

David Jimenez
Director of Building Department



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CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, New York 11542

Date: April 1, 2021
To: The Chairman and Members of the Board of Appeals
Application: New Residential Building
Address: 115 Glen Street
Type of USE: Residential

SECTION	BLOCK	LOT	ZONE
23	11	6-12, 134	B-1

DESCRIPTION OF CONSTRUCTION WORK TO BE PERFORMED:

Thirty (30) new residential units and forty-two (42) parking spaces, with an additional twenty (20) valeted spaces for the Senior Center.

DENIED for the following reasons:

Variance 1

Pursuant to the Municipal Code of the City of Glen Cove,

280-6 Definitions PARKING SPACE:

The area required for parking of automobiles; the minimum dimensions of which shall be nine feet wide and 20 feet long, exclusive of passageways.

APPLICANT IS PROPOSING

42 parking spaces, with three (3) parking spaces measuring nine (9) feet by sixteen (16) feet long (identified as "compact"), and two (2) proposed handicap parking spaces which do not meet ADA requirement for access aisles.

Variance 2

Pursuant to the Municipal Code of the City of Glen Cove,

280-45.2 A Retaining Walls:

Minimum setback for retaining walls which rise above the grade of the public right-of-way or adjacent property: one foot for each one foot of height.

APPLICANT IS PROPOSING

A retaining wall with a maximum height of twenty (20) feet in therear of the property, requiring a setback of twenty (20) feet, where ten (10) feet is provided.

Variance 3

Pursuant to the Municipal Code of the City of Glen Cove,

280-45.2 C Retaining Walls:

Maximum height of retaining walls: 12 feet, provided that no retaining wall shall have a top-of-wall elevation that is higher than the elevation of the principal structure located on the same lot.

APPLICANT IS PROPOSING

A retaining wall with a maximum height of twenty (20) feet where twelve (12) feet is permitted.

Variance 4

Pursuant to the Municipal Code of the City of Glen Cove,

280-52 B (1) Preservation of Steep Hillside:

No land area covered by slopes measuring 25% or greater shall be developed and/or regraded or stripped of vegetation.

APPLICANT IS PROPOSING

The development of 2,641.5 square feet of steep slope area of 25% or greater.

Variance 5

Pursuant to the Municipal Code of the City of Glen Cove,

280-65 G (13) (a) Multiple dwellings and residential mixed -use buildings:

Minimum parcel size is 40,000 square feet for exclusively residential structures. Residential mixed-use buildings shall meet the minimum lot size requirement for the nonresidential uses contained within the buildings but in no case shall be located on a lot of less than 5,000 square feet.

APPLICANT IS PROPOSING

A lot with 16,351.3 net square feet (pursuant to 280-52 A (1)(a) Preservation of Steep Hill-sides) for an exclusively residential structure.

Variance 6

Pursuant to the Municipal Code of the City of Glen Cove,

280-65 G (13) (b) Multiple dwellings and residential mixed -use buildings:

Each dwelling unit shall have no more than three bedrooms. No more than 1/3 of the units proposed within a structure shall be one-bedroom or efficiency units.

APPLICANT IS PROPOSING

Nine (9) efficiency units and eighteen (18) one-bedroom units of thirty (30) total units, which exceed one-third (1/3) of the units.

Variance 7

Pursuant to the Municipal Code of the City of Glen Cove,

280-65 G (13) (d) Multiple dwellings and residential mixed -use buildings:

The minimum lot area per residential unit shall be as follows; provided, further, that all coverage, height and setback requirements are satisfied: [1] One thousand five hundred square feet per efficiency or one-bedroom unit. [2] Two thousand square feet per two-bedroom unit. [3] Two thousand five hundred square feet per three-bedroom unit.

APPLICANT IS PROPOSING

A lot with 22,092.8 gross square feet and 16,351.3 net square feet (pursuant to 280-52 A (1)(a) Preservation of Steep Hill-sides) where 46,500 square feet is required.

Variance 8

Pursuant to the Municipal Code of the City of Glen Cove,

280-65 G (13) (g) Multiple dwellings and residential mixed -use buildings:

Minimum interior side yards for any exclusively residential structure shall be 15 feet. Such side yard shall be properly landscaped in accordance with a landscape plan to be approved by the Planning Board as part of site plan approval. Where such side yard is designated to provide access to the rear of the property, a three-and-one-half-foot sidewalk shall be provided. All other yard and setback requirements of the District shall apply.

APPLICANT IS PROPOSING

No interior side yard on the east side of the property, and no landscaping is provided in west side yard

Variance 9

Pursuant to the Municipal Code of the City of Glen Cove,

280-65 G (13) (h) Multiple dwellings and residential mixed -use buildings:

Required open space. There shall be provided not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 350 square feet of usable open space for each two-bedroom unit; and 400 square feet of usable open space for each unit containing three or more bedrooms therein. For any development containing 15 or more units, such usable open space shall be devoted to improved and landscaped play and sitting areas for the use of the residents thereof. The design, layout and equipment of such usable open space areas shall be subject to the approval of the Planning Board.

APPLICANT IS PROPOSING

4,200 square feet of roof open space, 896 square feet of lobby space, 604 square feet of fitness space and 604 square feet of lounge space, totaling 6,304 square feet where 8,250 square feet is required.

THIS IS FOR A ZONING BOARD APPLICATION ONLY. DOES NOT
CONSTITUTE APPROVAL OF DRAWINGS SUBMITTED FOR CONSTRUCTION.

Please contact the Board of Appeals secretary Rosa Rizzo at 516-676-4448 for
variance applications and requirements.

(9) Variances required

\$1,800.00

Thank you,

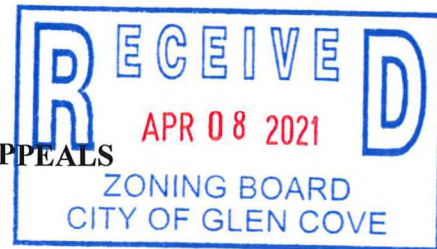


David Jimenez

Director – The City of Glen Cove Building Department



CITY OF GLEN COVE
APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE



1. Applicant hereby appeals to the City of Glen Cove Zoning Board of Appeals from the decision of the Building Department Director in denying a building permit for:
a new residential building.

2. Applicant's Name, Address and phone number are:
115 Glen Street Property Owner LLC;
14 Skillman Street, Roslyn, NY 11576; (631) 868-7445

3. If the Applicant is NOT the owner of record, the Applicant is (circle one):

- a. contract vendee (attached copy of contract)
OR
- b. the tenant (attach copy of lease)
OR
- c. prospective tenant (attach copy of conditional lease or binding letter of intent)

4. The address of the property which is the subject of this Application is:
115 Glen Street, Glen Cove, NY 11542

Nassau County Land & Tax Map designation is:

Section: 23 Block: 11 Lot: 6-12, 134

City of Glen Cove Zoning District is: B-1
Owner-Peter Gelzinis

5. Applicant became the owner of the subject property on 4/7/2004
by deed dated 11/10/2003 recorded in Liber 11764 Page 12

6. State whether the subject premises is located within 500 feet of the boundary line of any Village or Town, of any County or State Park, of any County or State parkway, thruway, expressway, road or highway, of any County stream or drainage channel, of any County or State owned land on which a public building or institution is situated, or of any farm operation located in an agricultural district.

Yes X No _____

7. The Petitioner requests the following relief from the Board of Appeals:
area variances relating to parking space dimensions, retaining wall height and setback
_____ steep slope development, unit mix, side yard setback/landscape buffer, and required open space.
_____ Applicant also requests a determination as to minimum lot area, or in the alternative, a variance.

8. The Applicant seeks variance(s) from [or challenges interpretation of] the following section(s) of the Zoning Chapter 280 :
280-6; 45.2 A; 45.2 C; 52 B(1); 65 G(13)(a), (b), (d), (g) & (h).

9. a. State how the granting of the relief requested will benefit the applicant and why it is necessary.
See attached Addendum.

b. State why the requested variance(s) will not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties if the application is granted.
See attached Addendum.

c. State why the benefit sought cannot be achieved by some method feasible for the Applicant to pursue other than an area variance.

See attached Addendum.

d. Describe the difference between the proposed dimensions and the Code requirement for each variance.

See attached Addendum.

e. Explain why the requested relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

See attached Addendum.

10. Has the subject premises been the subject of prior applications for variances, special use permits and/or subdivisions?

Yes _____ No _____

If 'Yes', please describe and provide written decisions, if any, on those prior applications.

Prior applications withdrawn.

11. State the names and phone numbers of any of the following licensed professionals who may appear at the public hearing representing the Applicant:

a. Attorney: Kathleen Deegan Dickson, Esq.; 516-248-1700

b. Architect: James O'Grady, A.I.A.; 516-609-2724

c. Engineer: (P.E.): Michael Rant, P.E.; 516-922-3031

d. Certified Planner: _____

12. If the Applicant is a corporation, the Petitioner has adopted a resolution (copy attached) authorizing the following corporate officer to act on its behalf:

N/A

Name

Title

13. The approximate dimensions in linear feet of the subject premises (lot) are as follows:

a. Width: ^{Approx. 221 Ft} _____

b. Depth: ^{Approx. 100 Ft} _____

c. Size of lot (in acres): .51 acres

14. Are there current violations and/or criminal charges which relate to this Application pending against the subject premises and/or the Applicant?

Yes _____ No X _____

If 'Yes', please describe.

15. Does the Applicant seek to legalize a use of land and/or structures and buildings which already exist?

Yes _____ No X _____

16. The Applicant represents that Applicant has received a copy of the Board's Rules of Procedure and acknowledges that Applicant has complied with said Rules in all respects as the same apply to this Application.

I HAVE READ THE FOREGOING APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN IS PUNISHABLE AS A CLASS 'A' MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW.

115 Glen Street Property Owner LLC

A handwritten signature in black ink, appearing to read "Clifford Fetner", written over a horizontal line.

Applicant's Signature

By: Clifford Fetner

Date: April 5, 2021

Application of 115 Glen Street Property Owner LLC
Section 23, Block 11, Lot 6-12, 136
Premises: 115 Glen Street, Glen Cove, NY 11542
Addendum to Application to City of Glen Cove Zoning Board of Appeals
*Updated April 1, 2021

This amended application is for variances to permit a new residential building consisting of 30 apartments with 42 on-site parking spaces.

Variance 1

Pursuant to the City of Glen Cove Code § 280-6, a Parking Space is defined as follows: the area required for parking of automobiles; the minimum dimensions of which shall be nine feet wide and 20 feet long, exclusive of passageways.

The Applicant is proposing forty-two (42) parking spaces, with three (3) parking spaces measuring nine (9) feet by sixteen (16) feet long (identified as “compact”), which is four feet less than what the Code requires. The Applicant is also proposing two (2) handicap spaces which do not meet the ADA requirement for access aisles. Accordingly, the applicant requests a variance of Code § 280-6.

The requested variance is necessary to the Applicant, as the proposed site and parking layout was designed in the most efficient manner to maximum the amount of off-street parking spaces. The request relates to only 3 of the 42 proposed spaces, and the spaces are still designed to accommodate compact vehicles. As such, the request is *de minimis*. Further, the spaces will be marked for “compact car only”, so the requested relief will not have an adverse effect or impact on the physical or environmental conditions, nor cause an undesirable change in the character of the neighborhood.

Variance 2

Pursuant to Code Section 280-45.2(A), the minimum setback for retaining walls which rise above the grade of the public right-of-way or adjacent property is one foot for each one foot of height.

The Applicant is proposing a retaining wall with a maximum height of twenty (20) feet in the rear of the property, requiring a setback of twenty (20) feet, where ten (10) feet is provided. As such, a variance is requested.

As the rear of the property slopes up considerably, the height and setback of the retaining wall will not cause an undesirable change in the character of the neighborhood, nor have any detrimental impact to the property directly to the south, which is positioned at a higher grade across Knoll Place. The retaining wall has been engineered to cause the least impact on the physical and environmental conditions in the neighborhood, and due to the existing conditions and grade of the site, the applicant has no alternative than the requested variance.

Variance 3

Pursuant to Code Section 280-45.2(C), the maximum height of retaining walls is 12 feet.

The Applicant is proposing a retaining wall with a maximum height of twenty (20) feet where twelve (12) feet is permitted.

As noted above, the height of the retaining wall will not cause an undesirable change in the character of the neighborhood, and was engineered with the purpose of best preserving the environmental conditions. Further, this variance should be deemed *de minimis* given the natural grading of the property.

Variance 4

Pursuant to Code §280-52: (B.) The following limitations shall be applied to any portion of a lot with steep slopes covering more than 500 square feet of land area: (1) No land area covered by slopes measuring 25% or greater shall be developed and/or regraded or stripped of vegetation.

The applicant is proposing the development of 2,641.5 square feet of steep slope area of 25% or greater and is requesting a variance of Code §280-52(B)(1).

The Applicant is proposing disturbance of steep slopes in order to allow for the development of parking spaces and part of the building structure. Due to the natural and existing conditions of the site, the Applicant has no alternative than to develop within the steep slope, or otherwise be forced to eliminate off-street parking spaces and ultimately require a variance for same. Based upon the Applicant's communications with City officials, it was indicated that the ability to provide sufficient parking for the adjacent Senior Center is of paramount concern to the City. The Applicant is proposing to disturb the steep slopes as minimally as possible, while also meeting the City's requests for parking. Further, the Applicant is proposing new retaining walls and proper drainage, to adequately secure the site, and ensure that there are no physical or environmental impacts to nearby properties.

Variance 5

Pursuant to Code § 280-65 B-1 Central Commercial District: (G.) Special uses permitted at the discretion of the Planning Board, (13) Multiple dwellings and residential mixed-use buildings, provided that the following conditions are satisfied:

(a) Minimum parcel size is 40,000 square feet for exclusively residential structures. Residential mixed-use buildings shall meet the minimum lot size requirement for the nonresidential uses contained within the buildings but in no case shall be located on a lot of less than 5,000 square feet. Lot sizes for nonresidential uses are as determined elsewhere in this Code.

The Applicant is proposing a lot with 16,351.3 net square feet (pursuant to 280-52 A (1)(a) Preservation of Steep Hill-sides) for an exclusively residential structure. Accordingly, the Applicant requests a variance of Code § 280-65(G)(13)(a).

The requested variance is necessary in order for the Applicant to most efficiently maximize the use of the site, while also complying with the City's request for sufficient parking. Though the Applicant previously proposed a mixed-use building with a retail component, which eliminated the need for this variance, the project was redesigned with the needs of the City in mind, to allow for Senior Center parking. Given the site's location within the downtown, and the Code's minimum lot size requirement for non-residential structures at 5,000 square feet, the variance will not cause an undesirable change in the character of neighborhood, nor have a negative impact on the environmental conditions at the site or immediate vicinity.

Variance 6

Pursuant to Code § 280-65 B-1 Central Commercial District: (G.) Special uses permitted at the discretion of the Planning Board, (13) Multiple dwellings and residential mixed-use buildings, provided that the following conditions are satisfied:

(b) No more than 1/3 of the units proposed within a structure shall be one-bedroom or efficiency units.

The Applicant is proposing nine (9) efficiency units and eighteen (18) one-bedroom units of thirty (30) total units, which exceed one-third (1/3) of the units. Accordingly, the applicant requests a variance of Code § 280-65(G)(13)(b).

The requested variance is necessary to the Applicant in order to most effectively utilize the square footage of the proposed building. Given that this is only a thirty (30) unit building, and all retail components have been removed, the project would not be viable if the unit counts were reduced in order to create more two-bedrooms. Given the limitations of the total lot acreage, the Applicant has proposed the most practical unit count for the building, while also keeping in mind and complying with the bulk area requirements, such as building height and lot coverage. Further, since there is a strong market for studio and one-bedroom rental units, the requested relief will not have an undesirable change in the character of the neighborhood. This unit mix is supported by the City's Master Plan which encourages downtown housing for "Long Island's increasingly diverse population of young and senior couples and singles." In addition, by providing that the units will be predominantly studios and one-bedroom apartments, and by providing parking for all of the units on-site, the Project will address community concerns about affordability and parking impacts. The Master Plan states that "the population generally seeking the downtown living is overwhelmingly comprised of people before or after parenting school-age children, and a unit size limit can further discourage larger families." Lastly, unit size is an important consideration in establishing affordability, and furthering the goals of the project to provide high-quality downtown living that is affordable for the average Glen Cove resident, their parents and their young -adult children.

Determination and Variance 7

Pursuant to Code § 280-65 B-1 Central Commercial District: (G.) Special uses permitted at the discretion of the Planning Board, (13) Multiple dwellings and residential mixed-use buildings, provided that the following conditions are satisfied:

(d) The minimum lot area per residential unit shall be as follows; provided, further, that all coverage, height and setback requirements are satisfied: [1] One thousand five hundred square feet per efficiency or one-bedroom unit. [2] Two thousand square feet per two-bedroom unit. [3] Two thousand five hundred square feet per three-bedroom unit.

The Applicant proposes a lot with 22,092.8 gross square feet and 16,351.3 net square feet (pursuant to 280-52 A(1)(a) Preservation of Steep Hillside) where 46,500 square feet is required. The applicant requests an interpretation of Code § 280-65(G)(13)(d), and a variance from this section.

The Planning Board's consultant, Max Stach, has interpreted that the lot area reduction required in Section 280-52 A (1) applies to the density calculation contained in Section 280.65(G)(13)(d). Mr. Stach believes that the lot area to be used in this calculation is 16,351.3 net square feet (after deducting areas of steep slopes) rather than the actual lot size of 22,092.8 square feet.

We respectfully disagree with this interpretation of applying the Hillside Protection Ordinance to Section 280-65(G)(13)(d) of the Code and are requesting a determination from this Board that Section 280-52 A (1) does not apply when determining the minimum required lot based upon density mix. Please note that the clear and plain language of the provisions of the Hillside Protection Ordinance which require the deduction of steep slopes from the overall lot area do not apply to the determination of density or the number of permitted units. Section 280-52 A(1) provides that the elimination of steep slopes shall be used to "calculate the lot area for the purposes of determining whether the lot meets the minimum area requirements... and to calculate the maximum coverage and interior floor area." The site meets the minimum lot area for the district (5,000 sf required, 16,351.3 net sf provided), maximum coverage (65% permitted, 59.8% proposed) and interior floor area requirements of the Code after reducing the areas of steep slopes from the lot area. There is no basis in the plain language of the Code to extend this deduction to other bulk calculations.

Section 280-50 states the Purpose of the Hillside protection article "to maintain the overall environmental quality of the City, preserve scenic open space, minimize disruption to natural drainage patterns, maintain stability of environmentally sensitive slopes and minimize the aesthetic impact of hillside alteration." The reduction of site density or unit count does not serve this purpose. The Code seeks to control and minimize development of steep slopes, which is reflected in Section 280-52 B. As such, the Applicant requests a determination that the lot size to be considered under Code § 280-65(G)(13)(d) is 22,092.8 gross square feet.

The Applicant also requests a variance of Code § 280-65(G)(13)(d). Similar to the variance request pursuant to Code § 280-65(G)(13)(a), the requested variance is necessary in order for the Applicant to most efficiently maximize the use of the site, while also complying with the City's request for additional parking for the Senior Center. Given the site's location within the downtown, and the Code's minimum lot size requirement for non-residential structures at 5,000

square feet, the variance will not cause an undesirable change in the character of neighborhood, nor have a negative impact on the environmental conditions at the site or immediate vicinity.

Variance 8

Pursuant to Code § 280-65 B-1 Central Commercial District: (G.) Special uses permitted at the discretion of the Planning Board, (13) Multiple dwellings and residential mixed-use buildings, provided that the following conditions are satisfied:

(g) Minimum interior side yards for any exclusively residential structure shall be 15 feet. Such side yard shall be properly landscaped in accordance with a landscape plan to be approved by the Planning Board as part of site plan approval. Where such side yard is designated to provide access to the rear of the property, a three-and-one-half-foot sidewalk shall be provided. All other yard and setback requirements of the District shall apply.

The Applicant proposes no interior side yard on the east side of the property and no landscaping on the west side of the property, and accordingly requests a variance of Code § 280-65(G)(13)(g).

The requested variance will not cause an undesirable change in the character of the neighborhood, as the property directly east of the site is a commercial business, located at a higher grade than the subject site. Further, since an interior side yard is only required for exclusively residential structures, and all other structures are not required to provide a side yard, the variance will not have any adverse impact on neighboring parcels, and should be deemed *de minimis*. In order to maximize the use of the site, the Applicant has no other alternative than the requested relief, and further, it will not result in any negative impacts on the environmental conditions in the district.

Variance 9

Pursuant to Code § 280-65 B-1 Central Commercial District: (G.) Special uses permitted at the discretion of the Planning Board, (13) Multiple dwellings and residential mixed-use buildings, provided that the following conditions are satisfied:

(h) Required open space. There shall be provided not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 350 square feet of usable open space for each two-bedroom unit; and 400 square feet of usable open space for each unit containing three or more bedrooms therein. For any development containing 15 or more units, such usable open space shall be devoted to improved and landscaped play and sitting areas for the use of the residents thereof. The design, layout and equipment of such usable open space areas shall be subject to the approval of the Planning Board.

The Applicant proposes 4,200 square feet of roof open space, 896 square feet of lobby space, 604 square feet of fitness space and 604 square feet of lounge space, totaling 6,304 square feet where 8,250 square feet is required. Accordingly, a variance of Code § 280-65(G)(13)(h) is required.

The requested variance for open space will not be of a detriment to nearby properties. Given the site's location in the downtown, the Applicant is best maximizing the use of the property by providing 4,200 SF of open roof space. The Applicant has no alternative than the requested variance, as the alternative would be to remove parking spaces to provide for more open space, however this would result in a parking variance and less parking for the Senior Center. Additionally, given all of the on-site amenities, the requested variance is *de minimis* and will not have an adverse impact on the physical or environmental conditions in the district.

Conclusion

Overall, the benefit to the applicant and community from improving this site will outweigh any possible detriment by the granting of the variances. This project will serve to satisfy the City's pressing and immediate need for parking for the Senior Center by providing a minimum of 20 parking spaces for its use, while providing all of the parking necessary for the apartment use. Further, given the strong market demand for rental properties on Long Island, especially in downtown areas, the granting of the variances is in the best interest of the community. Additionally, the multifamily residential building with adequate on-site parking, bicycle storage and tenant amenities will be an improvement to the existing premises, and bring the site into greater conformance with the zoning scheme for Downtown Glen Cove.

Accordingly, it is respectfully requested that this Board grant the aforementioned relief.

DISCLOSURE AFFIDAVIT

In the Matter of the Application of

115 Glen Street Property Owner LLC

Name of Applicant(s) (Exactly as name appears on deed, lease and/or contract)

for a variance, modification, revocation of declaration of restrictions, or (state other relief requested) which requires the favorable exercise of discretion by the Board mentioned below*

Affidavit of Certification by applicant pursuant to the provisions of Sec. 809 of the General Municipal Law & Sec. 264 of the Building Zone Ordinance of Town of Hempstead

BEFORE: Board of Zoning Appeals of the City of Glen Cove

Refer to the preamble before completing this form.

Every applicant before the Board of Zoning Appeals, including an owner, lessee, agent and contract vendee must execute this Disclosure Affidavit.

STATE OF NEW YORK }
}ss.:
COUNTY OF NASSAU }

Peter Gelzinis, being duly sworn, Name (Exactly as name appears on deed, lease and/or contract), deposes and say(s):
* Strike out inapplicable phrases, letters or words and fill in where necessary.

Your deponent(s) is (ate) (an agent of) (an officer of) the applicant(s) in the above entitled proceeding (and) (who) is (are) the owner(s) in fee, (contract vendee) (lessee) or (describe other category) of the premises referred to in the application and is (are) interested in the outcome thereof (except as otherwise stated) and there are no other persons interested either in the fee ownership or as holder of an encumbrance upon the property.

Your deponent's home address is as follows: 83 Pleasant St., Huntington Station, NY 11791
(street) (town/city) (state) (zip)

TO BE COMPLETED BY BUSINESS - IF NOT APPLICABLE, PLEASE LEAVE BLANK

Your deponent is an officer, N/A (office title) of (name of corporation/company)

a corporation duly organized and existing under and by virtue of the laws of the State of New York, with its principal place of business at: (street) (town/city) (state) (zip)

All officers, directors and shareholders and their addresses are as follows:

OFFICERS: ADDRESS:

(Blank lines for officer addresses)

DIRECTORS: ADDRESS:

(Blank lines for director addresses)

APPLICABLE TO BUSINESSES ONLY
(continued)

SHAREHOLDERS:

ADDRESS:

Your deponent is a (General) Partner of _____,
a co-partnership (Limited Partnership) having a principal place of business at _____

comprising the following named (General) Partners, whose addresses are set opposite each partner's names:

NAME:

HOME ADDRESS:

TO BE ANSWERED BY ALL

Are any state officer(s) or any Officer(s) or employee(s) of the County of Nassau or of the City of Glen Cove or a Political Party Officer(s), interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding?

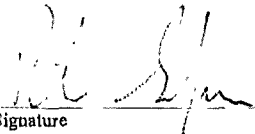
* NO YES
(initial required)

(If yes, please complete below)

NAME	POSITION	ADDRESS	NATURE & EXTENT OF INTEREST
None.			

Peter Gelzinis, Owner

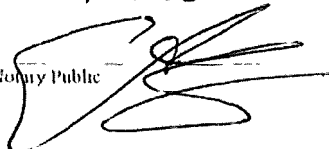
PRINT NAME (Exactly as it appears on deed, lease and/or contract)


Signature

Peter Gelzinis
PRINT NAME (if more than one owner or applicant)

Signature

Sworn to before me this
3 day of November, 2020


Notary Public

STUART R. JABLONSKI
NOTARY PUBLIC, State of New York
No. 4980914
Qualified in Nassau County
Commission Expires September 3, 2021

**Full Environmental Assessment Form
Part 1 - Project and Setting**



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 115 Glen Street 16-Unit Apartment Building with 2,300 SF of Retail and Office Space		
Project Location (describe, and attach a general location map): North of Glen St , south of Knoll St , east of Cove St & west of Butler St , City of Glen Cove, Nassau County (NCTM Section 23, Block 11, Lots 6-12&134)		
Brief Description of Proposed Action (include purpose or need): The project involves a request for Site Plan and Special Use Permit approvals for 1) the removal of an existing four-bay auto repair garage with shop office, reception area and surface parking lot, and 2) construction of a three-story, 16-unit apartment building with 1,500 SF ground floor retail and 800 SF office space totaling 2,300 SF, a 600 SF fitness room, and a 600 SF lounge for tenants. A 4,500 SF rooftop open space area will also be provided for residents of the building. The proposed apartments include 4 studio, 10 one-bedroom, and 2 two-bedroom units. The property is 22,092.8 SF and the total gross floor area of building is 19,927 SF. A total of 31 off-street parking spaces will be provided and the building will connect to municipal sewer and water services. The project will provide various benefits to the City including new infill development on underutilized land in the downtown and new housing that is in close proximity to goods, services, jobs, and bus and train stops. The project will also create new job opportunities and will provide for a more compact, walkable, vibrant downtown that supports social and economic activity in the City's Central Business District. The project will help the City to implement the Master Plan's recommendations for downtown revitalization, create a greater mix of land uses, and will enhance the City's housing stock by providing studio, 1-bedroom, and 2-bedroom rental units, including two dwelling units that will be marketed to persons or households earning 80% AMI.		
Name of Applicant/Sponsor: 115 Glen Street Property Owner LLC	Telephone: 516-609-2724	E-Mail: Alec@olcny.com
Address: 14 Skillman Street		
City/PO: Roslyn	State: NY	Zip Code: 11576
Project Contact (if not same as sponsor; give name and title/role): Same as above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Peter Gelzinis	Telephone: contact Jablonski&Jablonski (516) 676 4114	E-Mail:
Address: 83 Pleasant Street		
City/PO: Huntington Station	State: NY	Zip Code: 11791

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Glen Cove Planning Board Site Plan & Special Permit approvals	March 2020
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Glen Cove water & sewer connections, GC CDA approval, GC Industrial Develop' Agency (PILOT)	March 2020
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County DPW (239-f review), Nassau County Health Dept (sewer approval)	March 2020
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYS heritage Areas North Shore Heritage Area	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
B-1 Central Commercial District (CCD)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Glen Cove Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Glen Cove Fire Department

d. What parks serve the project site?
Pratt Memorial Park, Big Ralph Park, Dennis Bryan Murray Park, Stanco Park, Old Tappan Tennis Court, Pryibil Beach, Morgan Memorial Park Beach, Maccarone Memorial Stadium, Pascucci Soccer Field, Glen Cove Municipal Golf Course

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed apartment and retail /office with fitness room, lounge, and 4,500 SF roof deck for tenants

b. a. Total acreage of the site of the proposed action? +/-0 51 acres
 b. Total acreage to be physically disturbed? +/-0 41 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-0 51 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii Is a cluster/conservation layout proposed? Yes No
 iii Number of lots proposed? _____
 iv Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i If No, anticipated period of construction: 12 months
 ii If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	16 apartments total
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	same total

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, Non-res consists of one 1,500 SF retail and 800 SF office space in same building

i. Total number of structures 1

ii Dimensions (in feet) of largest proposed structure: 33.5 ft height; 72 ft width; and +/-142 length Retail & residential in same building

iii Approximate extent of building space to be heated or cooled: Res 17,627 SF & Non 2,300 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i Purpose of the impoundment: Stormwater runoff drainage structures

ii If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater runoff from surrounding impervious surfaces

iii If other than water, identify the type of impounded/contained liquids and their source. _____

iv Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 0.02 acres

v Dimensions of the proposed dam or impounding structure: _____ 8 height; _____ 12 length /diameter

vi Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
7 proposed drywells 8' by 12' diameter to capture approx 55050 cubic feet of runoff

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i What is the purpose of the excavation or dredging? Slope removal Demolition of existing site conditions - parking lot, retaining wall, building

ii How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 750 cubic yards
- Over what duration of time? 2-4 weeks

iii Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Area of 763 SF of vegetated soil consisting of Urban Land Plymouth Complex to be disposed off-site Asphalt, wood and building materials See Civil Plans - Soil and Erosion Control Plan SP-5

iv Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v What is the total area to be dredged or excavated? _____ 0.02 acres

vi What is the maximum area to be worked at any one time? _____ 0.02 acres

vii What would be the maximum depth of excavation or dredging? _____ 5 feet

viii Will the excavation require blasting? Yes No

ix Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i Total anticipated water usage/demand per day: _____ +/-3,490 gallons/day

ii Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: City of Glen Cove Water District, pending review and verification by GCWD
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i Total anticipated liquid waste generation per day: _____ 3,490 gallons/day

ii Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
 Sanitary waste _____

iii Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: City of Glen Cove Water Pollution Control Plant (operated by Nassau County)
- Name of district: City of Glen Cove Sewer District, The following responses are pending verification from NCGCSD
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):
Only possible minor/temporary/intermittent dust and diesel exhaust during demolition and construction activities from heavy vehicles and equipment. dust controls will be implemented if necessary

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv Does the proposed action include any shared use parking? Yes No

v If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i Estimate annual electricity demand during operation of the proposed action: _____
 Estimated annual demand for 2,300 SF of retail and office space is 648,900 MBtu (apartments are N/A for this question)

ii Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Existing electrical and natural gas utilities are available in the area

iii Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 00am - 6 00pm • Saturday: _____ 7 00am - 6 00pm • Sunday: _____ • Holidays: _____ 	<p>ii During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Residential 24 hrs/7 days/week • Saturday: _____ Residential 24 hrs/7 days/week • Sunday: _____ Residential 24 hrs/7 days/week • Holidays: _____ Residential 24 hrs/7 days/week
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Possible noise generation above ambient noise levels during demolition and construction; however, the project site is in a busy downtown business district, construction noise will also be temporary and intermittent and work will be performed only during permitted hours (Mon-Sat. 7:00am - 6:00pm)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Outdoor lighting will be limited to only what is necessary to ensure a safe and secure site; anticipate two down-shielded wall mounted fixtures on west side of proposed building to illuminate open air portion of parking area.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: demo/pvmt/const. +/-360.5 tons per _____ start to completion (unit of time)
- Operation : _____ 0.568 tons per _____ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Demolition materials, removed pavement and construction debris will be sent to a C&D facility for recycling or disposal as soon as possible
- Operation: The landlord, future residents, retail workers, and pickup and disposal personnel will be subject to any City solid waste disposal requirements such as source separation and recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: C&D materials will be removed as soon as possible from the site and disposed at an approved facility
- Operation: Periodic pickup and disposal by solid waste disposal personnel for disposal at an approved facility

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): See below

ii If mix of uses, generally describe:
One- and two-family residences, multi-unit apartment buildings, senior citizen center, personal service businesses, small offices, museum, and on-site auto repair shop to be removed

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/-0 39	+/-0 45	+/-0 06
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Existing natural growth and landscaping</u>	+/-0 12	+/-0 06	-0 06

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
The Glen Cove Senior Center is located across the street from the subject property. _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Assume ongoing use of hydraulic fluid for lifts; waste oil, brake & power steering fluid, antifreeze/coolant from existing auto repair shop; March 2016 Phase II Environmental Site Assessment recommends remediation of on-site drywell & installation of soil vapor subslab depressurization system

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): #0025182 spill case closed 9/20/00
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
N/A
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
9/20/00 spill of antifreeze and unknown quantity of petroleum affecting sewer. NYSDEC case manager closed the case on 9/20/00.

v Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +/-500 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Urban land (Ug)	_____	76.5 %
Urban land-Plymouth Complex (UpD)	_____	23.5 %
_____	_____	100.0 %

d. What is the average depth to the water table on the project site? Average: _____ 15 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 100% of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 77 % of site
 10-15%: _____ 9.7 % of site
 15% or greater: _____ 13.3 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii Do any wetlands or other waterbodies adjoin the project site? Yes No
 Note Closest water body is freshwater portion of Glen Cove/Cedar Swamp Creek which is 275+/- south of site

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
possible occasional human tolerant birds _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Hand House 5-7 Knoll Place, Eligible; Acclaim Entertainment 111-113 Glen St., Eligible; N.S Hist. Museum/Justice Ct. 140 Glen St., Listed

iii. Brief description of attributes on which listing is based:
Hand House (1820, dwelling); Acclaim bldg (1930, former auto sales); North Shore Historic Museum (1907-08, former police station, City Hall, Justice Ct.)

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Danna Cuneo (Consultant for Applicant) Date September 22, 2020

Signature  Title Senior Scientist & Partner, B Laing Associates, Inc.