

**OUTLINE**  
**for**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR**  
  
**PROPOSED FOUR-LOT SUBDIVISION**  
**2A MELBY LANE**  
**INCORPORATED VILLAGE OF EAST HILLS, NEW YORK**

**July 10, 2017**

**Overview**

This document outlines the content of the Draft Environmental Impact Statement (DEIS) for the proposed four-lot subdivision of the property located at 2A Melby Lane in the Incorporated Village of East Hills, Nassau County, New York, designated on the Nassau County Tax Map as Section 19 – Block 27 – Lot 46.

The Planning Board of the Village of East Hills (the “Planning Board”), as lead agency, issued a Positive Declaration on June 21, 2017. The Positive Declaration and accompanying documents prepared pursuant to the New York State Environmental Quality Review Act (SEQRA) – including the Environmental Assessment Form (EAF), Parts 2 and 3 – identify the key issues that have been raised with respect to the proposed action. The Planning Board has elected not to conduct a formal scoping process in this case, as the proposed action has already undergone multiple public hearings in which the public and other interested parties have been provided the opportunity to express their concerns. Accordingly, this outline is based on the limited scope of issues identified in the Positive Declaration and related documents.

**Description of the Proposed Action**

The proposed action involves the creation of a four-lot subdivision which complies with all the dimensional requirements of the Village of East Hills’ R-1 Residence district in which the subject property is located. As required under SEQRA, the DEIS also will examine a reasonable scenario of subsequent development of the four proposed residential lots, so as to properly account for the “whole action”.

The DEIS description of the proposed action will include:

- Land cover data for the proposed development (e.g., areas of buildings, pavement, natural areas, landscaping, buffers, etc.)

- Infrastructure requirements, including water supply, wastewater treatment and disposal, stormwater management, and energy supply
- Demolition requirements, including hazardous materials removal
- Project schedule and construction activities
- Site and project history
- Project purpose, need and benefits
- Physical characteristics of the site, such as the boundaries, size, and existing pervious and impervious areas
- Utilities and infrastructure systems serving the subject property
- Surrounding land uses and roadway network
- Required approvals

### **Existing Conditions, Potentially Significant Adverse Impacts, and Mitigation Measures**

The DEIS will be prepared in accordance with the Positive Declaration and accompanying documents, which identify a limited scope of potential adverse impacts as determined by the Planning Board, and as outlined below.

#### **Soils and Topography**

The *Soil Survey of Nassau County* will be used to describe the soil types on the site, and the characteristics of such soils. This information will be supplemented with soil boring/test hole data, as available. Based on this information, the suitability of the on-site soils and potential engineering limitations for the proposed site alterations and proposed uses on the site will be examined.

The DEIS will also include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys. The DEIS will map and quantify areas of slope disturbance with gradients greater than 15 percent, and will provide a cut and fill analysis, which will be provided by the Project Engineer. Measures that will be implemented to control potential erosion and sediment transport will be described.

## Water Resources

The existing stormwater management system on the site will be described, and post-development stormwater management conditions will be evaluated, based on information provided by the Project Engineer. This evaluation will include calculations of stormwater volumes to be generated, discussion of the proposed collection and management systems and anticipated changes in drainage patterns, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements to prevent impacts at off-site locations.

Existing and proposed conditions on the subject property entailing potential impacts to groundwater will be discussed, including underground storage tanks for hazardous materials (e.g., fuel oil) and on-site sanitary systems, as identified by means of the preparation of a Phase I Environmental Site Assessment (ESA).

## Ecology

The DEIS will quantify and describe the extent of tree removal (e.g., tree type, size and condition) that would occur under the proposed action, based on information provided by the Project Engineer; this will include delineation of the anticipated limits of clearing, including subsequent lot development. Based on Village regulations, mitigation, in the form of the planting of replacement trees and other landscaping vegetation, will be discussed.

## Zoning, Land Use and Community Character

This section of the DEIS will describe and provide maps depicting the existing zoning and land uses on the subject site and in the surrounding area. The character of the surrounding community will be described in terms of specific uses and land use patterns, zoning, socioeconomic characteristics, and other relevant factors.

Based on the information on existing conditions, the DEIS will assess the impacts and compatibility of the proposed development with respect to the existing pattern of land use and zoning in the surrounding area, as well as the character of the community. The compliance of the proposed subdivision and lot development with the dimensional standards and other provisions of the R-1 Residence district and other relevant requirements will be evaluated.

## Transportation and Parking

The proposed action's potential traffic-related impacts on the surrounding roadway system has been evaluated in two letter reports, dated January 25, 2017 and May 10, 2017, prepared

by the Project Transportation Engineer, which previously were submitted to the Planning Board. This correspondence, along with any supplemental information and analyses from the Project Transportation Engineer, as appropriate, will be provided in its entirety as a DEIS appendix and will be summarized in the main body of the DEIS.

The traffic impact analysis discussion in the DEIS will include the following components, the majority of which is contained in the prior correspondence submitted to the Planning Board:

- Description of existing roadway features in the study area.
- Trip generation estimates for project-related traffic using data in the *Trip Generation Manual* (9<sup>th</sup> Edition) published by the Institute of Transportation Engineers (ITE).
- Assessment of operating conditions at the signalized intersection of Glen Cove Road and Nob Hill Gate and the unsignalized intersection of Melby Lane and Vanand Drive for Existing, No-Build and Build conditions, using the *Highway Capacity Manual* (HCM 6) and the latest edition of the *Highway Capacity Software*.
- Evaluation of safety considerations for the proposed cul-de-sac and its intersection with Melby Lane, accounting for the curve in Melby Lane in the vicinity of the subject property, vehicle travel speeds in the area, and other relevant factors.
- Evaluation of potential construction-related impacts associated with the proposed development, considering the construction schedule anticipated for the project.
- Adequacy of on-site parking capacity.
- Determination of the need for mitigation measures, based upon the results of the analysis.

#### Aesthetics Resources

This section of the DEIS will define the existing aesthetic character of the site and surrounding area through descriptive text and representative photographs. Potential changes to visual character due to the proposed development will be evaluated through narrative descriptions of the types of residence that could be constructed on the proposed lots in conformance with the applicable zoning standards.

#### Historic Resources

The historic character of the subject property will be described, based primarily on the information which was included in the Attachment to the previously submitted EAF, Part 1, supplemented as appropriate. The DEIS will discuss the potentially significant adverse effects to the historic resources on the site resulting from the proposed action, as well as alternatives and measures to avoid, minimize, or mitigate these impacts. The analysis is anticipated to discuss two alternatives to avoid potential adverse effects to the property: sale to a buyer

willing to retain the residence; and subdivision configurations that retain the house (see Alternatives section, below).

Mitigation measures that are commonly employed for historic resources that cannot be retained will also be discussed, including, but are not necessarily limited to:

- Photodocumentation of the property prior to demolition, performed by a qualified person
- Salvage of significant architectural features by a local, reputable architectural salvage company
- Ensuring that historical narrative, photographs, and additional research for the historic property compiled during the SEQRA process are provided to local repositories such as libraries and historical societies as a public educational tool

### Construction Impacts

The DEIS will address the following potential impacts that may occur during site development, and will discuss measures that will be implemented to mitigate such potential impacts:

- Noise from the operation of construction equipment and power tools
- Wind-borne dust generation in areas that are cleared of vegetation
- Stormwater-induced erosion and sediment transport
- Removal of friable asbestos, if present, from the residence prior to demolition (a visual survey of asbestos-containing material will be included in the Phase I ESA)
- Removal of any existing storage tanks (e.g., for fuel oil), as also identified in the Phase I ESA
- Potential impacts associated with construction traffic on local roadways

The anticipated construction schedule will be discussed, and impacts that may be associated with same will be described.

### Alternatives

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

- No-Action (site remains as it currently exists) – The proposed sale of the subject property to a buyer who would retain the existing residence will be discussed under this alternative, including information regarding the applicant’s unsuccessful efforts to-date to accomplish this objective.
- Development of the subject property via a subdivision layout that includes a lot encompassing the existing residence which would allow the residence to be retained – The analysis of this alternative will include an assessment of compliance of such an alternative with the zoning standards and requirements in the R-1 Residence district, as well as the financial implications to the applicant.

### **Other Sections**

In accordance with the outline provided in §617.9(b)(5) of the SEQRA regulations, the DEIS also will include the following elements:

- Potential Cumulative Impacts
- Unavoidable Adverse Effects
- Irretrievable and Irreversible Commitment of Resources
- Growth-Inducing Aspects
- Impacts on the Use and Conservation of Energy
- Impacts on Solid Waste Management
- References