard right-of-way. These wooded areas also contain steep slopes and are somewhat constrained for future use and development. Also, the BOA calls for future development and improvements to include the use of green infrastructure such as rain gardens, vegetated swales, temporary detention basins and other pretreatment facilities. Green roofs and other similar treatments are not required but are recommended. Efforts will also be made to reduce the amount of impervious surfaces to the maximum extent practicable to reduce stormwater runoff and the urban heat island effect. Redevelopment sites should also be landscaped and shared access, cross accesses, shared parking, shade trees and parking lot landscaping will be recommended. Vegetation removal is expected to be quite limited and not likely to have any significant adverse impact on local or regional air quality.