

DRAFT SCOPE
for
DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
THE WEST SHORE RESIDENCES

145 WEST SHORE ROAD
PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD

January 26, 2021

Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for the proposed West Shore Residences redevelopment. The Proposed Action involves a change of zone from the existing Residence AAA (R-AAA) zoning district to the Multiple Residence (RM) zoning district as well as multiple variances and site plan approval for a 7.17±-acre property located at 145 West Shore Road, in the hamlet of Port Washington, Town of North Hempstead, Nassau County, New York (the "Subject Property"). The Subject Property is designated on the Nassau County Land & Tax Map as Section 6 - Block 053 - Lots 1005A and 1005B. The Subject Property is situated along the western edge of Hempstead Harbor.

The Subject Property is currently improved with various structures associated with a former/existing industrial use, including a concrete platform, a masonry storage building, and remains of a wooden pier. The Subject Property includes approximately 2.69 acres of land area and 4.48 acres in water. Existing site access occurs via West Shore Road. The lot adjoining the Subject Property to the south west is a Town-owned property (Lot 1035) which is not actively used.

The area surrounding the Subject Property is largely characterized by the presence of large open space and recreational areas to the west and south, working waterfront or former industrial uses along the shoreline, and Hempstead Harbor to the east. Large open spaces in the area include the Hempstead Harbor Preserve and Aerodrome to the west, the Harbor Links golf course to the southwest, and North Hempstead Beach Park to the south. West Shore Road is the major north-south roadway in the area, and it runs parallel to the waterfront separating the waterfront uses from the uses further upland. Residential development of varying densities including single-family homes and condominiums are located beyond the immediate surroundings of the Subject Property to the north, west, and south.

To ensure that the DEIS will address all significant issues, the Town Board of the Town of North Hempstead (the "Town Board"), as lead agency, has issued a Positive Declaration and will conduct formal scoping in accordance with 6 NYCRR §617.8 of the implementing regulations of the New York State Environmental Quality Review Act (SEQRA). To initiate the public scoping process, the Applicant for the Proposed Action (SLC Development, LLC) has prepared this Draft Scope in accordance with 6 NYCRR §617.8(b) to outline the proposed content for the DEIS, including the following:

- Brief description of the Proposed Action
- Potentially significant adverse impacts

- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered

Description of the Proposed Action

The Proposed Action involves a change of zone from the existing R-AAA zoning district to the RM zoning district as well as multiple variances (parking and bulk waivers for building height, buffer area, front yard, side yard, and rear yard) and site plan approval to facilitate redevelopment of the Subject Property to include a 212,000±-square-foot (SF), five-story multi-family residential building above two stories of garage parking, residential amenities including a pool, a marina, a new pier and promenade, and associated surface parking areas (the “Proposed Project”). The proposed five-story multi-family residential building would contain a total of 176 one-, two-, and three-bedroom rental units. The proposed marina would provide a total of 29 boats slips, capable of accommodating boats of varying sizes. The Proposed Project would require the existing site features to be demolished.

The Applicant would also redevelop adjacent Town-owned Lot 1035 with accessory off-street parking, pursuant to the Terms of Town Resolution No. 454-2008, which states that if Lot 1005A (part of the Subject Property) is rezoned or utilized in a manner consistent with the Port Washington Vision Plan, such as a private development with limited public access to the waterfront, then the Town would authorize the use of Lot 1035 for vehicular parking.

A total of 300 shared parking spaces would be provided on the Subject Property and adjacent Lot 1035, including 58 surface spaces and 242 garage spaces located on two levels beneath the residential building. As the proposed 300 parking spaces would be less than the required 428 spaces, the Applicant is seeking a parking waiver. Access to the subject property would be provided via a curb cut on West Shore Road.

The Proposed Project would be oriented to be generally parallel to the western border of the Subject Property as well as the Hempstead Harbor shoreline. Building materials would include a mix of stucco, brick, and glass, with wood slat screening along the ground floor to screen the parking garage levels from view. A proposed rooftop architectural element would contribute to the visual interest of the building and bring the total building height to a maximum of approximately 95 feet above grade level.

The Proposed Project also involves other associated site improvements, including the installation of storm water management infrastructure, lighting, and landscaping features. The Proposed Project would connect to the Port Washington Water District for potable water, and would require expansion of the Port Washington Water Pollution Control District for sanitary wastewater disposal. The Proposed Project would be served by National Grid for natural gas and PSEG Long Island for electricity.

The following approvals are required for the Proposed Action:

- Town of North Hempstead Town Board – change of zone and site plan approval
- Town of North Hempstead Board of Zoning Appeals – variances (building height, buffer area, parking, front yard, side yard, and rear yard)
- Town of North Hempstead Building Department – building permit

- Town of North Hempstead Harbor Patrol & Marine Enforcement - review
- Nassau County Planning Commission – 239m referral
- Nassau County Department of Public Works – 239f review
- Nassau County Industrial Development Agency (IDA) – financial assistance
- Port Washington Waterfront Advisory Committee - review
- New York State Department of Environmental Conservation (NYSDEC) – SPDES General Permit for Stormwater Discharges for Construction Activities (GP-0-15-002); Wetlands Permit; Water Quality Certification; Protection of Waters Permit (Excavation & Fill in Navigable Waters; Docks, Moorings, or Platforms); Coastal Erosion Management Permit
- New York State Department of State – consistency review with NYS Coastal Policies
- New York State Office of General Services (OGS) – permits (State Owned Lands Under Water; Docks, Moorings or Platforms)
- United States Army Corps of Engineers (USACE) – permits (Section 404 Clean Water Act; Section 10 Rivers & Harbors Act)
- Port Washington Water District – water connection
- Port Washington Water Pollution Control District – sewer connection
- PSEG Long Island – electric utility connection
- National Grid – natural gas utility connection

The applicant has undertaken extensive community outreach, including outreach to the Port Washington Union Free School District, Chamber of Commerce, Port Washington Business Improvement District, Port Washington Fire and Police Departments, and various residents' groups. This outreach has been instrumental in informing the process and prompting adjustments to key aspects of Proposed Project to better meet the community's needs and desires. This outreach is ongoing, and is expected to continue to guide the Proposed Project.

The section of the DEIS titled *Description of the Proposed Action* will provide a thorough description of the Proposed Action and a synopsis of existing conditions on the 7.17±-acre Subject Property, including:

- Description of the Proposed Action, including:
 - Description of the proposed residential building with details regarding the unit sizes, numbers of bedrooms, and housing market segments that are being targeted
 - Use of the adjacent Town-owned lot and the proposed conformance with the Terms of Town Resolution No. 454-2008
 - Public waterfront access
 - Land cover data for the Proposed Project (e.g., areas of buildings, pavement, landscaping, buffers, etc.).
 - Proposed traffic and circulation plan, encompassing on-site vehicular and pedestrian circulation, parking, and access and roadway information
 - Infrastructure requirements, including water supply, wastewater treatment and disposal, stormwater management, and energy supply

- Demolition requirements and any hazardous materials related thereto, including any potential or recognized environmental conditions found to be present on the property based on Phase I and Phase II Environmental Site Assessments
- Project schedule, phasing (if any), and construction activities
- Existing conditions and activity on the Subject Property, including physical characteristics such as the boundaries, size, and existing pervious and impervious areas
- Project purpose, need, and benefits, to include results from any market studies that have been undertaken related to the Proposed Project, as well as any anticipated economic and fiscal benefits
- Utilities and existing on-site and adjacent infrastructure systems
- Surrounding land uses and roadway/highway network, as well as a description of the plans for the Town of North Hempstead Beach Park as set forth in the *North Hempstead Beach Park Master Plan*
- Public outreach conducted by the Applicant, and amendments to the Proposed Project made in response to the input received
- Required Local, County, and State approvals

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with this scoping document and 6 NYCRR §617.9(b). Based upon review of the Subject Property, the proposed plan and the Environmental Assessment Form (EAF), a Positive Declaration has been issued by the Town Board as lead agency under SEQRA. The identified potential adverse impacts, as well as other relevant issues, will be fully addressed in various DEIS sections, as outlined below.

Soils and Topography

The *Soil Survey of Nassau County* will be used to determine the soil types on the Subject Property, and the characteristics of such soils. This information will be supplemented with soil boring data, as available. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the Subject Property will also be examined. The DEIS will also include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys.

An evaluation of potential impacts to soils and topography and strategies to minimize such impacts will be included in the DEIS. A description of measures that will be implemented to mitigate impacts due to potential erosion and off-site sediment transport will be presented. The DEIS will also discuss the changes in topography and provide estimates of cut and fill that would result from the Proposed Action.

Subsurface Conditions

The DEIS will summarize and present the findings of Environmental Site Assessments (ESAs) that have been performed for the Subject Property, including the historical uses and operations on the site, any site investigations that were conducted, as well as any remedial actions that may

be required and protocols that will be implemented to ensure public safety during the removal of any contaminated soils or hazardous materials. A summary of site remediation activities that were previously undertaken will be provided.

This section will also describe the Applicant's potential submission of an application to enter the Subject Property into the New York State Brownfield Cleanup Program, and will include a detailed description of the program's process and procedures, the status of the application, and the activities planned by the Applicant through the program to ensure that the future proposed use of the Subject Property is protective of human health and the environment.

Water Resources

Groundwater

The DEIS will discuss regional and local hydrogeological conditions and water quality. Site-specific depth to groundwater elevation data will be provided, accounting for tidal and seasonal variations if available; and the implications of same with respect to project design will be evaluated. The need and proposed measures for de-watering will be evaluated both during and post construction to accommodate building foundations, utilities and other site improvements.

To adequately assess the potential impacts associated with the Proposed Action, a consistency analysis with the recommendations and standards for development within the relevant hydrogeologic zone, as set forth in the *Long Island Comprehensive Waste Treatment Management Plan*, will be performed.

Stormwater Management

Areas to be developed with impervious surfaces and planted with landscaping will be quantified. Any proposed plans to minimize impervious surfaces will be described.

Existing and post-development drainage conditions and stormwater management measures will be described and evaluated. This evaluation will include calculations of stormwater volumes to be generated, description of proposed collection and management systems, proposed future maintenance practices for stormwater collection and leaching structures, discussion of anticipated changes in drainage patterns, and analysis of how the proposed stormwater management system would comply with applicable regulatory requirements, including prevailing Town, County, and State regulations. Consistency with the Town *Storm Water Management Plan* will be analyzed as part of this assessment. Potential impacts to adjacent surface waters during construction will be discussed, along with measures (e.g., erosion and sediment control plan, State Pollution Discharge Elimination System General Permit, and Storm Water Pollution Prevention Plan) that would be implemented to mitigate same.

Floodplain Management

The DEIS will identify the locations of FEMA flood zones that are on or adjacent to the Subject Property and depict these features on maps. It will also identify applicable laws and adopted plans that regulate or control development activities in these areas. The DEIS will assess the degree to which the Proposed Project would conform to the relevant FEMA flood standards, as

set forth in Chapter 21 (Floodplain Management Regulations) of the Town Code, and also will describe how the Proposed Project would affect conditions in the FEMA-designated flood zone, particularly with respect to drainage conditions. The DEIS will discuss the New York State Community Risk & Resiliency Act (“CRRA”) and NYSDEC’s projections of sea level rise (medium and high-medium projection) and discuss measures to avoid or reduce any of the Proposed Action’s environmental impacts and vulnerability from the effects of climate change such as sea level rise and flooding.

Ecological Resources

The DEIS will describe the boundaries of NYSDEC Tidal Wetlands and NYSDEC wetlands jurisdictional areas in the vicinity of the Subject Property based on coordination with NYSDEC and USACE. NYSDEC Freshwater wetland maps and National Wetland Inventory (NWI) maps will be reviewed. A field investigation will be conducted to determine observed and expected plant and wildlife species as well as existing terrestrial and aquatic ecological characteristics on the Subject Property, based on the ecological community descriptions in the New York Natural Heritage Program (NYNHP) publication *Ecological Communities of New York State*, as well as NWI and NYSDEC wetland types. National Oceanographic and Atmospheric Administration (NOAA) Essential Fish Habitat data, any available littoral and/or benthic survey data for Hempstead Harbor, the NOAA Section 7 ESA Mapper, and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database will be reviewed, and the NYSDEC Natural Heritage Program (NHP) will be consulted regarding the potential presence of significant ecological resources on the Subject Property and in the surrounding area and potential impacts to identified resources.

The DEIS will also establish the regulatory setting for the Proposed Action, including a summary of the relevant federal, New York State and local government agencies and regulatory programs pertaining to the ecological resources that occur at the Subject Property, including those regarding the adjacent tidal wetlands (regulated by NYSDEC) and the open waters of Hempstead Harbor (classified by NYSDEC as an impaired waterbody). The DEIS will discuss direct and indirect impacts to identified ecological resources, and appropriate avoidance, minimization, and mitigation measures will be identified.

The nature, extent, and significance of potential impacts, including impacts during demolition and construction, of the Proposed Project on fish and wildlife habitat will be evaluated. Determinations of the amount and type of vegetation to be disturbed, and potential impacts to ecological resources will be described. Site disturbance under the proposed action would extend into the tidal wetland area, including the removal of a concrete pier, subsequent dredging, and installation of a new dock. There is also the potential for indirect impacts to the adjacent wetlands and surface waters, such as may result from the discharge of stormwater runoff during construction, as well as the long-term effect of site-generated runoff during project operation. These potential impacts will be analyzed, and suitable measures will be identified for mitigation.

This section of the DEIS will describe the proposed landscaping plan and anticipated changes with regard to ecological resources on the Subject Property, including any proposed renovations of in-water structures and wetlands restoration.

Land Use, Zoning, and Community Character

This section of the DEIS will describe and provide maps depicting the existing zoning and land uses on the Subject Property and in the surrounding area. A physical description of the Subject Property – i.e., size, boundaries, cover type, buildings and other improvements, etc. – will be provided. A study area will be established within an approximately half-mile radius of the Subject Property, upon which the analyses in this section of the DEIS will be based. The DEIS will also analyze more broadly any development trends along the Hempstead Harbor waterfront. The Subject Property and primary study area will be described in terms of specific uses and land use patterns, zoning (building bulk, massing, height, and density), and any other relevant factors that contribute to the character of the surrounding community. As part of this effort, the applicable zoning regulations and any pertinent land use plans and similar documents will be reviewed and analyzed, including the *North Hempstead Beach Park Master Plan*, *North Hempstead Vision Plan*, *Harbor Management Plan for Hempstead Harbor*, *1998 Nassau County Comprehensive Master Plan* and the *Nassau County Comprehensive Plan Update 2008: Trend Analysis*. As the Subject Property is located within the New York State Coastal Area, the DEIS will discuss the Proposed Action's consistency with the policies of the *Long Island Sound Coastal Management Program*.

This section will describe the proposed changes in land use and zoning on the Subject Property. Based on the foregoing information, the DEIS will assess the impacts and compatibility of the Proposed Action with the existing pattern of land use and zoning, as well as the related parameter of community character, within the primary study area. An evaluation of project consistency with the aforementioned land use plans will be provided. Any requested variances will be described in detail, compared to the bulk dimensional standards in the RM zoning district specified in the Town Code, and evaluated for their appropriateness on the Subject Property. The potential effect that the requested variances would have on elements contributing to the community character will be included in the analysis. This section will also discuss the compatibility of the Proposed Project on the character and land use patterns of the secondary study area.

The DEIS will discuss the internal compatibility of the proposed mix of uses on the Subject Property, as well as their integration into the surrounding community, including any anticipated changes to North Hempstead Beach Park. This land use and zoning analysis will make reference to and analyze the consistency with the site plan review standards set forth in § 70-219(E) of the Town Code.

Traffic and Parking

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the Proposed Action on the surrounding area roadways and parking. The complete Traffic Impact Study (hereinafter "TIS") will be prepared and appended to the DEIS and summarized in the body of the text.

The TIS will include the following components:

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, signs and traffic control devices will be identified.
- Manual turning movement counts will be conducted on one typical weekday during the a.m. peak period (7:00 a.m. to 10:00 a.m.), the p.m. peak period (4:00 p.m. to 7:00 p.m.), and the Saturday midday peak period (11:00 a.m. to 2:00 p.m.) at the following intersections, through which the site-generated traffic would pass before dispersing at a much lower level in various directions:
 - West Shore Road – Site Entrance
 - West Shore Road – Fairway Drive
 - West Shore Road – Harbor Park Drive South
 - West Shore Road – Old Northern Boulevard
 - Port Washington Boulevard – Beacon Hill Road
 - Port Washington Boulevard – Main Street

The counts will then be adjusted to reflect non-pandemic conditions by using appropriate historical traffic volume data and growth factors.

- Automated Traffic Recorder Counts (ATR) counts will be collected along West Shore Road in the vicinity of the Subject Property for a 7-day period.
- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m., p.m., and Saturday periods using Synchro software, based on the methodology presented in the latest edition of the Highway Capacity Manual.
- Traffic accident data for the most-recent three-year period available for the study intersections will be obtained from the New York State Department of Transportation (NYSDOT). The data will be summarized and any significant trends/patterns that might be impacted by the Proposed Project will be identified and the need for corrective measures will be evaluated.
- The latest available information from appropriate governmental agencies regarding any significant planned development projects or roadway/ intersection improvements within the study area will be requested. Any such improvements, based upon responses received, will be evaluated and incorporated, if applicable, into the future "No-Build" and "Build" analyses.
- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor to the existing traffic volumes using NYSDOT's growth rates specific to the area, with 2024 assumed to be the year in which the Proposed Project will be constructed and operating. In addition, traffic generated by other significant planned developments in the vicinity of the Subject Property will be included in the "No-Build" base condition, using information provided by the Town of North Hempstead.
- Trip generation for the project-related traffic will be estimated utilizing trip generation data outlined in the Trip Generation Manual, latest edition published by the Institute of

Transportation Engineers (ITE). The Trip Generation Manual is a nationally recognized source for estimating the number of site generated trips for uses such as the proposed.

- Trip distribution patterns will be determined and site-generated traffic will be assigned to the roadway network in the study area using previous studies, census data, population distribution in the vicinity of the Subject Property, and existing travel patterns.
- Based on the directional distribution assignments, the site-generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" condition. The "Build" condition will then be analyzed using the latest version of Synchro to determine the relative impacts of the proposed project on surrounding roadways.
- An evaluation of the proposed site access configuration, parking layout and overall site layout with regard to access and internal circulation will be conducted.
- A parking analysis will be prepared utilizing data published in the ITE Parking Generation Manual, latest edition. The adequacy of the off-street parking provided on the Subject Property will also be evaluated in the context of applicable Town of North Hempstead zoning code requirements.
- The TIS will evaluate the potential construction-related impacts associated with the Proposed Project, considering the construction schedule and phasing anticipated for the project, and including traffic detours as necessary.
- Public transportation options available in close proximity to the Subject Property will be discussed and the likelihood of such options to be used by visitors or residents will be presented.
- The need for mitigation measures will be determined based upon the results of the analysis and will be discussed in the DEIS.

Community Facilities and Services

The DEIS will assess the impacts of the Proposed Action on the community facilities/services and utilities serving the Subject Property, including the Port Washington Union Free School District, public recreational resources, solid waste management, the Port Washington Water District, the Port Washington Water Pollution Control District and Waste Water Treatment Plant, utilities (gas and electric), and the Port Washington Police and Fire Departments for emergency services. Water use and sanitary flow for the Proposed Project will be projected. The impact assessment will include consultation with the various service providers to identify the existing facilities and infrastructure serving the Subject Property, and to determine the capacity to serve the Proposed Project.

Expansion of the Port Washington Water Pollution Control District will be required to service the Proposed Project. A description of the proposed sewer infrastructure will be provided, and associated impacts and compliance with relevant design construction standards will be analyzed.

The DEIS will analyze the increased demand for potable water supply that would be placed on the Port Washington Water District by the proposed development, and the capabilities of the district to accommodate this demand. The DEIS will also discuss the current moratorium on requests for water connections to the Port Washington Water District, put in place to ensure

existing water demand is met while treatment of district wells to meet 1,4-Dioxane maximum contaminant levels is undertaken. The discussion will include the status of any ongoing investigations and schedule for improvements which will enable the moratorium to be lifted.

Any amenities available to the public as part of the Proposed Project, including the proposed public waterfront pier, will be described in detail. The projected solid waste generation at full occupancy will be provided and the means of solid waste collection, disposal and recycling will be indicated. Impacts on the school district from potential increased enrollment will be identified based on the *Market Rate Apartment School Aged Children Study*, published in April 2019 by the Real Estate Institute (REI) at Stony Brook University College of Business.

Noise

The DEIS will evaluate project-related noise impacts during construction and operation of the Proposed Project. This analysis will account for potential impacts to sensitive uses (e.g., North Hempstead Beach Park); and will analyze consistency with the Town's noise ordinance requirements and other relevant criteria including the NYSDEC noise policy, *Assessing and Mitigating Noise Impacts*, to determine the potential for significant adverse impacts.

The construction noise analysis will evaluate the potential noise impacts from both mobile and stationary sources, which could include, but are not limited to, structural demolition, the installation of foundation pilings, and the use of heavy equipment, generators and compressors throughout the construction period. The noise analysis will consider site location, potential construction equipment, duration of use, surrounding land uses and noise attenuation (e.g., distance and presence of existing buildings). Mitigation measures to be undertaken to reduce noise levels will be identified.

Air Quality

Existing ambient air quality data for the Subject Property and surrounding area will be collected and summarized. The area's current status with regard to the National Ambient Air Quality Standards (NAAQS) – (i.e., whether the affected areas are designated as being attainment (complying with the NAAQS), nonattainment (not complying with the NAAQS) and maintenance (previously nonattainment that currently complies) – will be identified.

The DEIS will also include a qualitative assessment of potential air impacts resulting from construction activities, traffic, and site operations, with reference to established air quality parameters. Appropriate mitigation measures to reduce identified impacts will be identified.

Fiscal and Economic Conditions

This section of the DEIS will examine the existing fiscal and economic conditions of the Subject Property and surrounding area, including existing population, current taxes generated by the Subject Property to each taxing jurisdiction, and current operating budgets for local community facilities/services and utilities serving the Subject Property, including the Port Washington Union Free School District, the Port Washington Water District, the Port Washington Water Pollution Control District, and the Port Washington Police and Fire Departments.

Projections of future fiscal and economic conditions upon development of the Proposed Project, including total projected building population and projected number of public school-aged children will be included. The DEIS will also include a property tax analysis for all relevant taxing jurisdictions resulting from the Proposed Action, and projected potential costs of services to examine the net property tax effects. This analysis will include any fiscal and economic effects of the proposed financial assistance from the Nassau County IDA. Any other anticipated economic impacts or benefits will be described, including projected job creation during construction and operation of the Proposed Project.

Aesthetics and Cultural Resources

This section of the DEIS will discuss the aesthetic character of the Subject Property and surrounding area by means of descriptive text and representative photographs. This analysis will discuss both the primary and secondary study areas which will be reviewed as part of the Land Use, Zoning, and Community Character assessment. Potential changes to visual character from three off-site vantage points, including North Hempstead Beach Park, a representative location across Hempstead Harbor from the Subject Property, and a representative location from the residences west of the Subject Property, will be evaluated through detailed narrative descriptions supported by suitable graphical depictions, including elevations and perspectives of the Proposed Project.

The DEIS will include a preliminary review of the database and maps of as well as project notification with New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to document any nearby properties of historic significance and/or potential for archaeological sensitivity on the Subject Property. The project notification will include site photos of existing conditions (including all buildings, structures, etc.), a description of the Proposed Project, a concept plan, contact information for all lead Project Team members, and any additional maps or graphics that may assist in OPRHP review. Any relevant Town of North Hempstead listings of local properties with historic significance will also be reviewed, and impacts to same will be analyzed as necessary.

Aesthetic characteristics of the Proposed Project, as well as aspects of the Proposed Project directed at enhancing site aesthetics (e.g., architectural features, screening, landscaping, etc.) will be detailed, accompanied by appropriate illustrative materials (e.g., building elevations and/or architectural renderings, and landscaping plan). The potential impact of the requested variances on visual conditions will be evaluated. This section of the DEIS will also discuss potential lighting impacts associated with the Proposed Project based on the proposed lighting plan, including an analysis of how the Proposed Project meets the standards for light fixtures set forth in the Town Code, and considering the ambient light levels in the surrounding area. The potential impacts due to temporary construction lighting will also be addressed.

Use and Conservation of Energy

This section of the DEIS will describe the energy sources to be used during the construction and operational phases of the Proposed Project. Anticipated levels of consumption will be estimated and any measures to reduce consumption or enhance sustainability will be detailed.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed, and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Impact on Soils and Topography

- Existing reports regarding subsurface conditions and demolition activities
- *Soil Survey of Nassau County*
- Soil borings, as available
- USGS Maps and site-specific topographic surveys

Impact on Subsurface Conditions

- Environmental Site Assessments and related documents

Impact on Water Resources

- *Long Island Comprehensive Waste Treatment Management Plan*
- FEMA Flood Zone maps
- New York State Community Risk & Resiliency Act
- NYSDEC sea level rise projections
Town Storm Water Management Plan

Impact on Ecological Resources

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC Natural Heritage Program and USACE
- NYSDEC and NWI Wetlands Mappers

Impact on Land Use, Zoning, and Community Character

- Available and relevant zoning codes and maps and comprehensive plans (master plans, planning documents, such as the *Nassau County Comprehensive Plan*) of the Town of North Hempstead and Nassau County
- *Long Island Sound Coastal Management Program*
- Site and area inspections and photographs
- Aerial photography

Impact on Traffic and Parking

- Traffic counts
- Accident data review
- Projections of site-generated traffic using the ITE publication *Trip Generation*, latest edition

- ITE Parking Generation Manual, latest edition
- *Highway Capacity Manual*, latest edition
- Synchro 7

Impacts to Air Quality and Noise

- Local air quality data
- Traffic analyses
- Regulatory standards

Impact to Community Facilities and Services

- Consultations with community service providers
- *Market Rate Apartment School Aged Children Study* (April 2019, REI at Stony Brook University College of Business)

Impact on Fiscal and Economic Conditions

- The most recent available U.S. Census Data
- Consultations with Nassau County Assessor's Office, Town Receiver of Taxes

Impact on Aesthetics and Cultural Resources

- Site and area inspections and photographs
- Correspondence from OPRHP, including review of OPRHP's online Cultural Resources Information System (CRIS)

Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, proposals for specific mitigation measures have not yet been developed. Nonetheless, preliminary mitigation measures have been identified and the following general measures will be included in the Proposed Action:

- Implementation of suitable erosion and sediment control measures to mitigate potential impact to adjacent properties, water bodies, and roadways during construction
- Stormwater best management practices and pre-treatment of outfalls to Hempstead Harbor
- Use of pervious pavement and other sustainability measures to be identified, possibly including installation of a green roof on the Proposed Project
- Compliance with the requirements of the New York State Tidal Wetland Regulations and overall expansion of wetlands area on the Subject Property
- Compliance with FEMA and Town of North Hempstead flood zone construction requirements
- Generation of property taxes and other financial benefits, both during construction and project operation, to provide a stimulus to the local economy

Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, additional mitigation measures will be identified to minimize such impacts.

Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively, as appropriate, compare these impacts to those associated with implementation of the Proposed Action, based upon the specific issues outlined above:

- No-Action (site remains as it currently exists)
- Development of the Subject Property under existing Residence AAA zoning regulations

Organization of DEIS

Although not required as part of a Draft Scope, a proposed table of contents is provided, below, so that involved agencies and interested parties can comment on the proposed sections of the DEIS:

- 1.0 Executive Summary
- 2.0 Description of the Proposed Action
 - 2.1 Introduction
 - 2.2 Project Description
 - 2.3 Brief History of the Property and Summary of Existing Conditions
 - 2.4 Purpose, Need and Benefits of the Proposed Project
 - 2.5 Demolition and Construction
 - 2.6 Required Permits and Approvals
- 3.0 Existing Conditions, Potential Impacts and Proposed Mitigation
 - 3.1 Soils and Topography
 - 3.1.1 Existing Conditions
 - 3.1.2 Potential Impacts
 - 3.1.3 Proposed Mitigation
 - 3.2 Subsurface Conditions
 - 3.2.1 Existing Conditions
 - 3.2.2 Potential Impacts
 - 3.2.3 Proposed Mitigation
 - 3.3 Water Resources
 - 3.3.1 Existing Conditions
 - 3.3.2 Potential Impacts
 - 3.3.3 Proposed Mitigation
 - 3.4 Ecological Resources
 - 3.4.1 Existing Conditions
 - 3.4.2 Potential Impacts
 - 3.4.3 Proposed Mitigation
 - 3.5 Zoning, Land Use, and Community Character
 - 3.5.1 Existing Conditions
 - 3.5.2 Potential Impacts
 - 3.5.3 Proposed Mitigation
 - 3.6 Traffic and Parking
 - 3.6.1 Existing Conditions
 - 3.6.2 Potential Impacts
 - 3.6.3 Proposed Mitigation
 - 3.7 Community Facilities and Services
 - 3.7.1 Existing Conditions
 - 3.7.2 Potential Impacts
 - 3.7.3 Proposed Mitigation
 - 3.8 Noise
 - 3.8.1 Existing Conditions
 - 3.8.2 Potential Impacts
 - 3.8.3 Proposed Mitigation

3.9	Air Quality
3.9.1	Existing Conditions
3.9.2	Potential Impacts
3.9.3	Proposed Mitigation
3.10	Fiscal and Economic Conditions
3.10.1	Existing Conditions
3.10.2	Potential Impacts
3.10.3	Proposed Mitigation
3.11	Aesthetic and Cultural Resources
3.11.1	Existing Conditions
3.11.2	Potential Impacts
3.11.3	Proposed Mitigation
4.0	Unavoidable Adverse Effects
5.0	Alternatives and Their Impacts
5.1	No-Action
5.2	Development of the Subject Property Under Existing Zoning
6.0	Irretrievable and Irreversible Commitment of Resources
7.0	Growth-Inducing Aspects
8.0	Use and Conservation of Energy
9.0	References

Identification of Information/Data to be Included in the DEIS Appendix

The DEIS will include, as an appendix, relevant supporting studies, correspondence and data used to prepare the analyses in the DEIS. The information to be contained in appendices will include, but is not limited to:

- Positive Declaration and Final Scope
- Project plans
- Documentation regarding Environmental Site Assessments
- Ecological Resources Documentation
- Traffic Impact Study
- Site and area photographs
- Consultations with service providers
- Documentation of OPRHP's CRIS database findings