

State Environmental Quality Review

**NOTICE OF COMPLETION
OF FINAL ENVIRONMENTAL IMPACT STATEMENT
AND NOTICE OF SEQR HEARING**Lead Agency: **City of Glen Cove Planning Board**

Project Number: _____

Address: **9 Glen Street, Glen Cove, NY 11542**Date: **July 28, 2011**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Environmental Impact Statement has been completed and accepted for the proposed action described below. A public hearing on the Final EIS in connection with the proposed action will be held on **September 20, 2011** at 8:00 PM at the City Hall, Council Chambers, 9 Glen Street, Glen Cove, New York, 11542. Written comments on the Final EIS are requested and will be accepted by the Contact Person until September 30, 2011, or 10 days following the close of the Public Hearing, whichever is later.

Name of Action: RXR Glen Isle Mixed-Use Waterfront Development Project

Description of Action:

RXR Glen Isle Partners, LLC, pursuant to a Land Disposition Agreement with the City of Glen Cove Industrial Development Agency and Community Development Agency, proposes to construct a mixed-use waterfront development encompassing 56 acres on the north side of Glen Cove Creek. The proposed action would encompass 860 dwellings in a variety of mid-rise condominium, rental and townhouse buildings, including 86 workforce housing units, a 250-suite luxury hotel and associated spa/conference center, a 50,000 square foot office building, and 25,000 square feet of space for retail, cultural and restaurant uses. The project is proposed to be constructed in various phases.

A new open space network is also proposed, which would provide for a continuous esplanade and open space ribbon along the entire length of the north side of Glen Cove Creek. The open space network would connect the project site to Glen Cove's downtown. It would also expand the City's greenway, which includes Garvies Point Preserve and Morgan Park. The project also proposes the creation of 85 boat slips spilt between three marina areas, and the creation of a turning basin at the east end of the Creek. The turning basin would be suitable for hand-launch craft (e.g. kayaks & canoes).

The project site is located in a Marine Waterfront-3 (MW-3) Zoning District as shown on the City Zoning Map.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The site is located on approximately 56 acres of land on the north side of Glen Cove Creek in the City of Glen Cove, Nassau County, New York. The site is located about midway on the western side of the Glen Cove peninsula adjacent to Hempstead Harbor.

Potential Environmental Impacts:

The project may result in the following potential impacts:

- Alterations to the site's topography.
- The addition of approximately 35 acres of impervious surfaces, which may impact surface and groundwater resources.
- The creation of water-dependent uses, which will require dredging of Glen Cove Creek, resulting in potential impacts to the marine habitat.
- Residual soil and groundwater impacts exist on the site, which will be affected by the project.
- The loss of 12.6 acres of open field habitat and 3.9 acres of standing water and habitat, which was recently created following environmental remediation.
- Collision related mortality of birds due to glass surfaces and external lighting.
- Impacts to habitat quality provided by woodlands in the southernmost portion of Garvies Point Preserve.
- Impacts to fish habitat of Glen Cove Creek and Hempstead Harbor resulting from increased turbidity during construction.
- The generation of additional traffic on local roads and additional parking needs.
- The introduction of new sources of mobile air quality emissions.
- Noise generation from traffic, mechanical equipment and the use of the site.
- Temporary air quality, noise, traffic and erosion and sedimentation impacts resulting from construction activities.
- Increased demands on fire protection, police protection, emergency services, harbor patrol, schools, health services, and solid waste disposal.
- Increased demand for potable water, electricity and fossil fuels.
- Displacement of four existing businesses on the site.
- Impacts to four areas of the site, which are considered potentially sensitive for archaeological resources and one potential historic resource.
- Modifications to the existing visual character of the waterfront and altered views.

A copy of the FEIS may be obtained from:

Contact Person: Lois Stemcosky, Planning Board Secretary
Address: City Hall, 9 Glen Street, Glen Cove, NY 11542
Telephone Number: 516-676-4448

An electronic version of the FEIS shall also be available for review at the City of Glen Cove website at <http://www.glencove-li.com>.

A copy of this notice must be sent to:

Commissioner, NYSDEC, 625 Broadway, Albany, NY 12233-1750
NYSDEC Region 1, 30 Circle Road, Stony Brook, NY 11790
Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750
Mayor Ralph Suozzi, City of Glen Cove, 9 Glen Street, Glen Cove, NY 11542
Applicant
Other Involved and Interested Agencies

Copies of the FEIS must be distributed according to 6NYCRR 617.12(b).