

Resolution 6A

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby amend the Youth Bureau Glen Cove After 3 Program fees, effective January 1, 2019, as indicated:

Current:

\$150

Proposed:

\$125

Resolution 6B

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby amend Glen Cove Golf fees, effective January 23, 2019, as indicated:

Cart Fees:

<u>Permit Holders</u>	<u>Current Weekday</u>	<u>Proposed Weekday</u>	<u>Current Weekend</u>	<u>Proposed Weekend</u>
18 Holes	\$31.00	\$32.00	\$35.00	\$36.00
9 Holes	\$21.00	\$22.00	\$23.00	\$24.00
Seniors 18 Holes	\$25.00	\$26.00	\$35.00	\$36.00
Seniors 9 Holes	\$15.00	\$16.00	\$23.00	\$24.00

REMOVE:

Outings:

Minimum 72 golfers (includes cart for two)

AM - \$55.00 Per Player*

PM - \$60.00 Per Player*

60-71 golfers (includes cart for two)

AM - \$57.50 Per Player*

PM - \$62.50 Per Player*

Less than 60 golfers (includes cart for two)

AM - \$60.00 Per Player*

PM - \$65.00 Per Player*

ADD:

All golf outings: \$60 per golfer

Twilight Golf:

	<u>Current Tuesday – Friday</u>	<u>Proposed Tuesday – Friday</u>	<u>Current Saturday/Sunday</u>	<u>Proposed Saturday/Sunday</u>
18 Holes including shared golf cart	\$42.00	\$45.00	\$62.00	\$65.00
9 Holes including shared golf cart	\$30.00	\$33.00	\$34.00	\$37.00

Tee Times:

Five (5) days advanced call in tee times available

Current
\$4.00

Proposed
\$5.00

Resolution 6C

Resolution offered by Mayor Tenke and seconded by _____

Resolution authorizing the City Council to accept the Brownfield Opportunity Area (BOA) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor as revised January 2019

WHEREAS, the City of Glen Cove (the “City”) received a grant through the New York State (“NYS”) Department of State (“DOS”) Brownfields Opportunity Area Program to further the goals established by the Step II Nomination Study and Coles School Addendum completed in 2012 and 2013; and

WHEREAS, the environmental planning firm Nelson, Pope & Voorhis (“NP&V”) and a team of subconsultants was retained by the City of Glen Cove in November 2015 to assist with implementation related to the adopted BOA Step II Nomination and Coles School Addendum (adopted in 2012 and 2013 respectively); and

WHEREAS, NP&V worked with the City and Glen Cove Community Development Agency (“CDA”) Working Group and the BOA Steering Committee on development of a series of recommendations as well as on projects that resulted in implementation; and

WHEREAS, NP&V has compiled a document entitled the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor, a draft of which was circulated to the City Council in November 2018, after which the draft was posted publically via a link on the City website and the opportunity to provide input was afforded in writing; and

WHEREAS, a public open house was held on December 6, 2018 that provided an opportunity for the public to provide input on the recommendations verbally to facilitators and via a written questionnaire in English and Spanish; and

WHEREAS, the materials from the open house were made available on the City website with a link to the same questions provided in the participation packet distributed at the public open house; and

WHEREAS, the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor has been revised as of January 2019 to address public comments received, which are described in a memorandum provided to the City Council prepared by NP&V and the CDA dated January 11, 2019 and;

WHEREAS, the City Council finds that the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor is consistent with the goals of the Step II Nomination Study and has been revised to be responsive to the public input received to date; and

WHEREAS, the City Council finds the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor to be in a state that is acceptable to allow the Council and its consultant team led by NP&V to commence review under the State Environmental Quality Review Act;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor, last revised January 2019.

Resolution 6D

Resolution offered by Mayor Tenke and seconded by _____

Resolution authorizing the City Council to commence the SEQRA process for the Brownfield Opportunity Area (BOA) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor by acknowledging the letter from the NYS Department of State dated January 10, 2019 and declaring the City Council Lead Agency; and adopting a Positive Declaration per SEQRA indicating that a GEIS must be prepared

WHEREAS, the City of Glen Cove (the “City”) has accepted the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor as complete for the purpose of review under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the adoption of the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor is considered a Type I Action under SEQRA which involves coordination with other involved agencies; and

WHEREAS, the City intends to assume Lead Agency status under SEQRA; and

WHEREAS, the New York State (“NYS”) Department of State (“DOS”) is the only other involved agency and by letter of January 10, 2019 has indicated no objection to the City acting as Lead Agency under SEQRA; and

WHEREAS, the City’s BOA consultant Nelson, Pope & Voorhis (“NP&V”) has prepared a Long Environmental Assessment Form (“EAF”) Parts I, II and III as required by SEQRA for Type I actions; and

WHEREAS, the EAF identified one or more potential moderate and/or large environmental impacts that must be further assessed and mitigated to the maximum extent possible including possible impacts relating to possible moderate and/or large impacts associated with land resources, surface waters, wetlands, groundwater, historic and archaeological resources, transportation and parking systems, noise, community character, land use and zoning, and human health;

NOW, THEREFORE, BE IT RESOLVED, that the City will act as the Lead Agency under SEQRA for the matter of the BOA Step III Implementation Strategy for the Orchard Neighborhood & Sea Cliff Avenue Corridor; and

BE IT FURTHER RESOLVED, that based upon the EAF, the City Council hereby adopts a Positive Declaration pursuant to SEQRA thereby requiring and authorizing that a Generic Environmental Impact Statement (“GEIS”) be prepared to further identify, assess, prevent and/or mitigate potential environmental impacts to the maximum extent practicable; and,

BE IT FURTHER RESOLVED, that the City Council hereby authorizes that a notice be filed with the NYS Department of Environmental Conservation (“DEC”) Environmental Notice Bulletin (“ENB”) indicating that a Positive Declaration has been adopted.

Resolution offered by Mayor Tenke and seconded by _____

Resolution authorizing the City Council to accept the draft GEIS scope for the Brownfield Opportunity Area (BOA) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor for public review and establish a written comment period through February 15, 2019

WHEREAS, the City of Glen Cove (the “City”) BOA consultant Nelson, Pope & Voorhis (“NP&V”) has prepared a Draft Scope for the required scope and contents of a Generic Environmental Impact Statement (“GEIS”) based on the review and conclusions of the Long Environmental Assessment Form (“EAF”) and adopted Positive Declaration; and

WHEREAS, the purpose of the Draft Scope is to provide an outline of the required scope and contents of the Draft GEIS;

WHEREAS, the full EAF, revised Step III Implementation Strategy and Draft Scope will be provided to the New York State (“NYS”) Department of State (“DOS”) as it is an involved agency and these documents will be made available to the public and all interested agencies at the City Clerk’s office, located at 9 Glen Street, Glen Cove, and online at the City’s website; and

WHEREAS, a Notice will be filed online, in a local newspaper of general circulation and in the NYS Department of Environmental Conservation (“DEC”) Environmental Notice Bulletin (“ENB”) indicating that a Draft Scope has been filed and that the City is requesting written comments on the scope of work necessary to evaluate potential impacts; and

WHEREAS, written comments will be accepted from the public and all involved and interested agencies from the time the Draft Scope is accepted until the close of business on Friday February 15th which is 24 days from acceptance and at least two weeks from the posting on the ENB;

THEREFORE, BE IT RESOLVED, that the City Council hereby accepts the Draft Scope for the purpose of receiving written input, and will accept public comments until the close of business on February 15, 2019; and

BE IT FURTHER RESOLVED, that the City Council authorizes the circulation of materials to the NYS DOS, posting of the Draft Scope on the City’s website, publishing of a Notice in the local newspaper, and posting to the NYS DEC ENB on January 23, 2019.

Resolution offered by Mayor Tenke and seconded by _____

**RESOLUTION OF THE GLEN COVE CITY COUNCIL
AUTHORIZING THE MAYOR OF THE CITY OF GLEN COVE
TO ENTER INTO A TEMPORARY CONSTRUCTION EASEMENT
AGREEMENT**

WHEREAS, the City of Glen Cove (“City”) owns and operates a Department of Public Works facility located on the south side of Glen Cove Creek, on a lot located at 100 Morris Avenue, Glen Cove, New York, which is known and designated on the Nassau County Tax Map as Section 21, Block A, Lots 485 and 680 (“GCDPW Property”); and

WHEREAS, RXR Glen Isle Partners LLC (“Redeveloper”) is the developer of a mixed-use waterfront redevelopment known as Garvies Point, encompassing approximately 56-acres on the north side of Glen Cove Creek, in the City of Glen Cove, that was previously approved by the Glen Cove Planning Board (“Waterfront Project”); and

WHEREAS, the City is desirous of entering into a Temporary Construction Easement Agreement with the Redeveloper with respect to accessing the GCDPW Property for the installation of certain sewer improvements for the Waterfront Project; and

WHEREAS, a form of a Temporary Construction Easement Agreement has been presented to the members of the Glen Cove City Council for their consideration.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE
GLEN COVE CITY COUNCIL, AS FOLLOWS:**

Section 1. The Temporary Construction Easement Agreement, in the form presented to the Members of the Glen Cove City Council at this meeting, together with such non-material changes as the Mayor may hereafter deem necessary or appropriate, is hereby approved.

Section 2. The Mayor of the City of Glen Cove is hereby authorized, on behalf of the City of Glen Cove, to execute the Temporary Construction Easement Agreement and deliver any documentation necessary to effectuate the acts authorized by this Resolution.

Section 3. The execution of the Temporary Construction Easement Agreement by the Mayor shall evidence the Council’s approval of the terms thereof.

Section 4. The City Council determines that the proposed action for a previously approved project is a Type II Action pursuant to SEQRA, involving “continuing agency

administration,” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 N.Y.C.R.R. §617.5(c)(20)), and therefore no findings or determination of significance are required under SEQRA.

Section 5. This Resolution shall take effect immediately.

Resolution 6G

Resolution offered by Mayor Tenke and seconded by _____

**RESOLUTION AUTHORIZING THE USE OF A VENDOR
QUESTIONNAIRE**

WHEREAS, the City of Glen Cove contracts with many different vendors for a variety of different services; and

WHEREAS, the City of Glen Cove would like to receive full disclosure with regard to the contracting vendor and the procurement process; and

WHEREAS, the City of Glen Cove would like to enhance the procurement process by the use of a vendor questionnaire in order to review and assist the City of Glen Cove in determining the continued suitability of its vendors; and

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby does adopt the following:

1. The attached vendor questionnaire, as it may be amended from time to time, is hereby adopted and shall be mailed to all vendors or parties who contract with the City of Glen Cove; and
2. All vendors of City who are approved by the City annually shall return a completed vendor questionnaire with execution of all contracts or within sixty (60) days of its receipt, including all vendors which were approved by resolution dated _____; and
3. The City reserves the right to disqualify any vendor whose contract was previously approved by the City in the event the vendor fails to timely return a vendor questionnaire;
4. All completed vendor questionnaires shall be maintained by the department head responsible for monitoring the contract and a copy shall be maintained in the office of the City Clerk; and
5. All vendors shall be required to submit a vendor questionnaire each

- year and submit an updated vendor questionnaire upon a material change in any of the responses to the information contained in the questionnaire on file with the City therein; and
6. The City reserves the right to refuse to enter into a contract with any party who fails to return a completed vendor questionnaire or fails to update such questionnaire upon a material change; and
 7. The City reserves the right to dispense with the requirement of the vendor questionnaire when any County, New York State or Federal requirements impose a greater responsibility of disclosure on the vendor therein.

Resolution 6H

Resolution offered by Mayor Tenke and seconded by _____

RESOLUTION AUTHORIZING THE CITY OF GLEN COVE TO ACCEPT A GRANT FROM THE DEPARTMENT OF CRIMINAL JUSTICE SERVICES FOR A YOUTH COURT (Project LG18-1171-D00)

WHEREAS, the City of Glen Cove has been awarded a grant from the Department of Criminal Justice Services(DCJS) to have a youth court program in the Glen Cove City Court under GMS - Project LG18-1171-D00; and

WHEREAS, the City Council finds that educating the youth of our city on the functions of the criminal justice system is an important gateway to good citizenship; and

WHEREAS, Department of Criminal Justice Services (DCJS) has awarded a grant in the amount of \$35,000.00 to the City of Glen Cove without any requirement of contribution or matching funds from the City therein; and

NOW, HEREBY BE IT RESOLVED:

1. The City of Glen Cove is hereby authorized to accept the grant from Department of Criminal Justice Services (DCJS) Project LG18-1171-D00 in the amount of \$35,000 in order to maintain a youth court;
2. The Mayor or his designee is hereby authorized to enter and execute a grant distribution agreement or execute any documents necessary to effectuate the grant therein.

Resolution 6I

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby authorize an addendum to the combined 2018/2019 Road Program service agreement with LiRo Engineering, Inc., increasing the total amount due by \$36,000, for the survey design and inspection of the roadway extension from the former Coles School Property beyond the Athletic Complex building.

Funding: H5110-52260-1811

Resolution 6J

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby amend Resolution 6R, adopted December 27, 2018, accepting an additional \$10,498 from County of Nassau Department of Human Services Office of the Aging, for Title III-E of the Older Americans Act for the funding period of January 1, 2019 through December 31, 2019.

Resolution 6K

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council approve Budget Transfers and Amendments as submitted and reviewed by the City Controller.

(See Attached)

Resolution 6L

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby authorized the Mayor to accept the proposal of and enter into an agreement with Tel-One to install Cloud One UC for Glen Cove Youth Bureau Door Entry system, in the amount of \$3,675 for equipment and installation, and \$39.95 monthly subscription, effective through January 31, 2022.

Funding: A7050-55450

Resolution 6M

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby authorize the Purchasing Agent to extend the contract of Eagle Control, through December 31, 2019, in accordance with the terms of the 2018 contract for furnishing and delivering calcium hypochlorite, at an annual cost of \$27,993.60.

Funding: F8300-54309
Resolution 6N

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby authorize the annual budgeted payment, in the amount of \$60,000, to SAFE Inc. be released January 23, 2019.

Funding: A1210-55552

Resolution 6O

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby authorize Jason Heller to attend Pre-Hospital Trauma Life Support (PHTLS) and Advanced Medical Life Support (AMLS) training given by Long Island Rescue Services, February 9 and 10, 2019, at a cost of \$350.

Funding: A4540-55442

Resolution 7A

Resolution offered by Mayor Tenke and seconded by _____

WHEREAS, Section 4-2 (G) of the City Charter directs the Mayor, with the approval of the City Council, to appoint the Associate City Judge for the City of Glen Cove;

NOW, THEREFORE, BE IT RESOLVED, that Joseph McCann is hereby appointed to the position of Associate City Judge for a term of six years, effective January 23, 2019 through December 31, 2025, at a salary to be determined by the Office of Court Administration.

Resolution 7B

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby appoints Ilario C. Fazzolari as full-time Water Plant Operator, with the Water Department, at an annual salary of \$49,413 (Grade 12 Step 0) effective January 28, 2019.

Budget Line F8300-51101
Resolution 7C

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby amends Resolution 7B, adopted January 8, 2019, to reflect hourly salary of Maria Pita from \$10 per hour to \$10.50 per hour.

Resolution 7C

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby appoints Tina Pemberton as Registrar, with the City Clerk's Office, retroactive to January 1, 2019 and ending December 31, 2019, with no additional compensation.

Resolution 7E-1

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby appoints Jason R. Heller as part-time Emergency Medical Technician (Advanced), with EMS, at \$20.50 per hour effective February 1, 2019.

Budget Line A4540-51120

Resolution E-2

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby appoints Connor M. Lynch as part-time Emergency Medical Technician (Basic) at \$18.00 per hour effective February 1, 2019.

Budget Line A4540-51120

Resolution 7F

Resolution offered by Mayor Tenke and seconded by _____

BE IT RESOLVED, that the City Council hereby appoints Patricia Antoniotti as part-time Clerk, in the Finance Department, at \$16.00 per hour, effective January 23, 2019.



City of Glen Cove
Brownfield Opportunity Area Step 3 Implementation Strategy:
The Orchard and Sea Cliff Avenue (NYSDOS C1000368)

Memorandum

TO: HON. TIMOTHY TENKE, MAYOR
MEMBERS, GLEN COVE CITY COUNCIL

FROM: ANN FANGMANN, AICP, EXECUTIVE DIRECTOR, GLEN COVE CDA/IDA
KATHY EISEMAN, AICP, PARTNER, NELSON, POPE & VOORHIS (NP&V)

SUBJECT: TRANSMITTAL OF DRAFT BOA STEP III IMPLEMENTATION STRATEGY
FOR ACCEPTANCE BY COUNCIL

DATE: JANUARY 11, 2019

CC: TINA PEMBERTON, CITY CLERK
CHARLES MCQUAIR, ESQ, CITY ATTORNEY
MAUREEN BASDAVANOS, DEPUTY MAYOR

A link will be provided shortly to the Draft Brownfield Opportunity Area Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor which has been revised in response to public input received in writing and verbally since the public release of the draft Implementation Strategy and at the public open house held on December 6, 2018. As you know, the Step III Implementation Strategy builds upon the recommendations of the BOA Step II Nomination Study which was completed in 2012 and was the basis of the Governor's designation of the BOA Area in 2015. The acceptance of the Draft BOA document will allow NP&V to commence with the preparation of a Generic Environmental Impact Statement that is required under the State Environmental Quality Review Act.

This memo provides an outline of the major changes to the document since you received the draft in November 2018 and provides an overview of the next steps involved in completing this project.

Summary of Revisions

1. The Executive Summary was revised to provide a summary in everyday language relying on the materials that were prepared for the public open house.
2. Language has been added to clarify that any future redevelopment within the RIO-ON will be at the property owner's intention. The City is not proposing the redevelopment, however, is considering zoning amendments to encourage the type of development that is desired within the Study Area.
3. The recommendations originally included an amendment to adjust zoning incentives within the RIO-ON District to reduce the minimum size lot to 9,500 SF from the current 15,000 SF minimum to allow townhouse development. **However, based upon public**



City of Glen Cove
Brownfield Opportunity Area Step 3 Implementation Strategy:
The Orchard and Sea Cliff Avenue (NYSDOS C1000368)

feedback, the recommendation to include a provision for smaller (9,500 square foot lots) has been removed. The recommended RIO-ON amendments contained in Appendix I-2 reflect this change.

4. An additional refinement to the RIO-ON District language is recommended to allow for 3 story buildings (ground floor parking with two stories residential) where these are not out of character with the surrounding properties, so that garage parking may be provided on the ground floor with living space above. This provision provides greater flexibility in design, while ensuring adequate on-site parking is provided.
5. The future land use map has been revised to reflect the recommendation for transit oriented development adjacent to the Glen Street LIRR Station consistent with the recommended extension of the RIO-ON District.
6. The Community Participation Plan was updated to include a summary of the public open house and how input received shaped the recommendations. Section 3 of the BOA (Community Participation) was likewise revised.
7. A recommendation to include a project champion (ex. community group) for construction and maintenance of any rain garden on public or private property has been added to the document.

The remaining modifications were made to clarify information or simplify language per input from the NYS DOS.

Next Steps

It is requested that the City Council accept the BOA Implementation Strategy at the City Council meeting on January 22nd as well as begin the New York State Environmental Quality Review Act (SEQRA) process. As you will see in the attached schedule, the SEQRA process is lengthy and has recently been extended with the addition of a mandatory scoping process (per the updated regulations of January 1, 2019), by which the public has an opportunity to comment on the contents of the Generic Environmental Impact Statement (the draft scope).

We have contacted the DOS and there is no objection to the City Council acting as Lead Agency for the SEQRA process. NP&V has prepared the EAF Parts I, II and III with a draft positive declaration and draft scope that will allow the City Council to commence the process immediately. These documents will be transmitted shortly.

The public would then have the opportunity to comment on the draft scope until February 15th, at which time, NP&V will modify the scope to reflect comments for review by the City Council and formal adoption of the scope at the March 12th City Council meeting. All of the steps are described in the attached document.

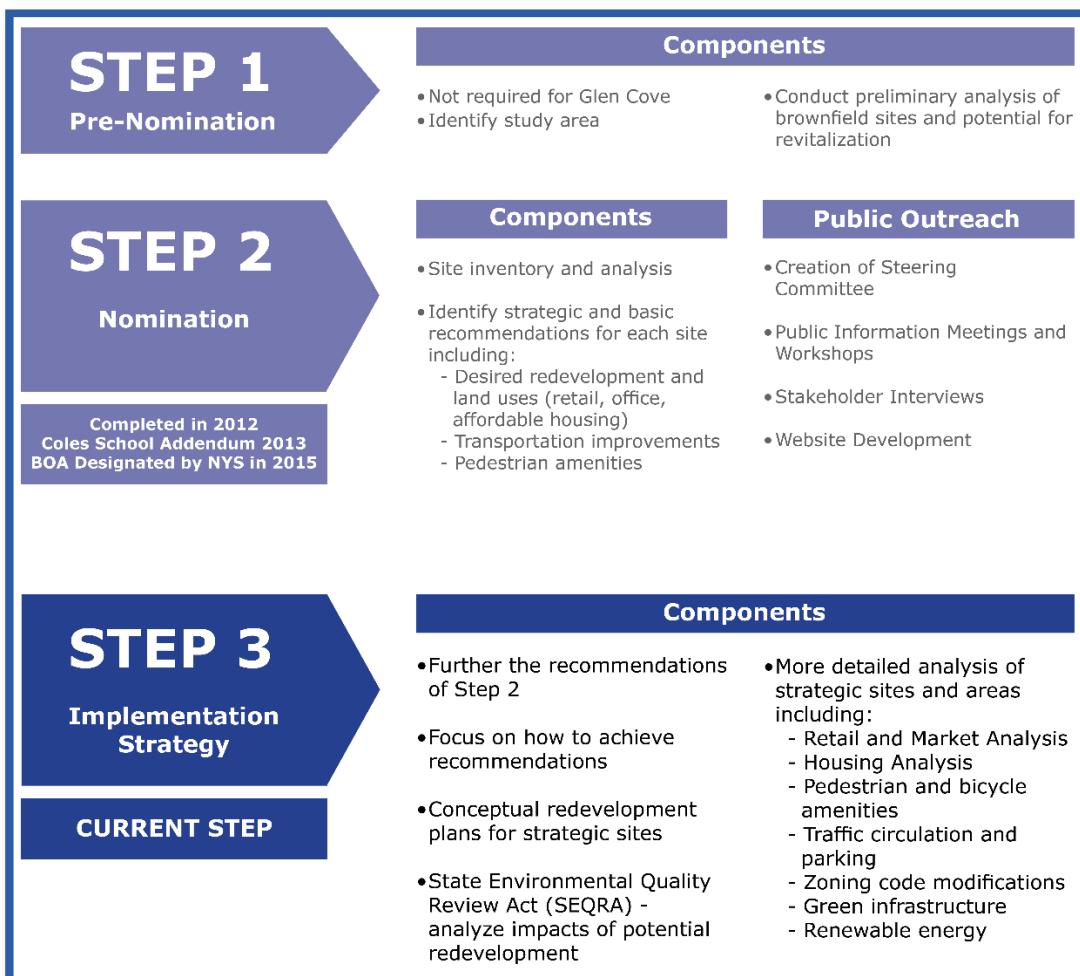
If you have any questions about the BOA Implementation Strategy, the recommendations that are included in the document, or the next steps, please feel free to contact me or to set up a meeting. Ms. Eiseman at NP&V has offered to meet with you individually if desired to discuss the recommendations and any concerns you may have.

EXECUTIVE SUMMARY

A Brownfield Opportunity Area (BOA) Plan is comprised of a Nomination (Step II) and an Implementation Strategy (Step III). This document is the Step III Brownfield Opportunity Area (BOA) Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue in the City of Glen Cove.

The BOA Program is a three-step process designed to assist communities burdened by brownfield sites. The term brownfield has a broad definition under this program and can include any site where redevelopment or reuse is problematic due to impacts resulting from former land uses. The brownfields can be vacant, abandoned, or underutilized and may have actual or perceived environmental contamination.

The three steps of the BOA Program, as well as details about how these steps apply to the Orchard Neighborhood and Sea Cliff Avenue Corridor BOA are summarized in the graphic below.



WHAT IS THE STEP III BOA?

The Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor is, as the name implies, focused on action items.

The project was funded by the NYS DOS with funding through the Brownfield Opportunity based upon the work that was completed in the Step II BOA Nomination. The major recommendations of the Step II are provided in the next section. Based upon public feedback, there is clearly a misconception regarding what exactly a Step III Implementation plan means and how it would be used by the City.

Below is a graphic that illustrates what the Step III Implementation Strategy is comprised of – versus what it is not.

The adoption of the Step III BOA will allow the City of Glen Cove to move forward with recommendations that could include physical improvements such as sidewalk, lighting and drainage improvements as well as zoning changes that will enable redevelopment consistent with the vision for the BOA.

WHAT THE BOA STEP III IMPLEMENTATION PLAN...	
IS...	IS <u>NOT</u> ...
<ul style="list-style-type: none">❖ Recommendations for quality-of-life improvements❖ A guiding document for future development as neighborhood properties become available (examples: bowling alley, former Stango's restaurant, vacant properties)❖ Recommendations for re-use of former industrial sites with environmental concerns❖ A study that includes analysis of housing, traffic circulation, parking, green infrastructure, renewable energy, and economic development❖ Keeping historic character and make-up of area❖ An opportunity to enhance City zoning for transit-oriented housing near the Glen Street Station with affordable housing options	<ul style="list-style-type: none">❖ City or Community Development Agency (CDA) purchase of any properties or use of eminent domain❖ Displacement of residents (only major development proposed by train station)❖ Adoption of zoning changes (the plan recommends zoning modifications for future consideration)❖ A guarantee of change (neighborhood land uses tend to change over time, and the Step III Plan endeavors to create a framework for well thought-out future planning)

STUDY AREA AND STRATEGIC SITES

The Orchard Neighborhood and Sea Cliff Avenue Corridor BOA (Study Area) is provided in the image below. The Study Area is approximately 110 acres and has been divided into six areas of interest. The general land use pattern of the study area is generally the same as it existed in 2012, at the time that the BOA Step II was completed. Land uses includes a mix of single-family, two-family and multifamily residential uses in the core of the Orchard Neighborhood; commercial uses along Cedar Swamp Road, near the Glen Street LIRR Station, and at the southern end of Hazel Street; and industrial activity along Sea Cliff Avenue.



The strategic sites identified by the Step II BOA included three properties located on Sea Cliff Avenue which are within the New York State Department of Environmental Conservation (NYSDEC) State Superfund Program: the Photocircuits, Pass & Seymour, and Pall Corporation sites. Also identified as a strategic site was the City-owned property located on the west side of Pratt Boulevard (north of the former Pall Corporation property) developed with the Glen Cove Child Day Care Center. In 2013, the Coles School Addendum was prepared and for the purpose of this Step III Implementation Strategy, the Coles School was considered a strategic site.

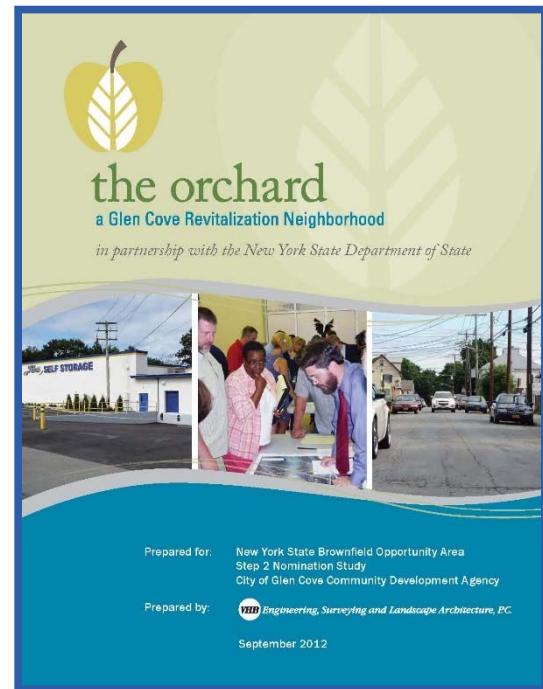
The existing zoning of the Study Area includes residential zones (R-4), business zones (B-2), industrial zones (I-1 and I-2), and the Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON). The R-4 residential district is located in the Orchard Neighborhood allows for single-family and two-family

homes, depending on the size of the property. The RIO-ON is an overlay district located in the Orchard Neighborhood and was adopted in 2010. This district permits additional flexibility by allowing townhouses, multifamily and mixed-use developments. It also allows for an increased residential density if public amenities are provided. Examples of the public amenities include recreational facilities, streetscape improvements, and high-performance buildings. Properties within the B-2 district are located along Cedar Swamp Road and Grove Street. The B-2 District is intended to provide opportunities for auto-oriented commercial uses or uses that require larger parcels. The district permits a wide range of retail stores, services, and offices, with potential for second story apartments. The industrial districts are the I-1 and I-2 districts, with I-2 the largest district in the BOA Study Area which expands north and south of the Orchard Neighborhood and west of Pratt Boulevard. A small area of I-1 is located south of the Orchard Neighborhood. Both of these districts permit the same types of light industrial activity. The strategic sites located along Sea Cliff Avenue are zoned I-2.

SUMMARY OF RECOMMENDATIONS FROM THE 2012/2013 BOA STEP II NOMINATION AND COLES SCHOOL ADDENDUM

A summary of the main recommendations from the BOA Step II Nomination and Coles School Addendum is provided below as these provide the basis for tasks completed for the Step III:

- Improvements within the Orchard Neighborhood so that it becomes an attractive, walkable, vibrant neighborhood with improved linkages to the rest of Glen Cove.
- Promote the Redevelopment Incentive Overlay District (RIO-ON) as a zoning tool for positive redevelopment within the Orchard.
- Encourage new commercial investment along Sea Cliff Avenue that could include large scale retail and other uses.
- Study the need for shared parking within the Orchard Neighborhood.
- Prepare an engineering study to identify Green Infrastructure solutions for stormwater management and identify new green space within the Orchard.
- Improve pedestrian circulation by providing a connection between the north end of Hazel Street and the Glen Street Long Island Rail Road (LIRR) Station, a reinvigorated Sea Cliff Avenue area, and providing a safe route to the City Day Care facility.
- Pursue a Transit Oriented Development (TOD) at the Glen Street Station.
- Identify reuse opportunity for the former Coles School which preserve the existing building and provide an opportunity to maintain recreational use in the rear.

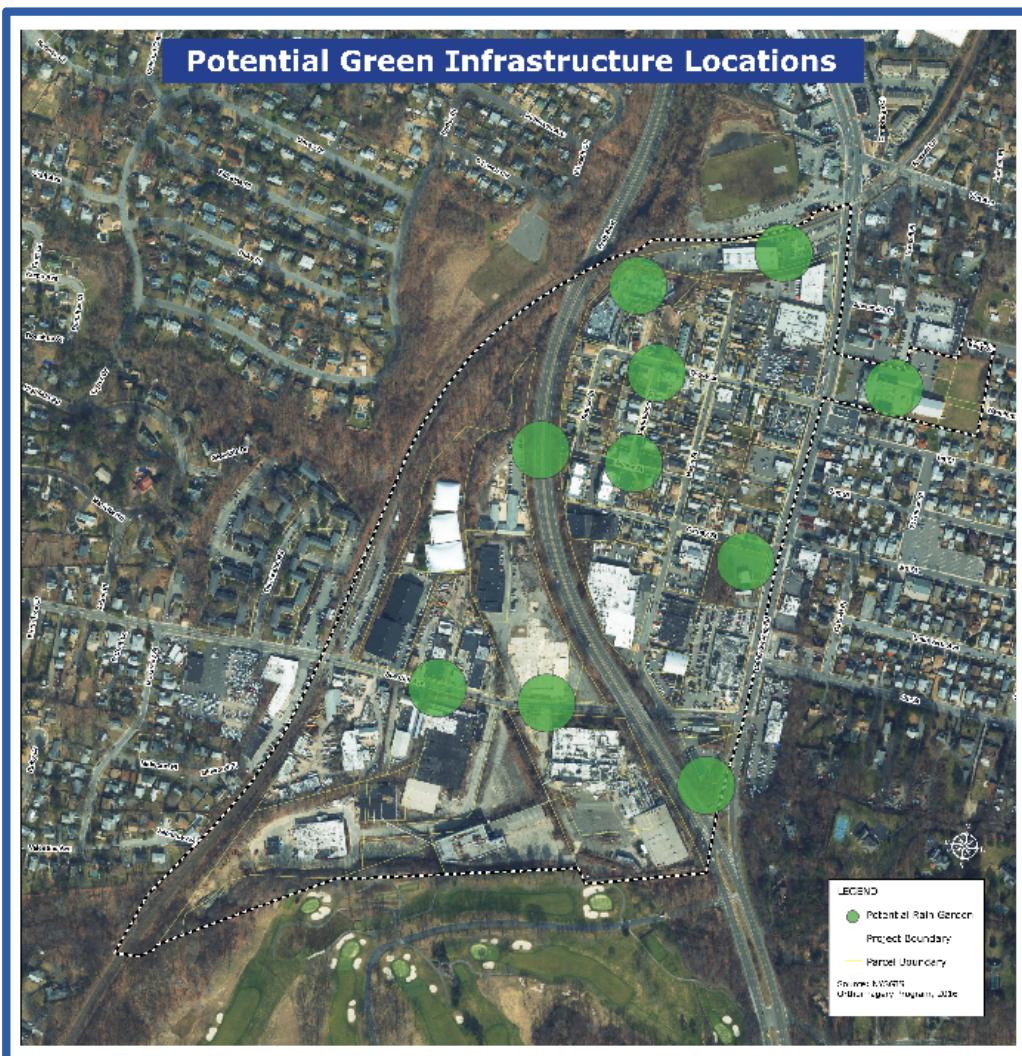


BOA Step II Cover

STEP III ANALYSIS & RECOMMENDATIONS FOR STRATEGIC SITES

As part of this Implementation Strategy, an analysis of potential reuse was conducted for each of the strategic sites, as well as for the City owned parking lot on Capobianco Street. This included the following special analyses and studies:

- Environmental Summary
- Transportation Engineering Study (Pedestrian and Bicycle Use Enhancement Study and Parking Needs Assessment)
- Green Infrastructure Engineering Report (See image from the report below)
- Housing needs analysis
- Cost benefit analysis to evaluate the development scenarios for strategic sites
- An evaluation of alternative energy options
- Phase I Environmental Site Assessment and estimates for remediation for Coles School



BOA PROGRAM COMMUNITY PARTICIPATION

Community participation was an important aspect of both the Step II and Step III BOA projects. The Step II Nomination included two public workshops and involvement by a Steering Committee.

The community participation for the Step III was focused on implementing Step II recommendations and therefore concentrated on interviews with agencies, stakeholders and property owners and included a public open house following completion of a draft document.

The open house was advertised through a combination of mailings, fliers, announcements at local meetings, news coverage, and the City website. Materials advertising the open house, questionnaires (sample page to the right), and posters displayed at the open house were bilingual (English and Spanish). These materials were posted on the City website after the open house with a link to an online survey (also in English and Spanish) that allowed members of the public to provide input following the open house.

There were seven stations at the Open House designed to provide background information, highlight strategic sites and specialized studies, outline what has been accomplished so far and the upcoming steps, and obtain feedback from the community. Participants were particularly interested in the Orchard Neighborhood, Sea Cliff Avenue, and TOD.

Overall, the feedback received from participants regarding the Implementation Strategy was positive and the open house was an excellent opportunity for participants to voice their ideas and any concerns. Following the open house, modifications to the draft BOA Step III document were made to reflect predominant concerns.

PARTICIPATION PACKET																																	
Glen Cove BOA Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue																																	
STATION 2: THE ORCHARD NEIGHBORHOOD																																	
<p>Where do you live? (required)</p> <p><input type="checkbox"/> I live in the Orchard Neighborhood. <input type="checkbox"/> I live in Glen Cove, but not in the Orchard. <input type="checkbox"/> I live in Sea Cliff. <input type="checkbox"/> I do not live in the area, but I am interested in the project.</p>																																	
<p>Name (optional) <hr/></p> <p>Email to receive updates (optional) <hr/></p>																																	
<p>STATION 3: SEA CLIFF AVENUE</p> <p>Were you aware, before this evening, that there are abandoned industrial properties on Sea Cliff Avenue that have been subject to environmental clean up? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If a larger retailer was interested in the site, do you have a favorite store you would like to see on Sea Cliff Avenue? <input type="checkbox"/> Yes _____ <input type="checkbox"/> No</p> <p>Which of the following reuse options do you support for the Sea Cliff Avenue Corridor properties (former Photocircuits/Pass & Seymour industrial uses)?</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">a. Large scale retail (with anchor tenant such as a wholesale club, fitness club, home improvement or department store)</th> <th style="width: 10%;">Yes</th> <th style="width: 10%;">No</th> <th style="width: 10%;">Not Sure</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>b. Hotel</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>c. Indoor commercial recreational/entertainment uses</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>d. Light industrial (manufacturing, warehouses)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>e. A mix of retail, light industrial, hotel, and/or recreational/entertainment uses.</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>f. A mix of light industrial, hotel and/or recreational entertainment but not including large scale retail</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>g. Retail</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>			a. Large scale retail (with anchor tenant such as a wholesale club, fitness club, home improvement or department store)	Yes	No	Not Sure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Hotel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Indoor commercial recreational/entertainment uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Light industrial (manufacturing, warehouses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. A mix of retail, light industrial, hotel, and/or recreational/entertainment uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. A mix of light industrial, hotel and/or recreational entertainment but not including large scale retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Images from the December 6, 2018 BOA Step III Implementation Strategy open house.

SUCCESS STORIES

As the name suggests, the Step III is primarily focused on implementation and action. In addition to the technical studies conducted, the BOA III included action related items towards achieving goals – some of which have already been implemented including for two sites that are highlighted below:

- **Pall Corporation:** A site plan was recently approved by the City Planning Board for the redevelopment of this Superfund Site with a self-storage warehouse. The BOA team worked with the City and applicant to achieve a site plan that included higher quality architecture and an easement through the site to provide an additional access to the Day Care property.
- **Former Coles School:** The BOA funding supported the City with an evaluation of alternative redevelopment options for the eastern portion of the site so that the former Coles School building could be reused for educational purposes. Following an analysis of several alternatives, it was determined that the eastern portion of the site should remain as City-owned property retained for community use. The BOA funding was used for studies, environmental remediation estimates, and the preparation of subdivision plans and applications to assist in the sale of the property to Tiegerman Schools.

FUTURE ACTIONS

Photocircuits/Pass & Seymour Sites

The Sea Cliff Avenue corridor includes the remnants of former industrial uses , two Superfund sites which are currently zoned for light industrial uses. Through the BOA process, a recommendation was developed that would allow for additional uses on the sites, including retail, hotel, and commercial recreation. In order to allow for more flexible uses, the current zoning would need to be amended and draft language for the potential modifications was prepared. This amendment to the I-2 District would encourage redevelopment of this strategic site.

Existing Conditions

- Large vacant Superfund sites formerly known as the Photocircuits and Pass & Seymour industrial sites.
- Former Pall Corporation site currently under redevelopment as a self-storage facility.
- Predominantly an industrial area with some commercial recreation and a single-family residence.
- Area is zoned I-2 which allows for business or professional offices, research and development laboratories, manufacturing, storage of products or materials, and other light industrial uses.



Step II 2012 Recommendations

- Large-scale retail, light industrial and distribution/ warehousing.
- Improve access from Sea Cliff Avenue to Glen Cove Road and/or Cedar Swamp Road to attract large-scale retailers.
- Commercial uses such as film studio facilities or indoor recreation are appropriate for this area.
- Conceptual plan determined that former industrial sites could support a wholesale club*, retail or restaurant space and a commercial recreational facility.



Step III Proposed Zoning

- Recognize need for more flexible uses to promote redevelopment and investment.
- Amend Zoning Code to allow large-scale retail, as recommended by the 2012 Step II Study, in addition to a variety of commercial recreation uses and auxiliary uses such as a hotel.
- The former Photocircuits and Pass & Seymour sites are able to support renewable energy technologies such as geothermal heat, small-scale rooftop solar and small wind installations.



The Orchard Neighborhood

A number of recommendations apply to the Orchard Neighborhood. The Transportation Study identified several improvements for lighting, sidewalks and improving circulation. It is recommended that the City-owned parking lot on Capobianco Street be improved to include a rain garden and shade trees and continue to provide parking for residents of the area.

In 2010, the City adopted the RIO-ON Overlay District to encourage development. However, not as much change occurred as originally anticipated. To encourage additional development interest, modifications to the RIO-ON Overlay District and Zoning Map were prepared as part of the BOA Step III. After receiving feedback from the public, the proposed zoning code amendments were modified as indicated in the chart below.

Existing Conditions
• Primarily a residential neighborhood with some commercial and industrial uses.
Step II 2012 Recommendations
<ul style="list-style-type: none"> • Focus on neighborhood stabilization and the public realm. • Supports the recommendations of the City's Master Plan and Orchard Neighborhood Revitalization Plan. • Encourage redevelopment permitted by the RIO-ON Incentive Zoning.
Step III Proposed Zoning
<ul style="list-style-type: none"> • Refine RIO-ON Overlay District to provide more housing options in the Orchard Neighborhood. • Enhance incentives for redevelopment of smaller properties as long as they can accommodate parking. • Will allow for more options for redevelopment by individual property owners. • Amend zoning map to make it more consistent with existing land use patterns.

Step III Recommended RIO-ON Code as Compared to Existing RIO-ON Code			
Property Size (SF)	Development Allowed Under Existing Code*	Initial Recommended RIO-ON Code Amendments*	Recommended RIO-ON Code Amendments Subsequent to Public Feedback
5,000 SF	One-Family Home**	One-Family Home**	One-Family Home**
7,500 SF	Two-Family Home**	Two-Family Home**	Two-Family Home**
9,500 SF	Two-Family Home**	3 Townhomes and 1 Apartment OR 4 Townhomes	Two – Family Home (Recommendation for townhomes is no longer being considered for 9,500 SF lot)
15,000 SF	5 Townhomes	6 Townhomes	6 Townhomes with changes to have more flexibility in design
40,000 SF	Apartment Building	Apartment Building	Apartment Building

* Allowed development could potentially be increased based on density bonuses as outlined in the RIO-ON Overlay District.

** If within the R-4 District, varies if within other underlying zoning districts.

TOD Area

The BOA allowed the City to explore the potential for transit-oriented development (TOD) to occur near the Glen Street Station. During the Step II Study meetings were held with the MTA and LIRR to discuss the TOD, economic analyses were conducted, and conceptual plans were prepared. To achieve this goal in the future, it is recommended that the City amend the Zoning Map to extend the RIO-ON District to include this site and amend the RIO-ON District language to incorporate an option for TOD.

The bottom panel to the right identifies the major implementation strategies developed during the Step III to achieve the vision for a TOD at the Glen Street Station.

What is TOD?

- Mixed-use communities, typically with residential apartments above ground-floor retail and restaurants, centered around a transit station.
- Promote compact, walkable and pedestrian-friendly neighborhoods to reduce car dependence and traffic.
- Promote vibrant, sustainable and unique places to live, work and play all in the same area.
- Positive impacts for health and wellness

Step II 2012 Recommendations

- Introduce mixed-use development with ground floor retail next to the Glen Street train station.
- Create a pedestrian connection to the train station from Hazel Street.
- Expand existing parking facilities or explore new parking areas.
- Improve transit access to promote redevelopment in the Orchard Neighborhood.

Step III Proposed Zoning

- Modify the Zoning Code to allow mixed-use development with affordable housing (retail with residential).
- Modify the Zoning Map to extend the RIO-ON District to include the potential TOD Site.
- Incorporate the existing commercial use at the site into the future TOD mixed-use development.

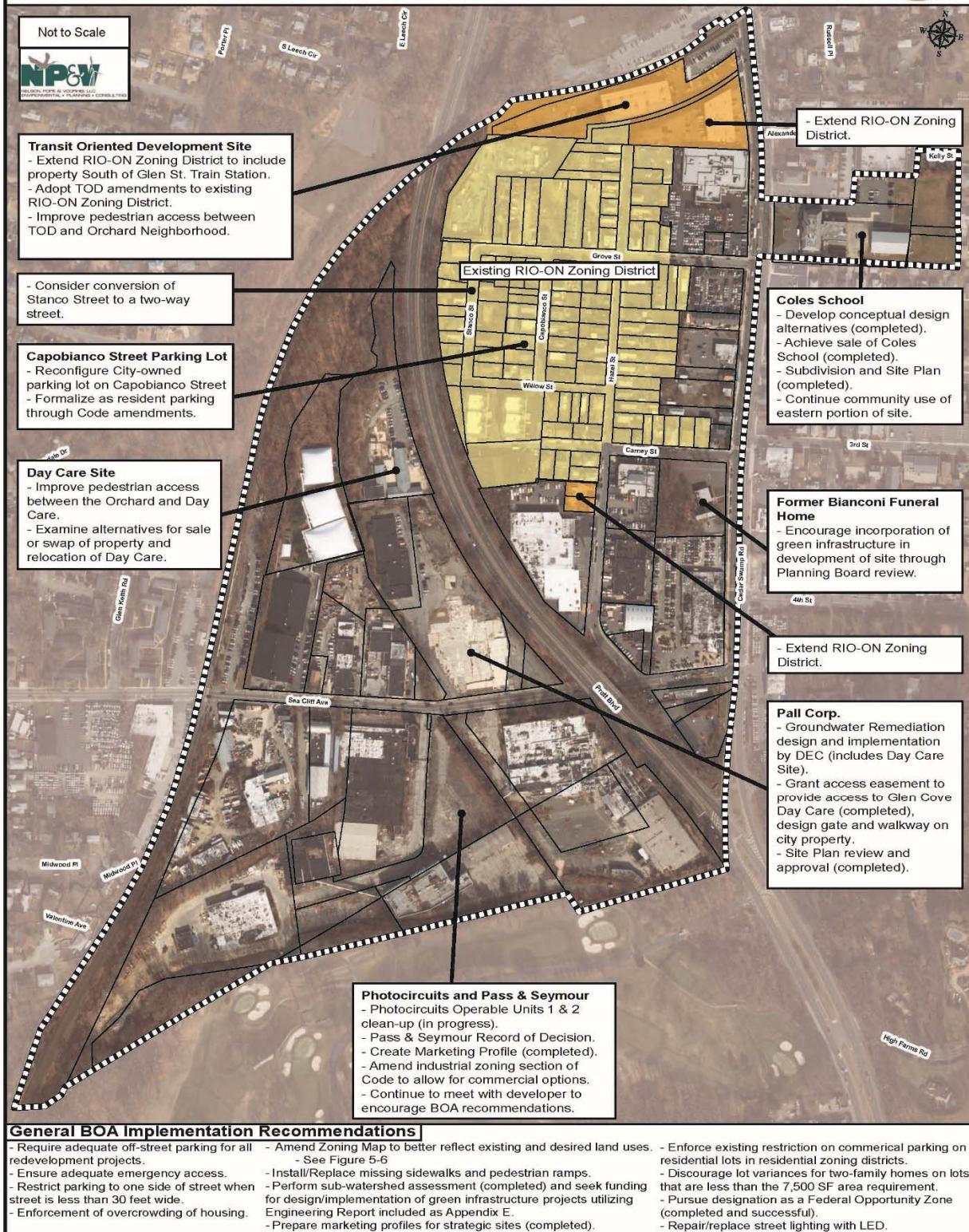
The figure on the following page provides an overview of implementation strategies, including those which were achieved during the project and future tasks.

City of Glen Cove

**City of Glen Cove and New York Department of State
The Orchard Neighborhood Step III BOA**



Figure 5-7: IMPLEMENTATION TASKS



TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (the "Agreement") is made and dated as of this _____ day of _____, 2019, by and between the CITY OF GLEN COVE, a municipal corporation of the State of New York, having its office at 9-13 Glen Street, Glen Cove, New York 11542 (the "Grantor"), and RXR GLEN ISLE PARTNERS LLC, a limited liability company organized and existing under the Laws of the State of Delaware and authorized to do business in the State of New York, having an office for the transaction of business at 625 RXR Plaza, Uniondale, New York 11747 (the "Grantee").

W I T N E S S E T H:

WHEREAS, Grantor owns and operates a Department of Public Works facility located on the south side of Glen Cove Creek, on a lot located at 100 Morris Avenue, Glen Cove, New York, which is known and designated on the Nassau County Tax Map as Section 21, Block A, Lots 485 and 680 (the "GCDPW Property"), and is depicted on Exhibit A; and

WHEREAS, Grantee is the developer of a mixed-use waterfront redevelopment known as Garvies Point, encompassing approximately 56-acres on the north side of Glen Cove Creek, in the City of Glen Cove, that was previously approved by the Glen Cove Planning Board (the "Waterfront Project"); and

WHEREAS, there currently exists a sewage pump station (the "Existing Pump Station") located on the south side of Garvies Point Road, on a lot which is owned by Grantee, and which is known and designated on the Nassau County Tax Map as Section 21, Block A, Lot 16; and

WHEREAS, the Existing Pump Station is owned by the County of Nassau, and is operated and maintained by the Nassau County Department of Public Works (the "NCDPW") pursuant to an existing sanitary sewer easement; and

WHEREAS, all wastewater discharged from the Existing Pump Station currently flows through an existing force main located beneath Glen Cove Creek that connects to an existing sewer line located on the GCDPW Property; and

WHEREAS, NCDPW conditioned its Sanitary Sewer Availability Letter for the Waterfront Project upon, among other things, Grantee upgrading and/or reconstructing components of the Existing Pump Station, as well as the installation of a new force main beneath Glen Cove Creek; and

WHEREAS, Grantee intends to install a new force main beneath Glen Cove Creek connecting the Existing Pump Station to the existing sewer line located on the GCDPW Property via directional drilling from a launching pit located on the GCDPW Property, and further intends to install a new manhole at the southern terminus of the new force main, a new doghouse

manhole on the existing sanitary line, and a pipe connecting the two new manholes, in order to connect the new force main with the existing sewer line located on the GCDPW Property, all as depicted on Exhibit B attached hereto (collectively, the "Sewer Improvements").

NOW THEREFORE, in consideration of the promises and mutual covenants and agreements herein contained and for other good and valuable consideration paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged by each party, the parties agree as follows:

1. Temporary Easement. Grantor hereby grants to Grantee a non-exclusive temporary construction easement under, over, across, through and upon that certain portion of the GCDPW Property depicted on Exhibit C attached hereto (the "Temporary Easement Area"), which Temporary Easement Area consists of approximately 1000 square feet. Grantee, and its contractors, agents, invitees, representatives, servants or anyone acting on behalf of Grantee, shall be permitted to use the Temporary Easement Area during the term hereof as a laydown area for the storage and staging of materials, equipment, and vehicles relating to the Sewer Improvements, and shall be permitted to install the new force main from an approximately 500 square foot launching pit located within the Temporary Easement Area. Grantor also hereby conveys a non-exclusive temporary easement over other portions of the GCDPW Property for the limited purposes of accessing the Temporary Easement Area and performing certain minor ancillary work that is needed to complete the Sewer Improvements, such as running a dewatering hose, pavement restoration, pipe capping, sewer connections and the like (collectively, "Ancillary Work"), provided such access and Ancillary Work does not unreasonably interfere with traffic flow and Grantor's operations on the GCDPW Property. Grantee shall not perform any work on the GCDPW Property other than what is described in this Agreement without prior written permission of Grantor.

2. Liens. Grantee shall keep the GCDPW Property free from all mechanic's liens or other such liens related to such work.

3. Termination. This Agreement shall automatically terminate, and be of no further force and effect, upon completion of the Sewer Improvements or after a period of one (1) year from the date of execution, whichever shall first occur, unless extended by the parties in accordance with the terms hereof.

4. Indemnification. Grantee agrees to indemnify, defend and hold Grantor, and its officials, agents, employees and representatives, harmless from and against any and all liabilities, losses, damages, costs, expenses (including reasonable attorney fees and expenses), causes of action, suits, claims, liens, demands and judgments of any nature whatsoever, including, but not limited to bodily injuries to, or death of, any person or because of damages arising out of the use of the Temporary Easement Area by Grantee or its contractors, agents, invitees, representatives, servants or anyone acting on behalf of Grantee or due to the acts or omissions of Grantee or its contractors, agents, invitees, representatives, servants or anyone acting on behalf of or invited on the GCDPW Property by Grantee.

5. Insurance. Any person or entity that performs activities at the GCDPW Property, including at, on or within the Temporary Easement Area, including Grantee, shall, at a minimum, carry: (i) General Liability and Property Damage Insurance in the sum of \$2,000,000.00 per occurrence, (ii) Worker's Compensation and Disability Insurance in New York statutorily required amounts, (iii) Contractor's All Risk Insurance, (iv) automobile insurance (where applicable and necessary). Grantor shall be named as an additional insured. Grantee shall provide written proof of the insurance required under this Section to Grantor prior to entry onto the GCDPW Property. All such insurance required under this Section of the Temporary Easement Agreement shall remain in place and in full-force and effect until such time as the Temporary Easement Agreement shall terminate.

6. Restoration. Grantee acknowledges that it will disturb the land within the Temporary Easement Area and it shall, within sixty (60) days of termination of this Agreement, restore the Temporary Easement Area and GCDPW Property to the same or similar condition that such Temporary Easement Area and GCDPW Property were in prior to the Grantee's occupancy and use of same. Prior to commencing any work or occupancy in the Temporary Easement Area or GCDPW Property, Grantee shall perform video and/or photographic documentation of its current condition.



7. **Default.** In the event that the Grantee fails to comply with any of the material terms and conditions of this Agreement ("Default"), and fails to cure such Default within thirty (30) days after written notice from the Grantor, or, with respect to a Default not reasonably capable of cure within thirty (30) days, fails to commence to cure such Default within thirty (30) days or thereafter fails to diligently prosecute such cure, then the Grantor may in its discretion terminate this Agreement.

8. **Binding Effect.** The rights and obligations set forth in this Agreement shall run with the GCDPW Property land and shall be binding upon parties and their respective heirs, successors and assigns. This Agreement may not be assigned by either Party without the prior written consent of the other Party.

9. **Miscellaneous.** Agreement may be executed simultaneously or in counterparts, each of which together shall constitute one and the same Agreement. This Agreement may be recorded by either party in the office of the Nassau County Clerk. This Agreement shall not be amended or modified in any way except by an instrument signed by the parties. The parties hereto shall at all times hereafter execute any documents and do any further acts which may be reasonably necessary or desirable to carry out the purpose of this Easement and to give full force and effect to each and all of the provisions hereof.

10. **Severability.** If any sentence, section or provision of this Agreement shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this Agreement, or the remainder thereof, but shall be confined in its operation to the sentence, section or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

11. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the state of New York.

[SIGNATURE PAGE FOLLOWS THIS PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

CITY OF GLEN COVE, Grantor

RXR GLEN ISLE PARTNERS LLC, Grantee

By: Timothy Tenke
Title: Mayor

By:
Title:

A large, stylized, italicized signature in a bold font, reading "DRAFT". The letters are filled with a dense dot pattern. The signature is oriented diagonally, sloping upwards from left to right.

ACKNOWLEDGEMENTS

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

On the __ day of _____, 201__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

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

On the __ day of _____, 201__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Notary Public

EXHIBIT B



LAURA CURRAN
NASSAU COUNTY EXECUTIVE



KENNETH G. ARNOLD, P.E.
COMMISSIONER

COUNTY OF NASSAU
DEPARTMENT OF PUBLIC WORKS
1194 PROSPECT AVENUE
WESTBURY, NEW YORK 11590-2723

October 1, 2018

RXR
Joseph LaRocca, P.E.
Project Manager
RXR Glen Isle Partners, LLC
625 RXR Plaza
Uniondale, NY 11556

Re: Garvies Point Waterfront Redevelopment
Phase II Garvies Point Road Pump Station
City of Glen Cove, Nassau County, New York

Dear Mr. LaRocca:

As per the August 9, 2016, sanitary sewer availability letter for the above referenced project, and the meetings and documents referred to in your September 25, 2018, letter (attached), you may proceed with Phase II Garvies Point Road Pump station.

Any technical inquiries regarding this project should be addressed with Mr. Vincent Falkowski, P.E., Deputy Commissioner, at (516) 571-7515.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ken Arnold".

Kenneth G. Arnold, P.E.
Commissioner of Public Works

KGA:jm

Attachment

c: Vincent Falkowski, Deputy Commissioner for Public Works
Jane Houdek, Attorney for Public Works



January 4, 2019

Louis Saulino, P.E.
Director of Public Works
City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

Re: Addendum to Engineering Services for the combined 2018/2019 Road Program

Dear Mr. Saulino:

As discussed, the City has requested that parking and access improvements to the Athletic Complex Building on Cedar Swamp Road (Coles School property) be incorporated into the 2018/2019 Road Program.

This will include improvements to the existing access driveway to the Athletic Complex Building, creating a new access adjacent and behind the building and creating parking behind (east of) and to the north (as necessary). It is anticipated that a temporary parking field will be constructed in the spring of 2019.

Our specific Scope of Work to incorporate the above improvements into the 2018/2019 Road Program are as follows:

A. Design and Survey

1. Perform in-field survey to supplement existing available information. Assist with temporary lot layout.
2. Create working base map from existing maps and new survey information.
3. Design improvements to access driveway, grading and drainage improvements for new parking lots, lighting for access adjacent to Athletic building and in parking area. - \$20,500

B. Construction Phase

1. Additional Engineering Services including support services for temporary parking field. - \$5,000
2. Additional Inspection Services - \$10,500



In summary, we therefore request an increase to our 2018/2019 Road Program as follows:

A. Design and Survey	-	\$20,500
B. Construction Phase		
▪ Engineering	-	\$5,000
▪ Inspection	-	<u>\$10,500</u>
	Total	\$36,000

We are therefore requesting that our approved authorization of \$230,600 be increased to \$266,600 (\$230,600 + \$36,000).

Attached find a staffing table for the proposed work.

Should you approve, please indicate your authorization below, and return a signed copy to this office.

If you have any questions, please contact me.

Sincerely,

Paul F. Stevens, P.E.
Associate Vice President

PFS:sm_mc

Authorization

Date

T:\City\Glen Cove\General\2019 Road Improvements\General\Doc\Addendum Eng Svcs for 2018-2019 Road Pgms.docx



LiRo Engineers, Inc.

A LiRo Group Company

235 East Jericho Tpke, Mineola, NY 11501 Telephone 516.746.2350 Facsimile 516.747.1396 www.liro.com

ADDITIONAL SERVICES AT COLES SCHOOL PROPERTY

STAFFING TABLE

TASK	Title	Hourly rate	Hours	Total
DESIGN & SURVEY				
	Survey crew	\$120	32.0	\$3,840
	Survey technician	\$125	10.0	\$1,250
	Engineer	\$186	24.0	\$4,464
	Senior Engineering technician	\$150	66.0	\$9,900
	Draftsperson	\$150	8.0	\$1,200
				sub total \$20,654
				say \$20,500
CONSTRUCTION PHASE SERVICES				
	Senior Engineering technician	\$150	32.0	\$4,800
	Resident representative	\$105	100.0	\$10,500
				Total \$35,800
				say \$36,000



City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

BUDGET TRANSFER FORM

DEPARTMENT: Harbor Patrol

BUDGET YEAR 2019

Reason for Transfer:

New Uniform fundline added to budget

Department Head Signature:

Date: 1 8 19

City Controller Approval:

Date: 1-16-19

City Council Approval – Resolution Number: _____ **Date:** _____



City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

BUDGET TRANSFER FORM

DEPARTMENT: Mayor

BUDGET YEAR 2018

Reason for Transfer:

owed legal fees to cover fees
owed to Dougherty, Agas, Giuffra,
Zambito & Hession

Department Head Signature:

Timothy Jenke

Date: 12/2/18

City Controller Approval:

Audra Clark

Date: 1-2-19

City Council Approval – Resolution Number: _____ **Date:** _____



City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

BUDGET AMENDMENT FORM

GCF-1 (7/08)

Department: Finance

BUDGET YEAR 2019

Reason for Amendment:

To Amend the 2019 Budget to reduce the approved fee increase of \$50.00 to \$25.00. Contingency will fund the expected shortfall of \$13,500.00

Department Head Signature: **Date:** _____

Date:

City Controller Approval: *[Handwritten Signature]* **Date:** *12-6-08*

Date: 12-6-8

City Council Approval—Resolution Number: _____ **Date:** _____



Powered by Tel-One

Cloud One UC Glen Cove Youth Bureau Door Entry

Prepared For

Spiro Tsirkas

Glen Cove Youth Bureau

Created By

John Di Caterino

Tel-One

516-801-3040

johnd@tel-one.com

<http://www.tel-one.com>

Cover Letter



www.tel-one.com info@tel-one.com

Date: Nov. 28, 2018

Glen Cove Youth Bureau

Mr Spiro Tsirkas

128 B Glen Street Glen Cove New York 11542

Dear Spiro

Tel-One is pleased to submit a proposal for your project : Cloud One UC Glen Cove Youth Bureau Door Entry

What distinguishes Tel-One from other VoIP service providers companies is the time and effort we dedicate to understanding our customers needs and our proven ability to work professionally and efficiently. We value our clients and go the extra mile to ensure that each and every customer is completely satisfied.

In addition to our strong work ethic and customer loyalty, we have over twenty year(s) experience in the telecommunications industry. We also employ the most talented and experienced individuals to get the job done right and on time.

Our goal is to deliver the highest quality Products and Services and to work closely with you to ensure that your expectations are being met from the very beginning of the project and throughout.

The enclosed proposal details our plans for accomplishing your Cloud One UC Glen Cove Youth Bureau Door Entry, at the most competitive rates.

Please feel free to contact me directly at 516-801-3050 if you have any questions or require any additional information.

Thank you for your time and consideration. We look forward to working with you!

Regards,

John Di Caterino

Project Detailed Cost

VoIP Products

Name/Description	Price	Qty	Subtotal
GDS3710 HD IP Video Door System	\$599.00	1	
Powerful video resolutions up to 1080p • Built-in RFID chip reader for keyless entry • SIP/VoIP support allows for streaming of video feeds to multiple smartphones, SIP endpoints & software simultaneously • Built with a metal casing to make it waterproof and vandal resistant • Built-in hemispheric camera allows for 180 degree wall-to-wall coverage • Supports motion detection • Integrated PoE to power the device and provide network connection • Built-in microphone and speaker offers voice options and intercom functionality			\$599.00
Wall Flush Mount Install Kit for GDS3710	\$149.00	1	
Wall Flush Mount Install Kit for GDS3710			\$149.00
FOBS for Access Control	\$25.00	1	
(25) FOBS for Access Control mini Proximity key fobs			\$25.00
Electric Strike Lock	\$229.00	1	
Electric Strike Lock			\$229.00
Life Time Security Long Range 5 MP IP Camera	\$499.00	1	
Life Time Security Long Range 5 MP IP Camera			\$499.00
Altronics Power Supply	\$285.00	1	
115 Volts 60hz 10 amps 12 volt DC Power			\$285.00
4-Ports 100Mbps Unmanaged PoE Switch	\$189.00	1	
PoE Transmit Power and Data, distance up to 820ft, 4 PoE Ports + 1 Uplink			\$189.00
Reach UC Plus Soft Phone	\$25.00	8	
Reach UC Plus Soft Phone			\$200.00
		Subtotal:	\$2,175.00

Technical Service

Name/Description	Price	Qty	Subtotal
Door Lock Install and Wiring	\$1,000.00 / Fixed		
			\$1,000.00
Door Lock Install and wiring			
Professional Services-System and Network Implementation	\$500.00 / Fixed		
			\$500.00
Professional Services-System and Network Implementation for Door Phone			
			Subtotal: \$1,500.00

MRC: Monthly Recurring Charges

Name/Description	Price	Qty	Subtotal
Reach UC Softphone	\$39.95 / MRC:No Contract	1	
			\$39.95 / MRC:No Contract
Reach UC Softphone Intercom and Video-Included hardware and software maintenance			
			Subtotal: \$39.95 / MRC:No Contract

Total cost: **\$3,675.00**
 + **\$39.95 / MRC:No Contract**

Project Payment Terms



Tel-One
5 Brewster Street Unit 2 # 257 Glen Cove, NY, 11542

www.tel-one.com info@tel-one.com

Q-100707	Nov. 28, 2018
Glen Cove Youth Bureau	Spiro Tsirkas
128 B Glen Street	Glen Cove New York 11542
* Equipment & Installation	\$3,675.00
* Monthly Subscription	\$39.95 / MRC:No Contract
Payment Terms:	\$3,675.00
50% Upon Acceptance	\$ 1,837.50
50% Upon Installation	\$ 1,837.50

*Terms of monthly price * shall be paid by Credit Card, ACH or business check for the delivery of the goods as described above.

*Monthly Service requirements : First Month and Last Month due on Purchase Agreement

<http://www.tel-one.com/terms-of-services/>

Upfront Charges: If the Order Form sets forth any Non-recurring charge, then payment in full of those charges is required and due as of the date of the signature of the order form and this Agreement.

Activation of Services: Following the installation of the Services, Tel-One Engineers will activate the Service. Once routing is established between the CPE and the Tel-One Cloud One PBX, the Service implementation will be complete and billing will begin.

Rates & Billing: Customer shall compensate according to the rates and charges set forth in the Order Form. All rates are quoted in United States dollars. All non-recurring and recurring charges are billed in advance; all usage charges are billed in arrears.

Payment: Due as of the due date on the bill, except for invoices on non-recurring charges (NRC) which are due at the end of the week where such charges are incurred. If Customer selected e-billing, Customer agrees to accept any bills and other correspondence sent to the email address that Customer provided above or any other email address that Customer provides as if it was physically mailed to them. If Customer would like to opt out of e-bill, Customer understands that Customer must contact Customer Service. If Customer provided their credit card or bank account number above and selected auto-pay, Customer understands that the amount due

on their bill will be automatically deducted from their provided bank account or credit card on or about the due date on their bill, that Customer is fully responsible to ensure that there are sufficient funds or credit available for that bill, and for any fees charged by their bank including insufficient fund fees. Unless otherwise specified, taxes and surcharges are not included in either monthly recurring charges or NRC. Taxes and surcharges are due when the underlying charge giving rise to the tax or fee is due.

Taxes: Customer shall pay, all federal, state, and local tax laws, and all authorized regulatory surcharges, applicable to transactions occurring under this Agreement, including but not limited to Universal Service and like assessments.

Early Termination Fee: If Customer terminates this Agreement, or this Agreement is Terminated for any reason pursuant to this paragraph, Customer shall pay an Early Termination Fee equal to the number of remaining months until the end of the Term multiplied by the Monthly Recurring Charge set forth in the Order Form(s).

Tel-One shall provide the services set forth below, on the Order Form and on any service attachments, pursuant to the Terms and Conditions available at <http://www.tel-one.com/terms-of-services/>. If the Terms and Conditions are inconsistent with any terms or provisions in this Agreement, the terms of this agreement shall govern. Customer understands that the Terms and Conditions are subject to change. Customer agrees to visit the Terms and Conditions page periodically to review any such revisions. If Customer does not agree with the change, Customer will immediately cease use of the service. Customer agrees that their continued use of the service after revision is an acceptance of those terms of service.

This Agreement will commence on the Effective Date and remain in effect for a period of 3 years, unless sooner terminated in accordance with the provisions of this Agreement. The term of this Agreement will automatically renew for successive one month periods, unless terminated by written notice by any Party provided to the other Party no less than 30 days prior to the end of the initial term or any renewal term.

By accepting the Quote, I am certifying that I have authority to bind the Company listed below, and that I do so bind the Company; that I have read the order form, and the attached terms and conditions and any other attachments (collectively, the "Quote"), and that I agree to bind the Company to the terms of the Order.

Service Level Agreement



Service Level Agreement (SLA)

Standard support includes non-emergency or non-critical changes by telephone or email. Standard support is available weekdays from 8:30 am Eastern Time to 5:30 pm Eastern time Monday to Friday. Calls received outside of office hours will be forwarded to a mobile phone and best efforts will be made to respond to the call; however, no action can be guaranteed until the next working day. Emails received outside of office hours will be collected; however, no action can be guaranteed until the next working day.

Tel-One will make an initial response to service related incidents and/or requests submitted by the Customer within the following target response times:

- Within 2 Business Hours for issues classified as High
- Within 4 Business Hours for issues classified as Medium
- Within 24 Business Hours for issues classified as Low
- "Business Day" means regular business days in the USA, except U.S. public holidays
- "Business Hour" means between 8:30 am to 5:30 pm Eastern Time, Monday through Friday (Business Days only) Severity Level

(Priority) Tel-One Severity Definitions

1. High Catastrophic problem that severely impacts Customer's use of the Tel-One network at even a minimal level; Customer's system is down or not functioning; loss of data.
2. Medium Problems in which use of the Tel-One network in Customer's operation is somewhat disrupted but there is capacity to remain productive and maintain necessary business-level operations.
3. Low General use questions; set up or changes to Customer set-up; requests and recommendations for future product enhancements or modifications; billing issues. There is no impact on the quality, performance or functionality of the Tel-One network.

Hardware SLA

If any hardware at a Customer site which is provided by Tel-One fails, Tel-One will drop ship new equipment to the Customer within 24 hours. Failed equipment is covered solely by any manufacturer warranty or the provisions of the Customer contract.

Tel-One may substitute different models of hardware or software, including those from a different manufacturer. Tel-One will provide on-site support for system failures if separately contracted by Customer. For out of service or out of warranty equipment, Tel-One on-site support for installing any such equipment is available upon request based on T& M. For Larger deployments Tel-One will provide a minimum of each model equipment to be retained to client site for backup purpose.

Signed by:

Glen Cove Youth Bureau

Date

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

GENERIC ENVIRONMENTAL IMPACT STATEMENT

DRAFT SCOPE

January 15, 2019

CONTENTS

1.0	INTRODUCTION	1
2.0	DESCRIPTION OF ACTION	2
3.0	LOCATION.....	6
4.0	PURPOSE AND INTENT OF DRAFT SCOPE	6
5.0	INVOLVED AND INTERESTED AGENCIES AND REQUIRED PERMITS, APPROVALS AND/OR REVIEWS	7
6.0	POTENTIAL MODERATE OR LARGE IMPACTS IDENTIFIED BY THE EAF PART 3/ DETERMINATION OF SIGNIFICANCE	7

1.0 INTRODUCTION

The proposed Draft Generic Environmental Impact Statement (“DGEIS”) for the draft Brownfield Opportunities Area (“BOA”) Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor, including all essential calculations, analyses, tables, maps, figures, appendices and written MATERIALS will assist the lead agency (the Glen Cove City Council) in:

- complying with the standards, requirements and procedures of 6 NYCRR Part 617, State Environmental Quality Review Act (“SEQRA”);
- identifying and assessing potential adverse environmental impacts from the proposed Action;
- developing reasonable and appropriate environmental impact prevention and/or mitigation methods and strategies to reduce impacts to the maximum extent practicable; and
- adoption of a Statement of Findings and the rendering of a final decision (“Determination of Significance”) in accordance with SEQRA in connection with the adoption and implementation of the BOA Step III Implementation Strategy.

A copy of this Draft Scope will be forwarded to the New York State Department of State (“NYSDOS”), as an involved agency responsible for administering BOA funding and oversight, and will be made available for the public for review at the City Clerk’s office and on the City’s website. A notice of a Positive Declaration and filing of a Draft Scope for the completion of a Draft Generic Environmental Impact Statement (“DGEIS”) will be filed with the New York State Department of Environmental Conservation’s (“NYSDEC’s”) Environmental Notice Bulletin (“ENB”), as well as a newspaper of general circulation, immediately following the City Council’s acceptance of the Draft Scope. The notices shall indicate that a Positive Declaration has been adopted by the Lead Agency in this subject matter and a Draft Scope outlining the proposed scope

and content of the DGEIS has been prepared. The notices shall also indicate that the applicable materials are available for public and agency review at the City Clerk's office and online and that written comments and recommendations regarding the necessary scope and content of the required DGEIS will be accepted until the close of business on February 15, 2019.

After the Draft Scope has been reviewed and the public comment period has closed, the draft Scope will be finalized (i.e., Final Scope). The DGEIS will be prepared in accordance with the Final Scope and evaluated for consistency with the Final Scope, prior to the DGEIS being accepted for public review to ensure that its scope and content are consistent and sufficient to adequately analyze and address the pertinent issues identified by the Determination of Significance/Positive Declaration and substantive and related input received by agencies and the general public.

2.0 DESCRIPTION OF ACTION

The proposed Action is the Adoption and Implementation of the Orchard Neighborhood and Sea Cliff Avenue Corridor Brownfield Opportunities Area (“BOA”) Implementation Strategy. A BOA Plan consists of a Step II Nomination, which was previously prepared and designated by New York State in 2015, and a Step III Implementation Strategy. The action under review is the Step III Implementation Strategy. The Step III phase of the BOA project focuses on implementation of the goals and recommendations of the adopted Step II Nomination Study. The Step III Implementation Strategy provides the foundation for private redevelopment and revitalization of strategic areas within the BOA, recommendations for amendments to the City Zoning Code to permit desired redevelopment and revitalization, and to provide support for recommendations related to economic development, transportation, energy and green infrastructure. The following provides a summary of the sections contained in the Step III document.

- Section 1.0 provides an introduction, background information, and organization of the document.
- Section 2.0 contains a project description and boundary map identifying the areas of interest.
- Section 3.0 contains a summary of the community participation that has occurred since 2012.
- Section 4.0 provides an updated analysis of the BOA that provides additional analysis pertinent to the implementation strategy as well as summaries of technical studies performed as part of the BOA Step III Implementation Strategy (including a pedestrian/bicycle use enhancement plan and parking needs assessment, green infrastructure engineering report and analysis of renewable energy resources within the BOA)
- Section 5.0 provides the implementation strategy for each of the strategic sites and areas, the cost benefit analysis for each, proposed land use and zoning, a summary of the economic analysis, implementation projects, local management structure, regional, state and local actions and programs for implementation.

In 2015, the NY Secretary of State designated the Orchard BOA, making it eligible for the funding to prepare the Step III Implementation Strategy.

Summary of Recommendations from the BOA Step II Nomination and Coles School Addendum

A summary of the recommendations incorporated into the BOA Step II Nomination and Coles School Addendum for the strategic areas is provided below to serve as background for a description of the work that has been completed throughout this BOA Step III Implementation Strategy process and in support of the development of recommendations for further implementation that are the focus of the Step III.

- Pursue improvements within the Orchard Neighborhood so that it becomes an attractive, walkable, vibrant neighborhood with improved linkages to the rest of Glen Cove.
- Require that new development within the Orchard Neighborhood be consistent with the established character of the neighborhood and highlight the area's unique historic and natural settings.
- Pursue public amenities and infrastructure improvements.
- Provide for increased recreational opportunities for residents.
- Encourage new commercial investment in the industrial area along Sea Cliff Avenue that will provide employment opportunities, enhance the City's tax base while avoiding direct competition with existing businesses.
- Facilitate redevelopment that could include large scale retail, light industry and distribution/warehousing.
- Conduct an analysis of street lighting to identify improvements to improve circulation, safety, visual appeal and energy efficiency.
- Study need for shared parking within the Orchard Neighborhood.
- Improve transportation and circulation at the Sea Cliff Avenue/Cedar Swamp Road/Pratt Boulevard intersection as it relates to commercial redevelopment on Sea Cliff Avenue.
- Enhance quality of life within the Orchard through continued code enforcement actions, enhancement of pedestrian circulation and beautification program.
- Prepare an engineering study to identify Green Infrastructure solutions for stormwater management and identify new green space within the Orchard.
- Improve pedestrian circulation by providing a connection between the north end of Hazel Street and the Glen Street Long Island Rail Road ("LIRR") Station, a reinvigorated Sea Cliff Avenue area, and providing a safe route to the City Day Care facility.
- Promote the Redevelopment Incentive Overlay District (RIO-ON) as a zoning tool for positive redevelopment within the Orchard.
- Pursue a Transit Oriented Development (TOD) at the Glen Street Station.
- Identify reuse opportunity for the former Coles School which preserve the existing building and provide an opportunity to maintain recreational use in the rear.

The strategic sites identified by the Step II BOA were the three properties located on Sea Cliff Avenue which are part of the NYSDEC State Superfund Program: the Photocircuits, Pass & Seymour, and Pall Corporation sites, as well as the City-owned property located on the west side of Pratt Boulevard (north of the former Pall Corporation property) developed with the Glen Cove Child Day Care Center. In 2013, the Coles School Addendum was prepared, and while recommendations were provided for this site and the BOA boundary was updated to include the property, it was not included in the updated figure as a strategic site. However, for the purpose of this Step III Implementation Strategy, the Coles School was considered a strategic site. The

strategic area identified by the BOA Step II Nomination encompassed the Orchard Neighborhood and commercial property south of the Glen Street LIRR Station.

Analysis and Recommendations for Strategic Sites and Areas

As part of the Step III Implementation Strategy, an analysis of potential reuse was conducted for each of these properties, as well as for the City owned parking lot on Capobianco Street. This included the following special analyses and studies:

- Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and pending construction (See Section 4.4 of the Step III Implementation Strategy);
- Cost benefit analysis to evaluate the development scenarios for strategic sites (See Section 4.4 and subsections of Section 5.1 of the Step III Implementation Strategy);
- Environmental Summary – prepared to analyze the current status of each of the Superfund sites within the BOA and identify potential additional sites within the BOA where there may be obstacles to redevelopment due to environmental considerations (See Section 4.5 of the Step III Implementation Strategy);
- Transportation Engineering Study (Pedestrian and Bicycle Use Enhancement Study and Parking Needs Assessment) which provides recommendations for the Orchard Neighborhood (see Section 4.6 and Appendix D of the Step III Implementation Strategy);
- Green Infrastructure Engineering Report which identifies potential locations for the installation of rain gardens or other green infrastructure alternatives to traditional stormwater management techniques (see Section 4.7 and Appendix E of the Step III Implementation Strategy);
- An evaluation of alternative energy options (See Section 4.8 and Appendix F of the Step III Implementation Strategy)
- Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and housing pending construction (See Section 4.4 of the Step III Implementation Strategy); and,
- Phase I Environmental Site Assessment and estimates for remediation for the former Coles School (See Appendix H of the Step III Implementation Strategy).

Background information for each of the sites and evaluation of conceptual redevelopment strategies are presented for each of the strategic sites/areas in Section 5.0 and highlights are summarized below. First listed are two success stories which identify implementation actions that have occurred and were enabled by the funding provided by the NYSDOS BOA Program. This is followed by descriptions of strategic sites where future actions are recommended to support redevelopment.

- Pall Corporation: A site plan was approved by the City Planning Board for the redevelopment of this Superfund Site with a self-storage warehouse. Through coordination with the property contract vendee and input from the BOA Steering Committee an improved plan was prepared that incorporated higher quality architecture, and an access easement through the site to the Day Care property.
- Former Coles School: The BOA funding supported the City in an evaluation of alternative redevelopment options and assistance in identifying a purchaser for the western portion of the site so that the former Coles School building could be reused for educational purpose and the eastern portion of the site will remain as City-owned property for community beneficial use. The funding paid for an appraisal report/market evaluation/developable site analysis, a Building Assessment

Report, a Request for Expressions of Interest and review, a Phase I Environmental Site Assessment and evaluation of remediation costs for the school building, preparation of conceptual reuse plans for the eastern portion of the property, preparation of subdivision plans and applications as well as planning review to assist in the ultimate sale of the western portion of the property to Tiegerman Schools.

- Photocircuits/Pass & Seymour sites: Through this process, the BOA funding has assisted in review of conceptual redevelopment strategies for these Superfund properties located on the south side of Sea Cliff Avenue. The mix of uses identified in the Step II BOA requires an amendment to the current zoning code. A number of site-specific criteria were identified, and appropriate uses were characterized in preparation of recommended code amendments for the I-2 District, which are provided in Appendix I of the Step III Implementation Strategy. The intent of the amended language is to allow a range of additional large-scale uses (retail, recreational, and/or hotel) and supplementary uses which do not compete with downtown, while continuing to allow industrial uses now permitted in the district. Direct access to the State highway would be required, as would a minimum lot area of 10 acres. This amendment to the I-2 District would encourage redevelopment of this strategic site.
- The Orchard Neighborhood: A number of recommendations apply to the Orchard Neighborhood. The Transportation Study identified several improvements for lighting, sidewalks and improving circulation. It was recommended that the City-owned parking lot on Capobianco Street be improved to include a rain garden and shade trees and continue to provide parking for residents of the area, but that the “Tenant Parking Only” sign be removed and replaced with signage indicating parking for residents of the Orchard Neighborhood. Through the analysis it was found that no smaller redevelopment projects have occurred within the neighborhood since the adoption of the RIO-ON Overlay District code in 2010. Recommended Code amendments to incentivize redevelopment reduce thresholds including amending building height and off-street parking location requirements, as well as reducing the gross lot area required per townhouse unit and usable recreational yard requirements to make redevelopment. Finally, there have been requests to the Zoning Board of Appeals (“ZBA”) over the years to provide area relief for sites to enable conversion to two-family homes where the property is less than 7,500 SF in size as required by the R-4 District. To encourage future redevelopment under the RIO-ON (which would permit additional density), it is recommended that the ZBA be asked to consider not providing relief to allow two-family homes where insufficient lot size is available.
- TOD Area: The BOA funding allowed the City to explore the potential for TOD to occur in the future on the privately owned property zoned I-2 Industrial that is located adjacent to the Glen Street Station. Meetings were held with the MTA and LIRR to discuss an option that would permit the use of the MTA parking located within the LIRR right of way. An economic analysis was prepared to identify the economic feasibility of the redevelopment of the site with affordable housing and a limited amount of commercial space. A conceptual plan was prepared by a local architect who identified a means by which the eastern portion of the property could be developed with commercial space where the existing gym could relocate, and subsequently residential building constructed so that the gym would not be displaced. To achieve this goal in the future, it was recommended that the Zoning Map be amended to extend the RIO-ON District to include this site and amend the RIO-ON District language to incorporate an option for TOD. Code amendments that would allow incentives for redevelopment on a minimum lot area of 40,000 SF within 500 feet of the Glen Street Station are presented in Appendix I of the Implementation Strategy.

Additional Studies Funded through the Implementation Strategy

- Urbanomics Inc. prepared an analysis of housing needs which found that even when factoring in pending developments and developments under construction, there will still be an unmet demand for residential units in the City.
- Gedeon GRC Consultants completed a Transportation Report focusing on various transportation related conditions within the Orchard Neighborhood, including existing parking regulations, on-street parking availability, sidewalk conditions, traffic circulation, bicycle usage, pedestrian amenities, curb cuts, street lighting, and American with Disabilities Act (ADA) compliance and is included as Appendix D of the Implementation Strategy.
- NP&V with engineers at Nelson & Pope (“N&P”) performed a sub-watershed assessment and identified potential green infrastructure projects within the Glen Cove BOA Study Area. The engineering report provided in Appendix E of the Implementation Strategy identifies 22 potential projects for implementation of green infrastructure to reduce the volume of runoff and reduce the pollutant load of runoff that is directed to Glen Cove Creek.

3.0 LOCATION

The Orchard Neighborhood and Sea Cliff Avenue Corridor BOA is located north of the City of Glen Cove/Town of Oyster Bay municipal boundary and north of Glen Head Country Club; south of the Long Island Railroad; east of the Long Island Railroad; and west of Cedar Swamp Road in the City of Glen Cove, Nassau County, New York. In addition, the proposed action includes the Coles School property which is located on the east side of Cedar Swamp Road. See attached Location Map.

4.0 PURPOSE AND INTENT OF DRAFT SCOPE

The DGEIS will focus on environmental issues of concern (i.e., potential moderate and/or large environmental impacts) that were identified in the Positive Declaration or by substantive environmental comments relating to scope and content submitted by involved and interested agencies and the general public. It will provide the background, information, and analyses necessary to assist the City in fulfilling SEQRA’s “hard look” mandate and ensure that the final DGEIS document fully conforms to the standards, specifications and procedures of 6 NYCRR Part 617, Sections 617.10, “Generic Environmental Impact Statements” and 617.9, “Preparation and Content of Environmental Impact Statements.”

The Proposed Action has the potential to result in one or more moderate and/or large environmental impacts; therefore, additional environmental review in the form of a Generic Environmental Impact Statement (“GEIS”) is necessary so that potential environmental impacts can be more fully identified, vetted, assessed, and mitigated to the maximum extent practicable as required by SEQRA.

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

The only “involved agency,”¹ besides the City of Glen Cove City Council is the NYSDOS which provided the funding for the BOA Step II Nomination and Step III Implementation Strategy and provided oversight over the BOA process and review. A preliminary list of interested agencies is provided below:

- Nassau County Planning Commission;
- City of Glen Cove Planning Board;
- City of Glen Cove Zoning Board of Appeals;
- Town of Oyster Bay;
- Village of Sea Cliff; and
- NYSDEC.

The proposed DGEIS will contain a section that will specifically address future development related actions that may occur pursuant to the Step III Implementation Strategy and required mitigation and thresholds for any additional environmental reviews if necessary. These actions may require other permits and approvals at that time.

6.0 POTENTIAL MODERATE OR LARGE IMPACTS IDENTIFIED BY THE EAF PART 3/ DETERMINATION OF SIGNIFICANCE

1. Impact on Land: Potential moderate and/or large impacts on land from the implementation of the Step III Implementation Strategy may include future clearing of wooded areas, development and/or redevelopment in areas having steep slopes that may equal or exceed 15 percent gradients, and possible erosion and sedimentation, especially in areas containing NYSDEC wetlands and the surface waters of Glen Cove Creek. The adoption of the Step III BOA recommends a number of actions to revitalize the area including zoning amendments that may result in future development and redevelopment that could alter existing development patterns, development density, land coverage, yard setback requirements and other related factors that should be further assessed. In addition, implementation of the proposed action will involve demolition and construction that will take place intermittently, over multiple projects and phases, including redevelopment of sites, pre-construction projects and infrastructure improvements and/or will last more than one year, and potentially resulting in a moderate impact.
2. Impact on Surface Waters and Wetlands: Glen Cove Creek and mapped NYSDEC freshwater wetlands are present within the BOA. Due to the presence of these features, water quality and creek/wetland ecology could be adversely affected by clearing within adjacent areas, soil erosion, development-related stormwater runoff, sedimentation,

¹ SEQRA defines “Involved agency” as “an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an ‘involved agency’ notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an ‘involved agency’.”

turbidity, and the introduction of pollutants from hazardous site remediation activities, and demolition and construction. Additional review and assessment of potential moderate to large impacts on Glen Cove Creek, drainage, and riparian wetlands is needed.

3. **Impact on Groundwater:** The proposed action includes actions that will encourage the ongoing cleanup of existing contaminated properties including but not limited to Superfund sites within the BOA to allow for safe, healthy, and sustainable development and redevelopment. Existing contamination coupled with cleanup activities, site disturbance and future land uses could affect groundwater if activities are not properly managed and implemented. The BOA is adjacent to but is outside of the Oyster Bay Special Groundwater Protection Area (“SGPA”) and this will be confirmed in the GEIS. Existing groundwater contamination and benefits of cleanup under the DEC approved remediation plans and potential impacts related to future land uses will be summarized.
4. **Impact on Flooding:** As previously indicated, the Glen Cove Creek river channel traverses the BOA and areas of adjacent riparian freshwater wetlands are present. Despite the presence of these features, Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps indicate that the BOA is within a “FEMA X zone” which is considered an upland area that is expected to be unaffected by the 100-year and 500-year rain-fall events. Significant flooding issues are therefore not anticipated within the BOA if stormwater runoff is properly contained and recharged but due to the presence of the creek the issue of potential flooding will be briefly addressed in the GEIS to confirm this conclusion.
5. **Impact on Air Resources:** No significant impact on air resources or air quality is anticipated by the implementation of the proposed BOA with the exception of possible soil vapor intrusion into buildings from volatile organic compound contamination on some sites. This issue will be further evaluated and addressed in the GEIS along with other issues in a section on hazardous site conditions and remedial activities (see also Section 16, “Impact on Human Health,” below which will address the issue of hazardous site conditions and human health). No other potentially significant air quality issues were identified.
6. **Impact on Plants and Animals:** No significant impact to plants or animals was identified based on available information. The area is mostly developed (urbanized); however, some woodlands, wetlands and Glen Cove Creek do exist and could have some ecological value. Although significant impacts have not been identified, additional assessment of existing ecological conditions in the wooded and wetland areas is warranted and should be included in the GEIS.
7. **Impact on Aesthetic Resources:** The adoption of the Step III will enable the City Council to consider zoning map and code amendments that would result in a TOD at the Glen Street Station. This site is visible from the rail line and thus the redevelopment project would be visible during routine travel by visitors, residents and commuters. This may result in an aesthetic impact that will be addressed in the GEIS to identify any appropriate mitigation techniques and strategies for future implementation actions to ensure that significant impacts do not result. The proposed zoning and future development and redevelopment of

the BOA is expected to provide an overall benefit in terms of eliminating blight, providing housing alternatives, and enhancing the visual quality and character of the built environment. Site plan reviews for future development and redevelopment will consider such issues as zoning, land use, siting of buildings and structures, landscaping, screening, architecture, signage, code compliance and other factors to ensure that significant impacts on aesthetic resources will not occur.

8. **Impact on Historic and Archaeological Resources:** There is one “listed” National Register of Historic Places landmark in the BOA (i.e., Sea Cliff Railroad Station) and three “eligible” National Register of Historic Places landmarks in the BOA, including the Greek Orthodox Church and Office, Glen Street Long Island Rail Road Station, and the Coles School. A portion of the west side of the BOA is also located within a designated New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) archaeologically sensitive area suggesting the possible presence of archaeological resources in the area, especially in currently undeveloped areas. NYSDEC’s EAF Environmental Mapper also suggests that an archaeological site is present in the area; however, no information was found on OPRHP’s Cultural Resources Information System (“CRIS”) regarding this site. Further assessment and coordination appears necessary to determine the presence or absence of this archaeological site and any possible impacts and mitigation strategies if it is present. Based on the preceding information, moderate to large impacts on historic and archaeological resources is possible and further evaluation appears necessary in the GEIS to mitigate future actions.
9. **Impact on Transportation:** The proposed action is the adoption of the BOA Step III which makes recommendations for transportation improvements related to sidewalks, lighting and provision of adequate parking for new development. The potential for traffic related impacts are related to recommendations for amended zoning that would enable redevelopment which varies from what is permitted under the current zoning. Following adoption of the BOA Step III, the City may consider the recommended zoning amendments and as proposed, the resulting development would be expected to increase traffic over the current levels. The sites which could, under the recommended zoning amendments, have the potential for development that varies from the development permitted under the current zoning include properties of at least 10 acres on Sea Cliff Avenue – which would be required to have direct access to Glen Cove Road and a transit oriented development (“TOD”) near the Glen Street LIRR Station. These potential increases in traffic and need for parking should be addressed in the GEIS and the need for future traffic impact analysis identified for redevelopment projects.
10. **Impact on Energy:** Significant impacts on energy resources are not expected but will depend on the exact nature and scale of future land uses, the use of energy conservation techniques as proposed, and ensuring green and energy conserving site designs (e.g., efficient outdoor lighting, etc.). New development will be required to adhere to contemporary building and energy codes and developers will be urged to maximize energy conservation. Appendix F of the BOA Step III Implementation Strategy includes a Renewable Energy Analysis and a variety of recommendations. A brief discussion of

energy will be provided to summarize proposed mitigations inherent in the Implementation Strategy.

11. Impact on Noise, Odor, and Light: Issues related to odors are not anticipated but are contingent upon the type and scale of uses that may be established in the future. Temporary and intermittent noise is a normal part of demolition, site remediation, clearing, grading, construction, and occupation and operation of future land uses. The presence of nearby sensitive noise receptors can exacerbate the potential for noise related impacts. These impacts are largely controlled by the City's Noise ordinance and Code enforcement activities; particularly, restrictions on the days of the week and hours of the day that demolition and construction activities may be performed and maximum noise levels at certain times of the day and night during site occupation and operations. Significant impacts are not expected; however, a brief discussion of these topics should be included in the GEIS.
12. Impact on Human Health: The main issues associated with human health have to do with existing site contamination (Superfund sites, hazardous materials spills and leaks, etc.) on some sites and the methods and precautions implemented to prevent human exposure. Institutional controls may be in place through the NYSDEC which may affect future land use in the area and help to prevent potential impacts and will be identified. Dust and pollutants attached to or contained within soil can affect air quality or be transported by runoff and deposited into surface waters and wetlands or can be recharged into groundwater. Potential moderate to large impacts may result from site disturbance and this topic should be further evaluated in the GEIS.
13. Consistency with Community Plans: The proposed action recommends future zoning amendments that would affect land use, development patterns, development density and other zoning parameters that vary from development under existing zoning (See Section 1, "Impact on Land"). Through the Step II and Step III processes, the City conducted public outreach to identify the City's vision for the strategic sites within the BOA. The GEIS will identify inconsistencies with adopted community plans as related to the obstacles the area faces specific to strategic sites, the existing land use and provide the analysis used to assess redevelopment scenarios in the GEIS to ensure that significant impacts do not occur.
14. Consistency with Community Character: Impacts on community character could occur during the implementation of the Step III recommendations but effects on community character are expected to be largely beneficial due to the anticipated remediation of sites, demolition of blighted buildings and reconstruction under more appropriate zoning and contemporary environmental and design standards and specifications. One of the central purposes of the BOA Step III is to clean up and revitalize the area to enhance community character, protect public health and economically revitalize the area. Impacts on community character are not expected to be significant but will be briefly discussed in the context of land use and zoning.

7.0 DRAFT OUTLINE AND FORMAT OF DGEIS

The proposed scope, content and general format of the DGEIS are as follows:

Cover Sheet

Inside Cover Sheet

Table of Contents

1.0 Executive Summary

2.0 Description of the Proposed Action

- 2.1 Introduction (*Describe the overall purpose of the DGEIS and the anticipated SEQRA process based on the procedural requirements of 6 NYCRR Part 617. Discuss how future actions (i.e., development within the BOA) must be evaluated for consistency with the final Statement of Findings for the action, and if found to be consistent, may be covered by the proposed GEIS, or alternatively, may require additional SEQRA review, if not previously considered or adequately considered, in compliance with applicable SEQRA procedures.*)
- 2.2 Study Area Location and Description (*Describe and map the boundaries and location of the BOA relative to the City/Town boundary, area streets and intersections, and adjacent/nearby landmarks, neighborhoods, and/or special districts; provide a brief description of the existing BOA in terms of its general character, land use pattern, zoning and overall environmental conditions and/or other significant features.*)
- 2.3 Project Background, Public Need and Objectives, NYSDOS & City Objectives, and Benefits (*Provide a brief history of the evolution of the Proposed Action. Relate the Proposed Action to City and/or other applicable governmental goals/objectives; discuss the BOA's overall purpose and the residential and business community's need for the Proposed Action; provide a list of benefits that will accrue to the City/area neighborhoods and business community from the Proposed Action.*)
- 2.4 Description of the Proposed Action (*Provide a detailed description of the Proposed Action including possible changes in redevelopment following zoning amendments as recommended in the BOA Step III).*
- 2.5 Required Permits, Approvals and Reviews (*Provide brief discussion of SEQRA process and review stages required for the Proposed Action; list all required permits, reviews and approvals. Describe future SEQRA-related actions/reviews that are necessary after adoption of the Proposed Action. Indicate the degree to which future actions will be covered by the GEIS and its Findings Statement and under what general circumstances additional SEQRA review may be required for future projects and site specific actions).*
- 2.6 Public Outreach and Community Participation (*Discuss any community participation and public outreach that was conducted prior to the DGEIS; discuss SEQRA process and any future public outreach that is proposed and/or required).*

3.0 Existing Conditions, Impacts and Mitigation

3.1 Land Use, Zoning and Plans

3.1.1 Existing Conditions

3.1.1.1 Land Use (*Provide a description of existing land uses from the BOA Step III in the Study Area based on general category of use; describe development patterns, and general scale of development; note any existing trends in this pattern or general land use conditions, identify BOA neighborhoods and adjacent neighborhoods.*)

3.1.1.2 Zoning (*Provide a description of existing zoning and zoning patterns in the Study Area; note general uses that are currently permitted in the BOA and describe any existing overlay districts that affect the BOA.*)

3.1.1.3 Plans (*Provide brief descriptions of any relevant land use plans and/or other studies for the area that may contain pertinent recommendations for the BOA.*)

3.1.2 Impacts (*Conduct a general land use, zoning and plan consistency impact analysis of the Proposed Action.*)

3.1.2.1 Land Use (*Describe any significant changes in pattern, scale and anticipated development density; discuss suitability, general compatibility and conflicts of permissible uses and development patterns; utilize figures, tables, etc. if and as appropriate.)*

3.1.2.2 Zoning (*Analyze proposed zoning modifications relative to existing zoning and environmental conditions; describe anticipated changes from future zoning amendments, if any; Utilize figures, tables, etc. as appropriate.)*

3.1.2.3 Plans (*Describe general consistency of Proposed Action to applicable recommendations of any local land use plans that may contain pertinent recommendations for the BOA.*)

3.1.3 Mitigation

3.2 Community Character

3.2.1 Existing Conditions

3.2.1.1 Visual Character (*Provide a general summary of existing visual/aesthetic conditions and the general character of the BOA and its surroundings; use photographs, maps, aerial photographs as applicable.)*

3.2.1.2 Noise and Lighting (*Briefly and generally describe anticipated existing ambient noise and identify any sensitive noise receptors in the BOA that could be affected by noise or outdoor lighting.)*

- 3.2.1.4 Historic and Archaeological Resources (*Using Federal and State Register of Historic Places lists and mapping data from the New York State Office of Parks, Recreation and Historic Preservation's Cultural Resources Information System ("CRIS"), applicable City resources or any other appropriate sources, list and describe the cultural features and characteristics of the BOA, including historic and archaeological resources and whether the BOA is in an OPRHP designated "archaeologically sensitive area."*)
- 3.2.2 Impacts (*Conduct a community character impact analysis of the Proposed Action that considers impacts on visual/aesthetic resources, noise and outdoor lighting, and historic and archaeological resources as applicable.*)
- 3.2.2.1 Visual Character (*Describe potential adverse and beneficial impacts on the visual character and any special aesthetic qualities of the Study Area; assess any potential impacts on nearby neighborhoods and community character; consider the general scale of future development as well as existing strategies that are proposed by the Step III Implementation Strategy or that are already in place to address visual and community character issues; discuss any potential impacts from implementing the Proposed Action.*)
- 3.2.2.2 Noise (*Generally and qualitatively describe the existing noise environment; discuss potential noise impacts from demolition, construction and revitalization and future land uses; discuss any relevant protections from the City's noise ordinance and identify any outstanding issues or concerns.*)
- 3.2.2.3 Historic/Archaeological Resources (*Describe potential impacts on the cultural resources within or adjacent to the BOA; identify buildings listed on the State and/or National Registers of Historic Places and any potential precautions or special circumstances related to these buildings; determine potential sensitivity with respect to cultural resources, including archaeological resources; identify any potential impacts, concerns and recommendations to protect features; note that areas that may be redeveloped have been significantly disturbed by past development and that existing historic structures such as the Coles School will be retained and adaptively reused.*)
- 3.2.3 Mitigation

3.3 Community Services and Utilities

- 3.3.1 Existing Conditions (*Identify available essential community services and facilities, local service providers, and energy utilities in the area; identify any facilities or infrastructure that currently exist in the proposed BOA such as sewers and public water and public schools; seek and summarize input received from community service providers regarding services, facilities and/or special equipment and*

infrastructure and service capacities; summarize community service outreach and/or meetings and include written responses in the DGEIS appendices; provide information on the current status of the following public/community services that serve the BOA:

- 3.3.1.1 Public Schools
- 3.3.1.2 Police Protection
- 3.3.1.3 Fire/Rescue/Ambulance protection
- 3.3.1.4 Water Supply
- 3.3.1.5 Sewer and Stormwater Management
- 3.3.1.8 Electric and Natural Gas Utilities

3.3.2 Potential Impacts (*Discuss potential for individual and cumulative impacts related to the Step III Implementation Strategy on the various community services based on input received, and qualitative assessment of demands and capacities; a general discussion regarding possible impacts on special districts will be provided; identify any potential impacts to the following services*).

- 3.3.2.1 Public Schools
- 3.3.2.2 Police Protection
- 3.3.2.3 Fire/Rescue/Ambulance protection
- 3.3.2.4 Water Supply
- 3.3.2.5 Wastewater and Stormwater Management
- 3.3.2.8 Electric and Natural Gas Utilities

3.3.3 Mitigation

3.4 Transportation Resources

3.4.1 Existing Conditions (*Review available traffic data based upon studies prepared for recent development projects in the area and available roadway count data from the County and State; identify and describe area streets and major intersections proximate to the Glen Street Station and Sea Cliff Avenue redevelopment areas; Include a discussion of current parking conditions, sidewalk conditions and lighting within the BOA based upon the report prepared by Gedeon for the BOA Step III*).

3.4.2 Impacts (*Prepare a trip generation comparison for development under the existing zoning vs. potential redevelopment under the proposed zoning for the TOD properties and the Sea Cliff Avenue sites. Assess the relative change in volume on area roadways and the suitability of the existing roadways to support the increased trips. Identify the benefits of implementation of the recommendations for sidewalk, parking and lighting*).

3.4.3 Mitigation

3.5 Water Resources

- 3.5.1 Existing Conditions (*Using narrative, mapping, tables and/or quantitative methods where possible; identify existing streams (Glen Cove Creek) and nearest surface waterbodies and/or wetlands; groundwater conditions; groundwater elevation; FEMA flood zone(s); any known drainage issues*).
- 3.5.2 Impacts (*Using quantitative and qualitative methods, discuss potential for impact to surface waters, wetlands and groundwater resources; discuss any method of sanitary wastewater handling, treatment and disposal; review NYSDEC Freshwater Wetlands and National Wetland Inventory maps; discuss drainage and potential pollutant loading from erosion, sedimentation and runoff into Glen Cove Creek; discuss stormwater management practices based on New York State Pollution Discharge Elimination System (“SPDES”) and any requirements for a State Water Pollution Prevention Plan (“SWPPP”) as applicable; examine compliance with New York State Stormwater Management Plan; identify any concerns related to flooding from Glen Cove Creek, if applicable; indicate potential for disturbance near creek or wetlands in areas that are currently natural; consider best management practices; indicate need for any NYSDEC wetlands permits*).

3.5.3 Mitigation

3.6 Ecological Resources

- 3.6.1 Existing Conditions (*There is one small undeveloped area on the northwest side of the BOA that contains existing natural woodlands. Glen Cove Creek flows through this area and freshwater wetlands may also be present; nevertheless, this area is mostly on land that comprises an undeveloped portion of the Pratt Boulevard right-of-way and would be under public ownership; provide brief discussion of general ecological conditions within the area and general habitat types that are present in this area; describe/list wildlife seen or known to be or likely to exist in this area, including any wetlands*).
- 3.6.2 Impacts (*Discuss possible changes in ecology which may occur as a result of any possible future clearing and site development and redevelopment in the BOA; discuss possible changes in wildlife use/occupancy of the area and changes to vegetation patterns and habitats*).

3.6.3 Mitigation

3.7 Soils and Topography

- 3.7.1 Existing Conditions (*The area affected by the proposed BOA Step III Implementation Strategy will be reviewed to identify existing soil types based on the Nassau County Soil Survey and USDA online resources; any areas that may be*

affected by the Implementation Strategy that contain steep slopes (>15 percent slopes) will be identified based on LIDAR and/or USGS topographic maps; the general properties and characteristics of the soils if such information is available (much of the area is expected to be urban fill or disturbed areas), and any significant potential development constraints that may pose issues or cannot be satisfactorily addressed through proper engineering or other mitigation methods will be identified; review NYSDEC databases and available reports to discuss existing contamination from hazardous sites to determine potential environmental conditions such as soil, soil vapor, groundwater, asbestos and lead paint).

- 3.7.2 Impacts (*Discuss potential impacts due to soil constraints; discuss any possible significant changes in site grading due to building construction; describe dust and erosion control measures incorporated into the study area; discuss potential surface and subsoil constraints, if any, and any possible future permitting processes that may need to be undertaken during construction; identify known hazardous environmental conditions and outstanding cleanup efforts based on a NYSDEC database review and assess whether additional investigation(s) such as Phase I or Phase II Environmental Site Assessments or ongoing or additional remediation may be necessary prior to redevelopment*).

- 3.7.3 Mitigation

4.0 Other Environmental Impacts

- 4.1 Unavoidable Adverse Environmental Impacts (*Provide a list and brief descriptions of those adverse impacts described and discussed in greater detail elsewhere in the document that cannot be avoided*).
- 4.2 Irreversible and Irretrievable Commitment of Resources (*Identify those natural and human resources to be substantially consumed, converted or made unavailable for future use as a result of the Proposed Action*).
- 4.3 Growth-Inducing, Secondary and Cumulative Impacts (*Growth-inducing aspects of actions include their direct and indirect effects that lead to or may promote additional/secondary/spin-off development in the area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of any possible significant potential growth will be assessed. Cumulative impacts are the potential impacts of a Proposed Action taken in conjunction with those of other active or anticipated nearby development projects or the overall combined effect of numerous potential impacts. If significant projects are proposed or pending approval on land abutting the boundaries of the Study Area, or significant growth is spurred outside the Study Area, these projects and other spin-off impacts will be considered. A summary of cumulative impacts associated with the proposed action will be provided*).

- 4.4 Energy Use and Conservation and Greenhouse Gas Emissions (*Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation*).
- 4.4.1 Energy Use and Conservation
- 4.4.2 Greenhouse Gas Emissions
- 4.5 Construction-Related Impacts (*Describe anticipated short-term demolition and construction-related impacts, general construction scheduling based on the City Noise ordinance including days, hours, season(s) and restrictions on major holidays will be noted and general overall timeframe of potential development and discuss potential for noise; identify general construction-related impacts and list mitigation strategies*).

5.0 Alternatives

- 5.1 Introduction
- 5.2 No Action Alternative (*Evaluate the No-Action Alternative where the status of existing land use, infrastructure and environmental conditions remain unchanged and compare this to effects under after implementation of the Proposed Action; provide conclusions*).
- 6.0 Future Actions (*Describe future actions and impact avoidance and mitigation strategies and techniques that should be implemented as necessary to protect environmental resources and conditions as part of future site-specific demolition, construction and other actions that implement the BOA Step III Implementation Strategy. Identify future actions which would require traffic impact analysis based on specific future development projects/site plan configuration, access and neighboring intersections*).
- 7.0 References (*Provide listing of the various documents and information sources utilized in the preparation of the DGEIS*).

Figures

Appendices

8.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DGEIS will be prepared in conformance with the Lead Agency's approved Final Scope of Work and the standards and specifications outlined in SEQRA Section 617.9, "Preparation and Content of Environmental Impact Statements." The DGEIS is intended to provide important and relevant qualitative and quantitative information and analyses to assist the lead agency (The City of Glen Cove City Council) and the New York State Department of State, as involved agencies, in the SEQRA decision-making process including the preparation of SEQRA Findings and the issuance of decisions on necessary approvals at the end of the process. The DGEIS will be concise but thorough, analytical but not encyclopedic. It shall be well-documented, accurate, and

consistent with the requisite standards and specifications of SEQRA. Technical information may be summarized in the body of the document and supplemental support materials will be attached in a separate appendix.

Information sources for the DGEIS include, but are not limited to the following: BOA Step II Nomination and BOA Step III Implementation Strategy; Records of Decision for the Photocircuits and Pass & Seymour Superfund Sites; Soil Survey of Nassau County, NY; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; City of Glen Cove Official Zoning Map; City of Glen Cove Code; GIS generated maps; SEQRA Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance, EAF narratives, and the City's adopted SEQRA Positive Declaration for this project; NYSDEC Freshwater Wetlands maps; NYSDEC's Environmental Mapper and Spills and Site Remediation databases; any previous Environmental Site Assessment Reports for land within the district; NYSDEC Ecological Communities publication (Edinger *et al.*, 2013); NYS OPRHP Cultural Resources Information System (CRIS) database; Long Island Index database; Institute of Transportation Engineers ("ITE") publication entitled Trip Generation, 10th Edition; available traffic and accident data and reports; Highway Capacity Manual; Rutgers demographic multipliers; input from consultations with involved agencies and City service providers; site and area inspections; and other sources as needed.

Impact prevention and mitigation techniques and strategies will be developed based on the specific results of the impact analyses but would include and not necessarily be limited to standard mitigations addressing soil erosion and sedimentation, stormwater controls, avoidance of areas that contain wetlands, adherence to existing laws and codes, traffic mitigations as needed, and others to be determined after environmental analyses are completed.

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: Adoption of the City of Glen Cove Orchard Neighborhood & Sea Cliff Avenue Corridor Brownfield Opportunities Area Step III Implementation Strategy		
Project Location (describe, and attach a general location map): n/o Glen Cove/Oyster Bay municipal boundary; e/o & s/o the LIRR; w/o Cedar Swamp Road plus the Coles School property, Glen Cove, NY (attached)		
Brief Description of Proposed Action (include purpose or need): See Attached		
Name of Applicant/Sponsor: City of Glen Cove, Glen Cove Community Development Agency		Telephone: See contact information below E-Mail: See contact information below
Address: City Hall, 9 Glen Street		
City/PO: Glen Cove	State: NY	Zip Code: 11542
Project Contact (if not same as sponsor; give name and title/role): Ann Fangmann, AICP, Executive Director		Telephone: (516) 676-1625 E-Mail: boafeedback@glencoecd.org
Address: City Hall, 9 Glen Street		
City/PO: Glen Cove	State: NY	Zip Code: 11542
Property Owner (if not same as sponsor): Numerous land owners, see Step III Implementation Strategy		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City Council of Glen Cove, Adoption of BOA Step III Implementation Strategy	January 2019
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York State Department of State, Brownfield Opportunities Area Program Funding & Oversight	Funding provided in 2015; approval of BOA Step III pending
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 Yes No only approval(s) which must be granted to enable the proposed action to proceed?

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s): Glen Cove Orchard Neighborhood and Sea Cliff Avenue Corridor BOA; Remediaton Sites:130089 , Remediaton Sites:130053B , NYS Heritage Areas:LI North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, Yes No or an adopted municipal farmland protection plan?

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-2 Peripheral Commercial District; LI Light Industry; I-1 Light Industry; I-2 Light Industry; R-4 One- and Two-Family Residence; RIO-ON Orchard Neighborhood Redevelopment Incentive Overlay District; and NB Neighborhood Business

b. Is the use permitted or allowed by a special or conditional use permit? N/A Yes No
c. Is a zoning change requested as part of the proposed action? Action is adoption of the BOA Step III which would set the Yes No stage for the following zoning actions:
If Yes,
i. What is the proposed new zoning for the site? Expansion of RIO-ON Overlay; new B-2 & R-4 districts (See BOA Step III Strategy for details)

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?
Dennis Brian Murray Park, Pascuci Soccer Field, Big Ralph Park, Glen Head Country Club (private)

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)? N/A Adoption of an Implementation Strategy to provide the basis for redevelopment - this section not required

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 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? If Yes, show numbers of units proposed.	<input type="checkbox"/> Yes <input type="checkbox"/> No		
One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	_____
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,		<input type="checkbox"/> Yes <input type="checkbox"/> No	
i. Total number of structures _____			
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length			
iii. Approximate extent of building space to be heated or cooled: _____ square feet			
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,			
i. Purpose of the impoundment: _____			
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____			
iii. If other than water, identify the type of impounded/contained liquids and their source.			
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres			
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length			
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____			
D.2. Project Operations			
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:			
i. What is the purpose of the excavation or dredging? _____			
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?			
• Volume (specify tons or cubic yards): _____			
• Over what duration of time? _____			
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____			
iv. Will there be onsite dewatering or processing of excavated materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, describe. _____			
v. What is the total area to be dredged or excavated? _____ acres			
vi. What is the maximum area to be worked at any one time? _____ acres			
vii. What would be the maximum depth of excavation or dredging? _____ feet			
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:			
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____			

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____ Yes No
- 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____ Yes No
- Name of district: _____ Yes No
- 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 Hydroflourocarbons (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)?	<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> Randomly between hours of _____ to _____.	
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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Estimate annual electricity demand during operation of the proposed action: _____	
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____	
iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	_____
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	_____
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____ _____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	_____
• Construction: _____ tons per _____ (unit of time)	_____
• Operation : _____ tons per _____ (unit of time)	_____
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	• Construction: _____ • Operation: _____
iii. Proposed disposal methods/facilities for solid waste generated on-site:	• Construction: _____ • Operation: _____

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 N/A - this section not required - though some responses automated by DEC EAF Mapper

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): _____

ii. If mix of uses, generally describe:

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			
• 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: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes,	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Identify Facilities: <hr/> <hr/>	
e. Does the project site contain an existing dam? If Yes:	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: <hr/> <hr/>	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• If yes, cite sources/documentation: _____	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: <hr/> <hr/>	
iii. Describe any development constraints due to the prior solid waste activities: _____ <hr/> <hr/>	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes:	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <hr/> <hr/>	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	
<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): _____
<input checked="" type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): 130089 , 130053B
<input type="checkbox"/> Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: <hr/> <hr/>	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): 130089 , 130053B , 130009 , 130053A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <hr/> <hr/>	

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Explain: _____ _____ _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils:	<input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site
f. Approximate proportion of proposed action site with slopes:	<input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site
g. Are there any unique geologic features on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe: _____ _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 885-40	Classification C
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe...	Approximate Size NYS Wetland (in a...)
• Wetland No. (if regulated by DEC) HV-1	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA	

m. Identify the predominant wildlife species that occupy or use the project site:	
n. Does the project site contain a designated significant natural community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Species and listing:	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide county plus district name/number:	
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. CEA name: SGPA	
ii. Basis for designation: Protect groundwater	
iii. Designating agency and date: Agency:Long Island Regional Planning, Date:3-19-93	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: Eligible property: GREEK ORTHODOX CHURCH AND OFFICE, Eligible property: GLEN STREET LONG ISLAND RAIL ROAD STATION,	
iii. Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification:	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

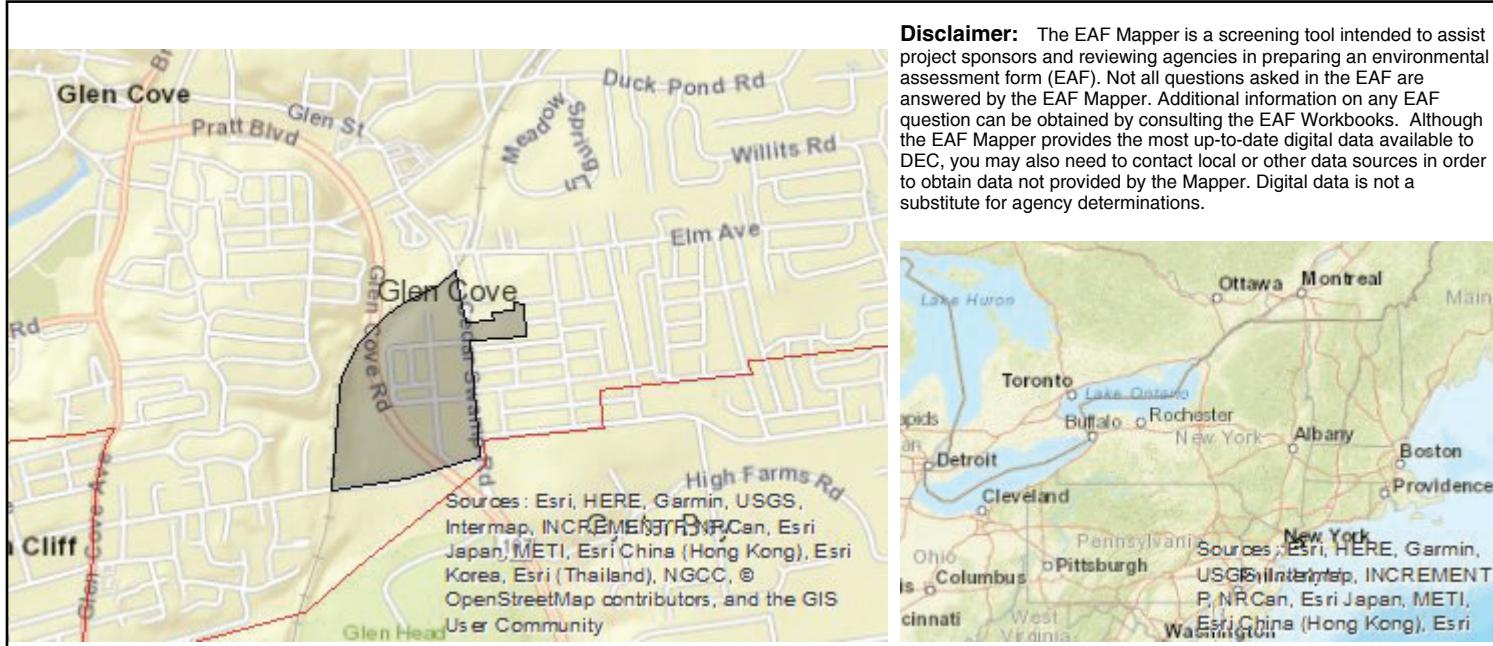
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Michael Brusseau AICP CEP, LEED AP (Agent) Date January 8, 2019

Signature Michael Brusseau Title Sr. Environmental Planner, Nelson, Pope & Voorhis



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:130089 , Remediation Sites:130053B , NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	130089 , 130053B
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	130089 , 130053B , 130009 , 130053A
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	885-40
E.2.h.iv [Surface Water Features - Stream Classification]	C

E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):77.4
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	HV-1
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	SGPA
E.3.d.ii [Critical Environmental Area - Reason]	Protect groundwater
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Long Island Regional Planning, Date:3-19-93
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Eligible property:GREEK ORTHODOX CHURCH AND OFFICE, Eligible property:GLEN STREET LONG ISLAND RAIL ROAD STATION, Eligible property:THE COLES SCHOOL, Sea Cliff Railroad Station
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**ATTACHMENT
STUDY AREA**

City of Glen Cove
and
New York Department of State



The Orchard Neighborhood
Step III BOA

FIGURE 2-1
Brownfield Opportunity
Area a (BOA) Boundary

Legend

- Boundary
- Parcels

Source: NYSGIS Orthoimagery
Program, 2016

Print Date: November 15, 2018

0 500
Feet
1 inch = 500 feet



**ATTACHMENT
PROJECT
DESCRIPTION**

CITY OF GLEN COVE BOA STEP III IMPLEMENTATION STRATEGY
STATE ENVIRONMENTAL QUALITY REVIEW

Long Environmental Assessment Form Attachment
January 8, 2019

Project Description, Purpose and Need

A Brownfield Opportunity Area (“BOA”) Plan is comprised of a Nomination (“Step II”) and an Implementation Strategy (“Step III”). The action under review is the Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue BOA in the City of Glen Cove.

The implementation strategy involves several public and private properties, some with ongoing redevelopment interests. The redevelopment of some of the properties has advanced during the preparation of the strategy through both private investment and with the assistance of BOA funds. Therefore, the BOA Step III Implementation Strategy documents where redevelopment activities have already been initiated for strategic areas identified in the BOA Step II Nomination Study, as well as provide recommendations for future action.

The Step III phase of the project focuses on implementation of the goals and recommendations of the adopted Step II Nomination Study. Since the adoption of the Step II Study and Coles School Addendum, some changes have occurred in the Study Area and within the City of Glen Cove that have affected the objectives of the BOA. The intent of the Step III implementation strategy is to provide the foundation for private redevelopment and revitalization of strategic areas within the BOA, amendments to the City Zoning Code to permit desired redevelopment, and to provide support for recommendations related to economic development, transportation, energy and green infrastructure.

Under the New York State Department of State (DOS) Work Plan, Sections 1 - 3 of the BOA Plan are comprised of the Step II Nomination Study’s Section 1, Project Description and Boundary; Section 2, Community Participation; and Section 3, Analysis of the BOA. The Step III Implementation Strategy consists of Section 4, Implementation and Section 5, Compliance with the NYS Environmental Quality Review Act. For readability, the Step III document is organized in a way that allows it to stand on its own – in that a summary of the Step II Nomination is provided – and where appropriate, has been updated to reflect changes that have occurred since 2012. The compliance with SEQRA is to be provided in a stand alone document.

The following provides a summary of the sections contained in the Step III document.

- Section 1.0 provides an introduction, background information, and organization of the document.
- Section 2.0 contains a project description and boundary map identifying the areas of interest.

City Of Glen Cove BO Step Iii Implementation Strategy
Long Environmental Assessment Form Attachment

- Section 3.0 contains a summary of the community participation that has occurred since 2012.
- Section 4.0 provides an updated analysis of the BOA that provides additional analysis pertinent to implementation strategy as well as summaries of technical studies performed as part of the BOA Plan (including a pedestrian/bicycle use enhancement plan and parking needs assessment, green infrastructure engineering report and analysis of renewable energy resources within the BOA)
- Section 5.0 provides the implementation strategy for each of the strategic sites and areas, the cost benefit analysis for each, proposed land use and zoning, a summary of the economic analysis, implementation projects, local management structure, regional, state and local actions and programs for implementation.

In 2015, the NY Secretary of State designated the Orchard BOA, making it eligible for the funding to prepare the Step III Implementation Strategy. The Step II report justified designation based on the presence of several contaminated areas including two Superfund sites and several sites which are vacant and have a blighting influence on the surrounding residential neighborhood and commercial corridor. Additionally, drainage issues, inadequate parking, circulation problems, a poor pedestrian environment, incompatible adjacent land uses, need for recreational uses, and inadequate transportation access were documented and analyzed.

Summary of Recommendations from the BOA Step II Nomination and Coles School Addendum

A summary of the recommendations incorporated into the BOA Step II Nomination and Coles School Addendum for the strategic areas is provided below to serve as background for a description of the work that has been completed throughout this BOA Step III Implementation Strategy process and in support of the development of recommendations for further implementation that are the focus of this document.

- Pursue improvements within the Orchard Neighborhood so that it becomes an attractive, walkable, vibrant neighborhood with improved linkages to the rest of Glen Cove.
- Require that new development within the Orchard Neighborhood be consistent with the established character of the neighborhood and highlight the area's unique historic and natural settings.
- Pursue public amenities and infrastructure improvements.
- Provide for increased recreational opportunities for residents.
- Encourage new commercial investment in the industrial area along Sea Cliff Avenue that will provide employment opportunities, enhance the City's tax base while avoiding direct competition with existing businesses.

City Of Glen Cove BO Step Iii Implementation Strategy
Long Environmental Assessment Form Attachment

- Facilitate redevelopment that could include large scale retail, light industry and distribution/warehousing.
- Conduct an analysis of street lighting to identify improvements to improve circulation, safety, visual appeal and energy efficiency.
- Study need for shared parking within the Orchard Neighborhood.
- Improve transportation and circulation at the Sea Cliff Avenue/Cedar Swamp Road/Pratt Boulevard intersection as it relates to commercial redevelopment on Sea Cliff Avenue.
- Enhance quality of life within the Orchard through continued code enforcement actions, enhancement of pedestrian circulation and beautification program.
- Prepare an engineering study to identify Green Infrastructure solutions for stormwater management and identify new green space within the Orchard.
- Improve pedestrian circulation by providing a connection between the north end of Hazel Street and the Glen Street Long Island Rail Road (LIRR) Station, a reinvigorated Sea Cliff Avenue area, and providing a safe route to the City Day Care facility.
- Promote the Redevelopment Incentive Overlay District (RIO-ON) as a zoning tool for positive redevelopment within the Orchard.
- Pursue a Transit Oriented Development (TOD) at the Glen Street Station.
- Identify reuse opportunity for the former Coles School which preserve the existing building and provide an opportunity to maintain recreational use in the rear.

The strategic sites identified by the Step II BOA were the three properties located on Sea Cliff Avenue which are within the New York State Department of Environmental Conservation (NYSDEC) State Superfund Program: the Photocircuits, Pass & Seymour, and Pall Corporation sites, as well as the City-owned property located on the west side of Pratt Boulevard (north of the former Pall Corporation property) developed with the Glen Cove Child Day Care Center. In 2013, the Coles School Addendum was prepared, and while recommendations were provided for this site and the BOA boundary was updated to include the property, it was not included in the updated figure as a strategic site. However, for the purpose of this Step III Implementation Strategy, the Coles School was considered a strategic site. The strategic area identified by the BOA Step II Nomination encompassed the Orchard Neighborhood and commercial property south of the Glen Street LIRR Station.

Analysis and Recommendations for Strategic Sites and Areas

As part of the Step III Implementation Strategy, an analysis of potential reuse was conducted for each of these properties, as well as for the City owned parking lot on Capobianco Street. This included the following special analyses and studies:

- Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and pending construction (See Section 4.4 of the Implementation Strategy);
- Cost benefit analysis to evaluate the development scenarios for strategic sites (See Section 4.4 and subsections of Section 5.1 of the Implementation Strategy);
- Environmental Summary – prepared to analyze the current status of each of the Superfund sites within the BOA and identify potential additional sites within the BOA where there may be obstacles to redevelopment due to environmental considerations (See Section 4.5 of the Implementation Strategy);
- Transportation Engineering Study (Pedestrian and Bicycle Use Enhancement Study and Parking Needs Assessment) which provides recommendations for the Orchard Neighborhood (see Section 4.6 and Appendix D of the Implementation Strategy);
- Green Infrastructure Engineering Report which identifies potential locations for the installation of rain gardens or other green infrastructure alternatives to traditional stormwater management techniques (see Section 4.7 and Appendix E of the Implementation Strategy);
- An evaluation of alternative energy options (See Section 4.8 and Appendix F Housing needs analysis to understand the need for additional housing in consideration of existing housing, recently constructed housing, and pending construction (See Section 4.4 of the Implementation Strategy); and,
- Phase I Environmental Site Assessment and estimates for remediation for Coles School (See Appendix H of the Implementation Strategy).

Background information for each of the sites and evaluation of conceptual redevelopment strategies are presented for each of the strategic sites/areas in Section 5.0 of the BOA Step III and highlights are summarized below. First listed are two success stories which identify implementation actions that have occurred and were enabled by the funding provided by the NYS DOS BOA Program. This is followed by descriptions of strategic sites where future actions are recommended to support redevelopment.

- Pall Corporation: A site plan was approved by the City Planning Board for the redevelopment of this Superfund Site with a self-storage warehouse. Through coordination with the property contract vendee and input from the Steering Committee an improved plan was prepared that incorporated higher quality architecture, and an access easement through the site to the Day Care property.
- Coles School: The BOA funding supported the City in an evaluation of alternative redevelopment options and assistance in identifying a purchaser for the western portion

of the site so that the former Coles School building could be reused for educational purpose and the eastern portion of the site will remain as City-owned property for community use. The funding paid for an appraisal report/market evaluation/developable site analysis, a Building Assessment Report, a Request for Expressions of Interest and review, a Phase I Environmental Site Assessment and evaluation of remediation costs for the school building, preparation of conceptual reuse plans for the eastern portion of the property, preparation of subdivision plans and applications as well as planning review to assist in the ultimate sale of the property to Tiegerman Schools.

- Photocircuits/Pass & Seymour sites: Through this process, the BOA funding has assisted in review of conceptual redevelopment strategies for these Superfund properties located on the south side of Sea Cliff Avenue. The mix of uses identified in the Step II BOA requires an amendment to the current zoning code. A number of site-specific criteria were identified, and appropriate uses were characterized in preparation of recommended code amendments for the I-2 District, which are provided in Appendix I of the Implementation Strategy. The intent of the amended language is to allow a range of additional large-scale uses (retail, recreational, and/or hotel) and supplementary uses which do not compete with downtown, while continuing to allow industrial uses now permitted in the district. Direct access to the State highway would be required, as would a minimum lot area of 10 acres. This amendment to the I-2 District would encourage redevelopment of this strategic site.
- The Orchard Neighborhood: A number of recommendations apply to the Orchard Neighborhood. The Transportation Study identified several improvements for lighting, sidewalks and improving circulation. It was recommended that the City-owned parking lot on Capobianco Street be improved to include a rain garden and shade trees and continue to provide parking for residents of the area, but that the “Tenant Parking Only” sign be removed and replaced with signage indicating parking for residents of the Orchard Neighborhood. Through the analysis it was found that no smaller redevelopment projects have occurred within the neighborhood since the adoption of the RIO-ON Overlay District code in 2010. Only the Carney Street Apartments have been constructed under this code. It was believed that modifying the code to allow incentives on two typical Orchard Neighborhood lots would encourage greater participation in redevelopment. Originally, in a November 2018 draft of the Step III, code amendments that would allow incentives for redevelopment on a minimum lot area of 9,500 square feet (SF) were presented in Appendix I of the Step III Implementation Strategy, however, following receipt of significant public input, this recommendation was omitted and the amendments to the RIO-ON District modified to remove this recommendation. Other refinements to the RIO-ON are recommended to make townhome development more realistic as long as 15,000 SF of property (3 typical Orchard Neighborhood lots) are proposed. Finally, there have been requests to the Zoning Board of Appeals (ZBA) over the years to provide area relief for sites to enable conversion to two-family homes where the property is less than 7,500 SF in size as required by the R-4 District. To encourage future redevelopment under the RIO-ON (which would permit additional density), it is recommended that the ZBA be asked to consider not providing relief to allow two-family homes where insufficient lot size is available, so that these properties will be more likely

City Of Glen Cove BO Step Iii Implementation Strategy
Long Environmental Assessment Form Attachment

to redevelop with neighboring properties and receive the density incentive benefits of the RIO-ON as long as 15,000 SF are provided in the application.

- TOD Area: The BOA funding allowed the City to explore the potential for TOD to occur in the future on the privately owned property zoned I-2 Industrial that is located adjacent to the Glen Street Station. Meetings were held with the MTA and LIRR to discuss an option that would permit the use of the MTA parking located within the LIRR right of way. An economic analysis was prepared to identify the economic feasibility of the redevelopment of the site with affordable housing and a limited amount of commercial space. A conceptual plan was prepared by a local architect which identified a means by which the eastern portion of the property could be developed with commercial space where the existing gym could relocate, and subsequently residential building constructed so that the gym would not be displaced. To achieve this goal in the future, it was recommended that the Zoning Map be amended to extend the RIO-ON District to include this site and amend the RIO-ON District language to incorporate an option for TOD. Code amendments that would allow incentives for redevelopment on a minimum lot area of 40,000 SF within 500 feet of the Glen Street Station are presented in Appendix I of the Implementation Strategy.

Additional Studies Funded through the Implementation Strategy

- Urbanomics Inc, prepared an analysis of housing needs which found that even when factoring in pending developments and developments under construction, there will still be an unmet demand for residential units in the City.
- Gedeon GRC Consultants completed a Transportation Report focusing on various transportation related conditions within the Orchard Neighborhood, including existing parking regulations, on-street parking availability, sidewalk conditions, traffic circulation, bicycle usage, pedestrian amenities, curb cuts, street lighting, and American with Disabilities Act (ADA) compliance and is included as Appendix D of the Implementation Strategy.
- NP&V with engineers at Nelson & Pope (N&P) performed a sub-watershed assessment and identified potential green infrastructure projects within the Glen Cove BOA Study Area. The engineering report provided in Appendix E of the Implementation Strategy identifies 22 potential projects for implementation of green infrastructure to reduce the volume of runoff and reduce the pollutant load of runoff that is directed to Glen Cove Creek.

**ATTACHMENT
EAF PART II**

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : Glen Cove BOA Step III Implem. Strategy

Date : January 8, 2019

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

If “Yes”, answer questions a - j. If “No”, move on to Section 2.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: Action adopts plan which recommends rezoning that enables redevelopment that could affect future development patterns, land uses, development density		<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

If "Yes", answer questions a - c. If "No", move on to Section 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

If "Yes", answer questions a - l. If "No", move on to Section 4.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>The proposed action includes the cleanup of contaminated sites to allow redevelopment.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
 (See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: The study area is in an upland FEMA X zone which is generally not considered susceptible to flooding; however, Glen Cove Creek is present within the BOA

6. Impacts on Air

The proposed action may include a state regulated air emission source.

(See Part 1. D.2.f., D.2.h, D.2.g)

If "Yes", answer questions a - f. If "No", move on to Section 7.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

If "Yes", answer questions a - j. If "No", move on to Section 8.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).	E1a, Elb	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: NSDEC Environmental Mapper EAF auto response; requires verification	E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Other impacts: <u>Located in Long Island North Shore Heritage Area</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:		
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If "Yes", answer questions a - e. If "No", go to Section 12.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If "Yes", answer questions a - c. If "No", go to Section 13.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>increased parking demand, increased traffic from individual projects</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Future demolition and redevelopment will generate temporary and intermittent noise which may occur over the course of more than one year</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Other impacts: <u>possible asbestos, lead paint, drywells, old sanitary systems, USTs, etc. from existing development</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>Plan recommends zoning map amendments and code amendments that may result in new land uses in the study area</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>The action involves rezonings and future redevelopment that may be different from what currently exists; located in Long Island North Shore Heritage Area</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ATTACHMENT
EAF PART III
AND POSITIVE
DECLARATION**

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

**ATTACHMENT
PART III
NARRATIVE**

CITY OF GLEN COVE BOA STEP III IMPLEMENTATION STRATEGY
STATE ENVIRONMENTAL QUALITY REVIEW

Long Environmental Assessment Form Part 3/Determination of Significance Attachment
January 8, 2019

Introduction

The proposed action has the potential to result in one or more moderate and/or large environmental impacts; therefore, additional environmental review including the preparation of a Generic Environmental Impact Statement (“GEIS”) is necessary so that potential environmental impacts can be more fully identified, assessed, and mitigated to the maximum extent practicable as required by SEQRA. A summary of the conclusions from the review of the Long Environmental Assessment Form (“EAF”) Parts 1, 2 and 3 is provided below.

Summary of Conclusions

1. **Impact on Land:** Potential moderate and/or large impacts on land from the implementation of the Step III Implementation Strategy include future clearing of remaining wooded areas, development and/or redevelopment in areas having steep slopes that may equal or exceed 15 percent gradients, and possible erosion and sedimentation, especially in areas containing NYSDEC wetlands and the surface waters of Glen Cove Creek. The proposed action includes a number of actions to revitalize the area including rezonings and future development and redevelopment that could alter existing development patterns, development density, land coverage, yard setback requirements and other related factors that should be further assessed. In addition, implementation of the proposed action will involve demolition and construction that will take place intermittently, over multiple projects and phases, including redevelopment of sites, pre-construction projects and infrastructure improvements and/or will last more than one year, and potentially resulting in a moderate impact.
2. **Impact on Geological Features:** There are no significant geological features in the study area. Much of the BOA has been cleared, significantly disturbed, and developed in the past. No significant impact on geological features was identified.
3. **Impact on Surface Waters and Wetlands:** Glen Cove Creek and mapped NYSDEC freshwater wetlands are present within the BOA. Due to the presence of these features, water quality and creek/wetland ecology could be adversely affected by clearing within adjacent areas, soil erosion, development-related stormwater runoff, sedimentation, turbidity, and the introduction of pollutants from hazardous site remediation activities,

and demolition and construction. Additional review and assessment of potential moderate to large impacts on Glen Cove Creek, drainage, and riparian wetlands is needed.

4. **Impact on Groundwater:** The proposed action includes the ongoing cleanup of existing contaminated properties including but not limited to Superfund sites within the BOA to allow for safe, healthy, and sustainable development and redevelopment. Existing contamination coupled with cleanup activities, site disturbance, demolition of blighted buildings, and future land uses could affect groundwater if activities are not properly managed and implemented. The BOA is adjacent to but is *outside of* the Oyster Bay Special Groundwater Protection Area (“SGPA”). Assessment of existing and potential impacts on groundwater from site contamination during site disturbance activities or future uses is warranted.
5. **Impact on Flooding:** As previously indicated, the Glen Cove Creek river channel traverses the BOA and areas of adjacent riparian freshwater wetlands are present. Despite the presence of these features, Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps indicate that the BOA is within a “FEMA X zone” which is considered an upland area that is expected to be unaffected by the 100-year and 500-year rain-fall events. Significant flooding issues are therefore not anticipated within the BOA if stormwater runoff is properly contained and recharged but due to the presence of the creek the issue of potential flooding will be briefly addressed in the GEIS to confirm this conclusion.
6. **Impact on Air Resources:** No significant impact on air resources or air quality is anticipated by the implementation of the proposed BOA with the exception of possible soil vapor intrusion into buildings from volatile organic compound contamination on some sites. This issue will be further evaluated and addressed in the GEIS along with other issues in a section on hazardous site conditions and remedial activities (see also Section 16, “Impact on Human Health,” below which will address the issue of hazardous site conditions and human health). No other potentially significant air quality issues were identified.
7. **Impact on Plants and Animals:** No significant impact to plants or animals was identified. The area is mostly developed (urbanized); however, some woodlands, wetlands and Glen Cove Creek do exist and could have some ecological value. Although significant impacts have not been identified, additional assessment of existing ecological conditions in the wooded and wetland area is warranted and should be included in the GEIS.
8. **Impact on Agricultural Resources:** There are no agricultural resources in the Study Area. Therefore, no significant impact on agricultural resources was identified.

9. **Impact on Aesthetic Resources:** No significant adverse impacts on aesthetic resources are anticipated from the Step III Implementation Strategy. The proposed zoning and future development and redevelopment of the BOA is expected to provide an overall benefit in terms of eliminating blight and enhancing the visual quality and character of the built environment. Site plan reviews for future development and redevelopment will consider such issues as zoning, land use, siting of buildings and structures, landscaping, screening, architecture, signage, Code compliance and other factors to ensure that significant impacts on aesthetic resources will not occur. The GEIS should briefly address this issue to confirm that significant impacts will indeed not occur and identify any appropriate mitigation techniques and strategies for future implementation actions to further reduce potential impacts.
10. **Impact on Historic and Archaeological Resources:** There is one “*listed*” National Register of Historic Places landmark in the BOA (i.e., Sea Cliff Railroad Station) and three “*eligible*” National Register of Historic Places landmarks in the BOA, including the Greek Orthodox Church and Office, Glen Street Long Island Rail Road Station, and the Coles School. A portion of the west side of the BOA is also located within a designated New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) archaeologically sensitive area suggesting the possible presence of archaeological resources in the area, especially in currently undeveloped areas. NYSDEC’s EAF Environmental Mapper also suggests that an archaeological site is present in the area; however, no information was found on OPRHP’s Cultural Resources Information System (“CRIS”) regarding this site. Further assessment and coordination appears necessary to determine the presence or absence of this archaeological site and any possible impacts and mitigation strategies if it is present. Based on the preceding information, moderate to large impacts on historic and archaeological resources is possible and further evaluation appears necessary in the GEIS to mitigate future actions.
11. **Impact on Open Space and Recreation:** No impacts on open space or recreational facilities were identified.
12. **Impact on Critical Environmental Areas:** The study area is not located within any designated State, County, or City Critical Environmental Areas, although the Oyster Bay SGPA is adjacent to the BOA. Overall, the proposed action is likely to have a positive effect on critical groundwater resources due to ongoing cleanup of contaminated sites in the area. No significant impact on CEAs was identified. Groundwater impacts will be considered in the GEIS.

13. Impact on Transportation: The proposed action, including rezonings and cleanup of contaminated sites is expected to generate new development and redevelopment in the area which could significantly increase traffic and parking demand. This increase in traffic and parking may result in a moderate or large impact and should be addressed in the GEIS. The Step III Implementation Strategy seeks to create transit oriented development (“TOD”) due to convenient access to Sea Cliff Station and Glenn Street Station and to enhance pedestrian facilities in the BOA including sidewalk extensions. Parking improvements are also proposed.
14. Impact on Energy: Significant impacts on energy resources are not expected but will depend on the exact nature and scale of future land uses, the use of energy conservation techniques as proposed, and ensuring green and energy conserving site designs (e.g., efficient outdoor lighting, etc.). New development will be required to adhere to contemporary building and energy codes and developers will be urged to maximize energy conservation. Appendix F of the BOA Step III Implementation Strategy includes a Renewable Energy Analysis and a variety of recommendations.
15. Impact on Noise, Odor, and Light: Issues related to odors are not anticipated but are contingent upon the type and scale of uses that may be established in the future. Temporary and intermittent noise is a normal part of demolition, site remediation, clearing, grading, construction, and occupation and operation of future land uses. The presence of nearby sensitive noise receptors can exacerbate the potential for noise related impacts. These impacts are largely controlled by the City’s Noise ordinance and Code enforcement activities; particularly, restrictions on the days of the week and hours of the day that demolition and construction activities may be performed and maximum noise levels at certain times of the day and night during site occupation and operations. Significant impacts are not expected; however, a brief discussion of these topics should be included in the GEIS.
16. Impact on Human Health: The main issues associated with human health have to do with existing site contamination (Superfund sites, hazardous materials spills and leaks, etc.) on some sites and the methods and precautions implemented to prevent human exposure. Possible issues include demolition related hazardous materials such as possible asbestos and lead paint that can become airborne if not properly controlled, volatile organic compounds (“VOCs”) in soil or groundwater and associated soil vapor, and other types of contaminants and possible sources of exposure. Certain institutional controls that may be in place from the NYSDEC also can affect future land use in the area and help to prevent potential impacts. Dust and pollutants attached to or contained within soil can affect air quality or be transported by runoff and deposited into surface waters and wetlands or can

City Of Glen Cove BO Step III Implementation Strategy
Long Environmental Assessment Form Part 3/Determination of Significance Attachment

be recharged into groundwater. Potential moderate to large impacts may result from site disturbance and remediation and this topic should be further evaluated in the GEIS.

17. Consistency with Community Plans: The proposed action involves rezonings that will affect land use, development patterns, development density and other zoning parameters that will be inconsistent with existing zoning (See Section 1, “Impact on Land”). Nevertheless, the City and State have conducted considerable public outreach, which has included the creation of a steering committee, stakeholder interviews, and public workshops and hearings to identify and implement the City’s vision for its future. Significant inconsistencies with community plans are not expected based on the considerable time, planning and outreach that were devoted to the project but further review of land use and zoning should be provided in the GEIS to ensure that significant impacts or inconsistencies do not occur.
18. Consistency with Community Character: Impacts on community character could occur during the implementation of the Step III recommendations but effects on community character are expected to be largely beneficial due to the anticipated remediation of sites, demolition of blighted buildings and reconstruction under more appropriate zoning and contemporary environmental and design standards and specifications. One of the central purposes of the BOA Step III is to clean up and revitalize the area to enhance community character, protect public health and economically revitalize the area. Impacts on community character are not expected to be significant but will be briefly discussed in the context of land use and zoning.

As per Section 617.12 (a)(ii) “[a] Positive Declaration must identify potential significant adverse environmental impacts that require the preparation of an EIS and state how and when scoping will be conducted.”

Upon review of the information recorded on this EAF, as noted, plus this additional support information

BOA Step II Nomination; Step III Implementation Strategy; BOA Transportation Study; BOA Environmental Database Research Report; BOA Green Infrastructure & Renewable Energy reports; NYSDEC Environmental Resource Mapper; OPRHP Cultural Resources Information System; USDA Soil Survey online; FEMA flood insurance rate maps; USGS topographic maps; Google aerial photographs; City zoning maps; City Code, and other resources

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Glen Cove, NY City Council as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: City of Glen Cove Orchard Neighborhood & Sea Cliff Avenue Corridor Brownfield Opportunities Area Step III Implementation Strategy

Name of Lead Agency: City of Council of the City Glen Cove

Name of Responsible Officer in Lead Agency: Mayor Tim Tenke

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Ann Fangmann, AICP, Executive Director

Address: City Hall, 9 Glen Street, Glen Cove, NY 11542

Telephone Number: (516) 676-1625

E-mail: BOAFeedback@glencoecd.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR
ROSSANA ROSADO
SECRETARY OF STATE

January 10, 2019

Ann Fangmann
Director
Glen Cove Community Development Agency
9 Glen Street
Glen Cove, NY 11542

Dear Ms. Fangman,

We understand that the City of Glen Cove City Council intends to assume Lead Agency status for the purpose of SEQRA review related to the acceptance of the Glen Cove BOA Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue.

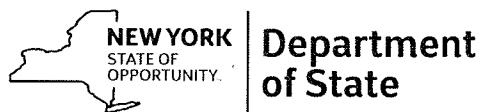
This letter acknowledges that the NYS Department of State has no objection to the City Council assuming Lead Agency for the environmental review in this matter.

If you have any questions, please contact me at 518-339-8108.

Sincerely,



David Ashton
Revitalization Specialist



STATEMENT OF VENDOR QUALIFICATIONS

<u>BUSINESS ENTITY INFORMATION</u>				
<u>Legal Business Name</u>		<u>EIN</u>		
Address of the <u>Principal Place of Business</u> (street, city, state, ZIP)		<u>New York State Vendor Identification Number</u>		
		Telephone ext.	Fax	
		Website		
Authorized Contact for this Questionnaire				
Name		Telephone ext.	Fax	
Title		Email		
<p>Please note: Persons or firms submitting bids must be engaged in the lines of work required in these specifications, or shall be able to refer to work of similar character performed by them. Proposers must present satisfactory evidence of experience, ability, and financial standing, and also a statement as to their plant and machinery.</p>				
<p><i>Additional <u>Business Entity</u> Identities: If applicable, list any other <u>DBA</u>, <u>Trade Name</u>, <u>Former Name</u>, <u>Other Identity</u>, or <u>EIN</u> used in the last five (5) years, the state and county where filed, and the status (active or inactive).</i></p>				
Type	Name	EIN	State or County where filed	Status

I. BUSINESS CHARACTERISTICS

1.0 Business Entity Type – Check appropriate box and provide additional information:

a) <input type="checkbox"/> <u>Corporation</u>	Date of incorporation
b) <input type="checkbox"/> <u>Public Corporation</u>	Date of incorporation
c) <input type="checkbox"/> <u>Sub-chapter "S" Corporation</u>	Date of incorporation
d) <input type="checkbox"/> <u>Limited Liability Company (LLC or PLLC)</u>	Date Organized
e) <input type="checkbox"/> <u>Limited Liability Partnership</u>	Date of Registration
f) <input type="checkbox"/> <u>Limited Partnership</u>	Date Established
g) <input type="checkbox"/> <u>General Partnership</u>	Date Established
h) <input type="checkbox"/> Sole Proprietor	How many years in business?
i) <input type="checkbox"/> Other	Date Established

If Other, explain:

The Contractor's federal employer identification number is: _____

DUNS Number: _____

1.1 Was the Business Entity formed in New York State? Yes No

If "No," indicate jurisdiction where the Business Entity was formed:

<input type="checkbox"/> United States	State	
<input type="checkbox"/> Other	Country	

1.2 If the Legal Business Entity's Principal Place of Business is not in New York State, does the Legal Business Entity maintain an office in New York State?

(Select N/A if Principal Place of Business is in New York State.)

Yes No

N/A

If "Yes," provide the address and telephone number for one office located in New York State.

I. <u>BUSINESS CHARACTERISTICS (continued)</u>																
<p>1.3 Is the <u>Legal Business Entity</u> a New York State certified <u>Minority-Owned Business Enterprise</u> (MBE), <u>Women-Owned Business Enterprise</u> (WBE), <u>New York State Small Business</u> (SB), or a federally certified <u>Disadvantaged Business Enterprise</u> (DBE)?</p> <p>If "Yes," check all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> New York State certified <u>Minority-Owned Business</u> (MBE) <input type="checkbox"/> New York State certified <u>Women-Owned Business Enterprise</u> (WBE) <input type="checkbox"/> <u>New York State Small Business</u> (SB) <input type="checkbox"/> Federally certified <u>Disadvantaged Business Enterprise</u> (DBE) 	<input type="checkbox"/> Yes <input type="checkbox"/> No															
<p>1.4 Identify <u>Officials</u> and <u>Principal Owners</u>, if applicable. For each person, include name, title, and percentage of ownership. Attach additional pages if necessary. If applicable, reference to relevant SEC filing(s) containing the required information is optional.</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Title</th> <th>Percentage of Ownership (Enter 0% if not applicable)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		Name	Title	Percentage of Ownership (Enter 0% if not applicable)												
Name	Title	Percentage of Ownership (Enter 0% if not applicable)														

2. LEADERSHIP INTEGRITY

Within the past five (5) years, has any current or former reporting entity official or any individual currently or formerly having the authority to sign, execute, or approve bids, proposals, contracts, or supporting documentation on behalf of the reporting entity with any government entity been:

2.0 <u>Sanctioned</u> relative to any business or professional permit and or license?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other
2.1 <u>Suspended, debarred, or disqualified</u> from any <u>government-contracting process</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other
2.2 The subject of an <u>investigation</u> , whether open or closed, by any <u>government entity</u> that resulted in findings of civil or criminal violation for any business-related conduct?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other
2.3 Indicted, granted immunity, or convicted of a felony or misdemeanor crime, or subject to a judgment for: a. Any business-related activity; or b. Any crime, whether or not business-related, the underlying conduct of which was related to truthfulness?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other

For each “Yes” or “Other” explain:

3. INTEGRITY – CONTRACT BIDDING

Within the past five (5) years, has the reporting entity:

3.0 Been <u>suspended or debarred</u> from any <u>government-contracting process</u> or been <u>disqualified</u> on any government procurement, permit, license, concession, franchise or lease, including but not limited to, <u>debarment</u> for violation of New York State Workers' Compensation or Prevailing Wage laws, or New York State Procurement Lobbying Law?	[] Yes [] No
3.1 Been subject to a denial or revocation of a government prequalification?	[] Yes [] No
3.2 Been denied a contract award or had a bid rejected based upon a <u>non-responsibility finding</u> by a <u>government entity</u> ?	[] Yes [] No
3.3 Had a low bid rejected on a <u>government contract</u> for failure to <u>make good-faith efforts</u> on any <u>Minority-Owned Business Enterprise, Women-Owned Business Enterprise, or Disadvantaged Business Enterprise</u> goal or <u>statutory affirmative-action requirements</u> on a previously held contract?	[] Yes [] No
3.4 Agreed to a voluntary exclusion from bidding/contracting with a <u>government entity</u> ?	[] Yes [] No
3.5 Initiated a request to withdraw a bid submitted to a <u>government entity</u> in lieu of responding to an information request or subsequent to a formal request to appear before the <u>government entity</u> ?	[] Yes [] No
For each "Yes" explain:	

4. INTEGRITY – CONTRACT AWARD

Within the past five (5) years, has the reporting entity:

4.0 Been <u>suspended or terminated for cause</u> on any <u>government contract</u> including, but not limited to, a <u>non-responsibility finding</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.1 Been subject to an <u>administration proceeding</u> or civil action seeking specific performance or restitution in connection with any <u>government entity</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.2 Entered into a formal monitoring agreement as a condition of a <u>contract award from a government entity</u> ?	
For each “Yes,” explain:	

5. CERTIFICATIONS/LICENSES

Within the past five (5) years, has the reporting entity:

5.0 Had a revocation, <u>suspension</u> , or <u>disbarment</u> of any business or professional permit and/or license?	[] Yes [] No
5.1 Had a denial, decertification, revocation, or forfeiture of New York State certification of <u>Minority-Owned Business Enterprise</u> , <u>Women-Owned Business Enterprise</u> , or federal certification of <u>Disadvantaged Business Enterprise</u> status for other than change of ownership?	[] Yes [] No

For each “Yes,” explain and be sure to attach all relevant licenses and certifications related to this bid, regardless of whether or not there has a problem:

5.2 Does the <u>Reporting Entity</u> carry the following insurances: - Workers Compensation - Disability Benefits Insurance - General Liability - Comprehensive Automobile Liability	[] Yes [] No [] Yes [] No [] Yes [] No [] Yes [] No
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5.3 Attach any and all related insurance certificates appropriate to the services offered (i.e.: professional malpractice, workers compensation, property coverage, general liability, data breach, etc.) and/or as requested by the purchasing office.

6. LEGAL PROCEEDINGS

Within the past five (5) years, has the reporting entity:

6.0 Been the subject of an <u>investigation</u> , whether open or closed, by any <u>government entity</u> for a civil or criminal violation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.1 Been the subject of an indictment, grant of immunity, <u>judgment</u> , or conviction (including entering into a plea bargain) for conduct constituting a crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.2 Received an OSHA citation and Notification of Penalty containing a violation classified as <u>serious or willful</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.3 Had a <u>government entity</u> find a willful prevailing-wage or supplemental-payment violation or any other willful violation of New York State Labor Law?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.4 Entered into a consent order with the New York State Department of Environmental Conservation, or received an enforcement determination by any <u>government entity</u> involving a violation of federal, state, or local environmental laws?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.5 Other than previously disclosed: a) Been subject to fines or penalties imposed by <u>government entities</u> , which in the aggregate total \$25,000 or more, or; b) Been convicted of a criminal offense pursuant to any administrative and/or regulatory action taken by any <u>governmental entity</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For each "Yes," explain:	

7. FINANCIAL AND ORGANIZATIONAL CAPACITY

7.0 Within the past five (5) years has the <u>Reporting Entity</u> received any <u>formal unsatisfactory-performance assessment(s)</u> from any <u>government entity</u> on any contract?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide and explanation of the issue(s), relevant dates, the <u>government entity</u> involved, any remedial or corrective action(s) taken and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.	
7.1 Within the past five (5) years, has the <u>Reporting Entity</u> had any liquidated damages assessed over \$25,000?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide an explanation of the issue(s), relevant dates, contracting party involved, the amount assessed, and the current state of the issue(s). Provide answer below or attach additional sheets with numbered responses.	
7.2 Within the past five (5) years, have any <u>liens or judgments</u> (not including UCC filings) over \$25,000 been filed against the <u>Reporting Entity</u> that remain undischarged?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide and explanation of the issue(s), relevant dates, the Lien Holder or Claimant's names(s), the amount of the lien(s), and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.	
7.3 In the last seven (7) years, has the <u>Reporting Entity</u> initiated or been the subject of any bankruptcy proceedings, whether or not closed, or is any bankruptcy proceeding pending?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide the bankruptcy chapter number, the court name, and the docket number. Indicate the current status of the proceedings as "Initiated," "Pending," or "Closed." Provide answer below or attach additional sheets with numbered responses.	

7. FINANCIAL AND ORGANIZATIONAL CAPACITY (continued)

7.4 During the past three (3) years, has the <u>Reporting Entity</u> failed to file any tax returns required by federal, state, or local laws?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide the taxing jurisdiction, the type of tax, the liability year(s), the tax liability amount the <u>Reporting Entity</u> failed to file/pay and the current status of the tax liability. Provide answer below or attach additional sheets with numbered responses.	
7.5 During the past three (3) years, has the <u>Reporting Entity</u> failed to file any New York State unemployment insurance returns?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," provide the years the <u>Reporting Entity</u> failed to file/pay the insurance, explain the situation and any remedial or corrective action(s) taken, and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.	
7.6 During the past three (3) years, has the <u>Reporting Entity</u> had any <u>government audit(s) completed</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
a) If "Yes," did any audit of the <u>Reporting Entity</u> identify any reported significant deficiencies in internal control, fraud, illegal acts, significant violations of provisions of contracts or grant agreements, significant abuse, or any <u>material disallowance</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," to 7.6 a), provide an explanation of the issue(s), relevant dates, the <u>government entity</u> involved, any remedial or corrective action(s) taken, and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.	

8. ASSOCIATED ENTITIES

This section pertains to any entity(ies) that either control, or is controlled by, the reporting entity.

<p>8.0 Does the <u>Reporting Entity</u> have any <u>Associated Entities</u>? Note: All questions in this section must be answered if the <u>Reporting Entity</u> is either:</p> <ul style="list-style-type: none">- An <u>Organizational Unit</u>; or- The entire <u>Legal Business Entity</u> that controls, or is controlled by, any other entity(ies). <p>If "No," SKIP THE REMAINDER OF SECTION 8.</p>	<p>[<input type="checkbox"/>] Yes [<input type="checkbox"/>] No</p>
<p>8.1 Within the past five (5) years, has any <u>Associated Entity Official</u> or <u>Principal Owner</u> been charged with a misdemeanor or felony, been indicted, granted immunity, convicted of a crime, or subject to a <u>judgment</u> for:</p> <ol style="list-style-type: none">a) Any business-related activity; orb) Any crime, whether or not business related, the underlying conduct of which was related to truthfulness? <p>If "Yes," provide an explanation of the issue(s), the individual involved, his/her role in the <u>Associated Entity</u>, his/her relationship to the <u>Reporting Entity</u>, relevant dates, the <u>government entity</u> involved, any remedial or corrective action(s) taken, and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.</p>	<p>[<input type="checkbox"/>] Yes [<input type="checkbox"/>] No</p>
<p>8.2 Does any <u>Associated Entity</u> have any currently undischarged <u>Federal</u>, New York State, New York City, or other New York local government <u>liens</u> or <u>judgments</u> (not including UCC filings) over \$50,000?</p> <p>If "Yes," provide an explanation of the issue(s), identify the <u>Associated Entity</u>'s name(s), EIN(s), primary business activity, relationship to the <u>Reporting Entity</u>, relevant dates, the Lien holder or Claimant's name(s), the amount of the lien(s) and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.</p>	<p>[<input type="checkbox"/>] Yes [<input type="checkbox"/>] No</p>

8. ASSOCIATED ENTITIES (continued)

8.3 Within the past five (5) years, has any Associated Entity:

<p>a) Been <u>disqualified</u>, <u>suspended</u>, or <u>debarred</u> from any <u>federal</u>, New York State, New York City, or other New York local government- contracting process?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>b) Been denied a contract award, or had a bid rejected, based upon a <u>non-responsibility finding</u> by any <u>federal</u>, New York State, New York City, or other New York local <u>government entity</u>?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>c) Been <u>suspended</u>, <u>cancelled</u>, or <u>terminated for cause</u> (including <u>non-responsibility</u>) on any <u>federal</u>, New York State, New York City, or New York local <u>government contract</u>?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>d) Been the subject of an investigation, whether open or closed, by any <u>federal</u>, New York State, New York City, or New York local government entity for a civil or criminal violation with a penalty in excess of \$500,000?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e) Been the subject of an indictment, grant of immunity, <u>judgment</u>, or conviction (including entering into a plea bargain) for conduct constituting a crime?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f) Been convicted of a criminal offense pursuant to any administrative and/or regulatory action taken by any <u>federal</u>, New York State, New York City, or other New York local <u>government entity</u>?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g) Initiated, or been subject of, any bankruptcy proceedings, whether or not closed, or is any bankruptcy proceeding pending?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>For each "Yes," provide an explanation of the issue(s), identify the <u>Associated Entity's</u> name(s), EIN(s), primary business activity, relationship to the <u>Reporting Entity</u>, relevant date(s), the <u>government entity</u> involved, any remedial or corrective action(s) taken, and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.</p>	

9. REFERENCES AND PROFESSIONAL MEMBERSHIPS

9.0 Bank References

- A. _____
- B. _____
- C. _____
- D. _____
- E. _____
- F. _____
- G. _____

9.1 Trade Association Memberships

- A. _____
- B. _____
- C. _____
- D. _____

10. CERTIFICATION

10.0 Attach state of financial conditions, including vendor's latest regulated dated financial statement or balance sheet.

Date of current statement or balance sheet: _____

Name and address of firm preparing statement: _____

Dated at _____ This _____ Day of _____ 20 _____

Name of Organization: _____

By:

Title:

State of:)

:ss

County of:)

M _____ being duly sworn deposes and says that
he/she is the _____ of _____ contractor and that
answers to the forgoing questions and all statements therein contained are true and correct.

Sworn to before me this _____ day of _____ 20 _____

Notary Public: _____

My Commission expires: _____

Notary Seal/Stamp