

**Incorporated Village of East Hills Planning Board  
209 Harbor Hill Road, East Hills, NY 11576**

**RESOLUTION FOR DECLARATION OF LEAD AGENCY, CLASSIFICATION OF  
ACTION, AND DETERMINATION OF SIGNIFICANCE  
FOR THE PROPOSED FOUR-LOT SUBDIVISION OF 2A MELBY COURT-SECTION  
19, BLOCK 27, LOT 46**

**WHEREAS**, Steven and Wendy Shenfeld (the “Applicants”), owners of the property known as 2A Melby Lane, East Hills, New York have applied to the Planning Board of the Incorporated Village of East Hills for preliminary approval of a four-lot residential subdivision; (the “Proposal”); and

**WHEREAS**, among other things, the Applicants submitted on January 27, 2017, a Part 1 Full Environmental Assessment Form (“EAF”), signed by Charles Panetta, Engineer, as a screening tool to identify the nature of the Proposal, its preliminary classification, site conditions and potential impacts, and providing certain information; and

**WHEREAS**, the Applicants subsequently submitted a Part 1 Full Environmental Assessment Form with an “Attachment,” under cover of a June 20, 2017 letter, signed and dated by John Ellsworth, VHB Engineering, Surveying and Landscape Architecture P.C., as Environmental Consultant to the Applicants, also as a screening tool to identify the nature of the Proposal, its classification, site conditions and potential impacts, and providing certain information; and

**RESOLVED**, that the Planning Board hereby determines that there: ~~(i) are; or (ii)~~ are no other involved agencies;

**BE IT FURTHER RESOLVED**, that the Planning Board declares itself the Lead Agency; and

**BE IT FURTHER RESOLVED**, that the Planning Board classifies the Proposal as:

~~☐ a Type I Action and,~~

~~☐ hereby adopts a Conditional Negative Declaration~~

~~☐ hereby adopts a Negative Declaration~~

~~☐ hereby adopts a Positive Declaration requiring preparation of a Draft Environmental Impact Statement (See Attachment);~~

~~**OR**~~

~~☐ a Type II Action (requiring no further review under SEORA);~~

Resolution For Declaration Of Lead Agency,  
Classification Of Action, And Determination  
Of Significance For The Proposed Four-Lot  
Subdivision Of 2a Melby Court-Section 19,  
Block 27, Lot 46

~~OR~~

☒ an Unlisted Action and:

~~☐ hereby adopts a Conditional Negative Declaration~~

~~☐ hereby adopts a Negative Declaration~~

☒ hereby adopts a Positive Declaration requiring preparation of a Draft Environmental Impact Statement (See Attachment);


**BE IT FURTHER RESOLVED**, that the Planning Board directs that all appropriate notice be issued pursuant to SEQRA and other relevant laws and regulations.

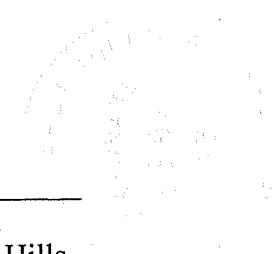
On June 21, 2017, the Planning Board made two motions, both unanimously approved. The first by Carmen Krauss, seconded by Craig Brooks declared the Planning Board lead agency under SEQRA and determined that the application is for an unlisted action. The second motion, by Steven Kafka, seconded by Jaime Polon, adopted a Positive Declaration and required the filing of a Draft Environmental Impact Statement.

The votes for the two motions were as follows:

Steven Kafka, Chairman	- Aye
Craig Brooks	- Aye
Carmen Krauss	- Aye
Jamie Polon	- Aye
Jeff Glennon	- Aye
David Pollack, Alternate	- Did not vote

Filed in the Office of the Village Clerk on the 26 day of June, 2017.

  
Donna Gooch, Village Clerk  
Incorporated Village of East Hills



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

Agency Use Only [If applicable]  
 Project : Melby Court Subdivision  
 Date : June 21, 2017

**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.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site., (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project will result in disturbance of the majority of the property, demolition of the house, regrading of the site, & installation of roadway & 4 homes/improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Noted that the quantity of cut/fill has not yet been determined.

**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)

☒ NO☐ YES

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

	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)

☒ NO☐ YES

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

	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 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 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 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 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 type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input 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 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 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 type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input 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 type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>4. Impact on groundwater</b> 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) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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: <u>Roslyn Water District Letter - January 19, 2017</u>	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 project will result in the addition of 3 residences and associated sanitary systems. The presence of existing on-site subsurface fuel storage, or existing on-site injection wells should be determined.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 proposed road and lot improvements will increase impervious surfaces on the site and potential for stormwater runoff impacts.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--	--------------------------	-------------------------------------

<b>6. Impacts on Air</b> 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.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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 <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<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"/>

<b>7. Impact on Plants and Animals</b> 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.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: The action will result in the removal of at least 13 trees for installation of the roadway & drainage. Additional trees may be removed for building on lots. _____The limits of clearing have not been established.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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, E1b	<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.	E1 a, 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"/>

<b>9. Impact on Aesthetic Resources</b> 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. <div style="text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES         </div>			
	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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>The proposed action will result in a change in the site aesthetics as viewed from neighboring properties and Melby Lane.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> 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. <div style="text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES         </div>			
	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 or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: <u>The existing home proposed to be demolished has historic significance in the community.</u>		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> 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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.j) If "Yes", answer questions a - f. If "No", go to Section 14.			
	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 checked="" type="checkbox"/>	<input 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: The action will introduce a new court an area with limited sight distance in a configuration that poses concerns with respect to safety.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.k) If "Yes", answer questions a - e. If "No", go to Section 15.			
	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: The addition of three new homes will be expected to result in an overall increase in energy use.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16.			
	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 checked="" type="checkbox"/>	<input 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>Construction will result in increase in ambient noise that may occur for extended periods (over 1 year) and involve multiple construction projects concurrently.</u>		<input type="checkbox"/>	<input checked="" 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.)

☐ NO

☒ YES

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

	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>The existing house may have underground storage tanks and or friable asbestos containing materials that will be disturbed during demolition.</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, E1b	<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: _____ _____		<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 would result in change in community character due to increased density, loss of historic home, introduction of a new road and removal of trees.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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.

There are a number of resource areas where there is the potential for significant adverse impacts. These include:

- The demolition of the existing home known as the John Mackay III House, which has historic significance in the community. The demolition of the house would result in the loss of this resource which will be irreversible. The applicant has not fully evaluated avoidance of this adverse impact or alternatives to mitigate the adverse impact (e.g. feasibility of retaining the structure, alternative lot configurations that would permit the home's preservation, or alternative mitigation measures if preservation of the structure is not feasible, such as reuse of exterior and or interior architectural features or building elements in the proposed homes, and/or the historic documentation of the home) and/or presented evidence to support conclusions offered.
- Drainage – the proposed road and new homes will increase impervious surfaces significantly and the potential for stormwater runoff impacts. Applicants have not demonstrated that the construction of homes will not result in offsite impacts related to erosion and management of stormwater runoff.
- Natural resources – specifically steep slopes and vegetation. The Applicants have identified certain trees to be removed for a roadway, but have not evaluated the impact of removing additional trees in areas of future construction and development. The applicant has not identified a future limit of clearing to allow evaluation of removal of additional vegetation or protection of steep slope areas.
- Transportation – the safety of the proposed site access needs to be evaluated due to the presence of a sharp curve, accounting for sight distance, vehicles parked on Melby Lane, vehicle speed (versus posted speed limits), and pedestrian safety.
- Community character - the demolition of the existing historically significant home and redevelopment of the site, including the removal of existing trees will result of the change of neighborhood character.
- Construction and demolition related impacts over the course of 2 years have not been evaluated to ensure no significant adverse impact on surrounding area including friable asbestos abatement, removal of underground storage tanks, generation of noise, dust, and the impact of construction vehicles on local roadways.

#### 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

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
See attached memorandum prepared by Nelson, Pope & Voorhis, environmental consultant to the Village, dated June 21, 2017.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Village Planning Board 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.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: Four Lot Subdivision of 2A Melby Lane

Name of Lead Agency: Village of East Hills Planning Board

Name of Responsible Officer in Lead Agency: Chair Steve Kafka

Title of Responsible Officer: Chair of Planning Board

Signature of Responsible Officer in Lead Agency: Steve Kafka Chair PB VET

Date: 6/26/17

Signature of Preparer (if different from Responsible Officer): Cathy Robinson

Date: 6/21/17

**For Further Information:**

Contact Person: Donna Gooch, Village Clerk, Incorporated Village of East Hills

Address: 209 Harbor Hills Road, East Hills, NY 11576

Telephone Number: 516-621-5600

E-mail: dgooch@villageofeasthills.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>



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620  
[www.nelsonpopevoorhis.com](http://www.nelsonpopevoorhis.com)

---

## MEMORANDUM

*To:* Steve Kafka, Chair and Village of East Hills Planning Board Members  
*Cc:* Mitchell Cohen, Planning Board Counsel  
Donna Gooch, Village Clerk  
Frank Gagliano, Chief Building Inspector

*Prepared by:* Kathryn J. Eiseman, Nelson, Pope & Voorhis  
with input from Tom Dixon, PE, Nelson & Pope

*Date:* June 21, 2017

*Re:* Environmental Planning and Engineering Review of the Melby Court Subdivision  
2A Melby Lane, East Hills, NY  
Application of Steven and Wendy Shenfeld  
Section 19, Block 27, Lot 46

The application is for preliminary approval of a four-lot subdivision of the Shenfeld property is the subject of a public hearings held April 27, 2017, continued on May 10<sup>th</sup>, and held open another hearing session this evening. This office has provided comments in several prior documents.<sup>1</sup> This memorandum summarizes outstanding prior comments on environmental, planning, and engineering issues and offers additional comments reflecting public hearing comments by the public, members of the Planning Board, and Board's counsel. Since the last public hearing session, of the Applicants submitted revised plans (last revision date of June 5, 2017), an updated Title Report dated May 15, 2017 and a Full Environmental Assessment Form (dated June 20, 2017). Outstanding issues/comments are provided below:

1. **Continued Engineering Review:** Comments on the revised plans prepared by Nelson & Pope are provided as **Attachment A** including a reduced copy of redlined plans, full-size versions of which will be provided for the Village file and for the applicant's engineer.
2. **SEQRA:** The Applicants' request for preliminary subdivision approval is subject to the State Environmental Quality Review Act (SEQRA). The Applicants submitted a second Full EAF Part I on June 20, 2017, yesterday. An initial preliminary review of the EAF dated June 20, 2017 has been performed by NP&V in accordance with the criteria set forth in 6 NYCRR Part 617.7 to allow preparation of a Part II EAF for consideration by the Planning Board this evening. See **Attachment B** for the draft Part II EAF.

There are a number of resources where there is the potential for significant adverse impacts. These include:

- The historic significance of the house that is proposed to be demolished.
  - The applicant has not evaluated avoidance of this adverse impact or alternatives that would mitigate the adverse impact (e.g. feasibility of

---

<sup>1</sup> Memoranda and a Staff Report prepared by Nelson, Pope & Voorhis with input from Nelson & Pope Engineers and Surveyors were dated October 13, 2016, October 28, 2016, March 13, 2017 and April 27, 2017.

retaining the structure, alternative lot configurations that would permit the home's preservation, or alternative mitigation measures if preservation of the structure is not feasible, such as reuse of exterior and or interior architectural features or building elements in the proposed homes, and/or the historic documentation of the home).

- Drainage – the proposed road and new homes will increase impervious surfaces significantly and the potential for stormwater runoff impacts. The applicants have not demonstrated that the construction of homes will not result in offsite impacts related to erosion and management of stormwater runoff.
  - Natural resources – specifically steep slopes and vegetation. The applicants have identified certain trees to be removed for a roadway, but have not evaluated the impact of removing additional trees in areas of future construction and development. The applicants have not identified a future limit of clearing to allow evaluation of removal of additional vegetation or protection of steep slope areas.
  - Transportation – the safety of the proposed site access needs to be further evaluated due to the presence of a sharp curve, accounting for sight distance, vehicle speed, and pedestrian safety.
  - Community character - the demolition of the existing historically significant home and redevelopment of the site, including the removal of existing trees will result of the change of neighborhood character.
  - Construction and demolition related impacts that may occur over the course of 18 months to 2 years have not been evaluated to ensure no significant adverse impact on surrounding area including friable asbestos abatement, removal of underground storage tanks, generation of noise, dust, and the impact of construction vehicles on local roadways.
3. **Title Report:** A Title Report dated May 15, 2017 has been submitted. The deed to the property has been reviewed and it has been determined that the description of the property as described on the deed does not match the property boundary as shown on the plans. This is related to the transfer of land (lot 45 and a portion of lot 46) to Cohen. Based upon the deed dated January 16, 1995, the Shenfelds took title to two Parcels. Parcel 1 described in the deed comprises what is currently designated as Lot 46 less a small triangular area in the northwest corner which was transferred to Cohen and is now part of Lot 45. Parcel 2 appears to comprise the remainder of the area transferred to Cohen that is currently designated as Lot 45.
4. **Filed Subdivision Map:** The subject property is depicted on the Map of Midland Terrace Sections 3 and 4 and on both maps the property is labeled as “out.” Based upon review by counsel, the property pre-existed the Midland Terrace development and was not part of the subdivision which occurred in 1954.
5. **Traffic Analysis:** The Applicants provided an updated traffic analysis (prepared by RMS Engineering, dated May 10, 2017) to address the comments of N&P, the Planning Board, and public. Comments prepared by N&P are provided in **Attachment C**.

In addition, during the May 10, 2017 public hearing, counsel asked whether the analysis could be revised to reflect actual vehicle speeds occurring in the neighborhood. The



representative stated the methodology to accomplish this. To date, however, no additional data and analysis has been submitted.

In addition, the Applicants should address comments from the public heard on May 10, 2017 regarding:

- a. safety with respect to the curvature of the Melby Lane with the introduction of a new roadway proximate to the curve on Melby Lane and pedestrian and motorist safety; and,
- b. public concern about the adequacy of the local streets to provide access for large construction vehicles without impacting residential properties.

6. **Park Dedication:** See Village Code Section 137-31, “Setting Aside of Land Required; Alternatives; Easements,” which states:

- A. *Ten percent of the gross land, whether commercial or residential, which is subdivided or for which the use in zoning is changed shall be set aside for park and recreational purposes. The land reserved or provided for sports and recreational purposes shall be of a suitable topography and of such general character to allow for recreational use and enjoyment by residents. The Board of Trustees or Planning Board, as the case may be, shall determine the precise land provided for these purposes and shall ensure the land has adequate street access for the purpose.*
- B. *In the event the land is too small to permit the proper use for these purposes, the Board of Trustees or the Planning Board shall accept a cash equivalent to the market value of the property which would have been reserved.*

7. **Stormwater Pollution Prevention Plan:** The application is subject to the requirements of Village Code Section 260 Stormwater Management and Erosion and Sediment Control. Review and approval of a Stormwater Pollution Prevention Plan will be required for preliminary subdivision plat approval. A plan (Sheet 7 of 7) was included with the most recent submission and has been reviewed by NP&V and found to be incomplete. The applicant’s engineer should review and address NYS DEC Construction Permit SWPPP requirements. Specifically:

- a. Single family subdivisions with less than 25% impervious cover at total site build-out require the preparation of a SWPPP that includes all the basic SWPPP requirements specified in NYS Construction Permit Part III.B.
- b. Single family residential subdivisions that involve soil disturbances of between one and five acres of land with greater than 25% impervious cover at total site build-out require the preparation of a Full SWPPP that includes post-construction stormwater management practices. A Full SWPPP includes all the basic SWPPP requirements specified in NYS Construction Permit Part III.B, as well as the Full SWPPP requirements specified in Part III.B.2

Notes: Inspection and maintenance requirements specified in NYS Construction Permit Part IV pertain to Basic and Full SWPPP projects. Termination of permit coverage requirements specified in NYS Construction Permit Part V pertain to Basic and Full SWPPP projects.

8. **Referrals:** To be performed when maps address all comments.

**Attachment A**  
**Engineering Comments and**  
**Reduced "Redlined" Plans**  
**Sheets 1 - 6**

## **2A MELBY LANE SUBDIVISION APPLICATION**

**NP&V MEMORANDUM OF JUNE 21, 2017**

### **ATTACHMENT A**

#### **ENGINEERING COMMENTS – PLANS DATED JUNE 5, 2017**

The following provides a summary of outstanding engineering comments prepared by Nelson & Pope, Engineers & Surveyors for the above referenced plans. Please refer to the memorandum of October 13, 2016 for original comments. In addition, a redlined set of plans is provided to assist in clarification for some of the comments below.

Item 3c – complete. However, the proposed curb radii should be labeled on the plan.

Item 3 d – not addressed. Indicate top of curb and gutter elevations every 10 feet on road profiles.

Item 4 a – test holes were completed. However, will need to indicate soil ratings and ground elevations on test hole logs and correct the location of the test holes shown on plan per actual field locations.

Item 4 b – not addressed. The lot grading does not demonstrate the containment of stormwater runoff on the individual lots. The tributary areas to each drainage system must be shown on the plans. Stormwater runoff from the lots (front yards and driveways) may enter the Melby Court drainage system but will need to be accounted for in drainage system calculations. The limit of clearing and disturbance shall be based upon the lot grading and drainage. There are individual trees shown for retention located under drywells and piping and very close (less than 5 feet) from the proposed dwellings. Trees indicated for retention on the plans will not be permitted for removal at the time of the individual lot applications. Please refer to redline comments on the Grading and Drainage Parcels 1-4 (Sheet 6 of 7) for additional comments and clarifications.

Item 4 e – not addressed.

Item 5 a – not addressed.

Item 5 b – tree species not indicated.

Item 5 c – not addressed. See 4 b above.

New Map item – label street tree species on plan using a symbol. See redline comments on Sheet 5 of 7.

Below is a summary of comments provided on redlined plan sheets. Refer to redline markups.

#### Preliminary Map (Sheet 1 of 7)

- Label building envelope dimensions on plans.
- Show proposed concrete monuments
- Show drainage easement to be dedicated to Village

#### Grading and Drainage (Sheet 2 of 7)

- Indicate drainage system tributary areas on plan
- Roof piping shall be 8 inch PVC or CPP. Piping between drywells shall be 15 inch CPP.
- The limit of disturbance must be based on the lot grading and drainage.
- Indicate tops, inverts, bottoms, highwater for all drainage structures.

Road Profile (Sheet 3 of 7)

- The center point of the cul-de-sac curb radius shall be the same as the road easement.
- Indicate top of curb and gutter elevations every 10 feet on profiles.
- Show street trees and setback from curb

Details (Sheet 4 of 7)

- Indicate soil ratings and ground elevations on test hole logs.
- Revise sanitary system calculations based on test hole soil ratings.
- Roof drainage system shall be separate from yard drainage system.
- Add detail of Leaching Catch Basin.
- Miscellaneous other comments on details.

Landscape and Tree Removal Plan (Sheet 5 of 7)

- Indicate tree species with symbol on plan.
- Show quantity of street species.
- Add species of existing trees.
- Review trees to removed and retained based on lot grading and drainage.

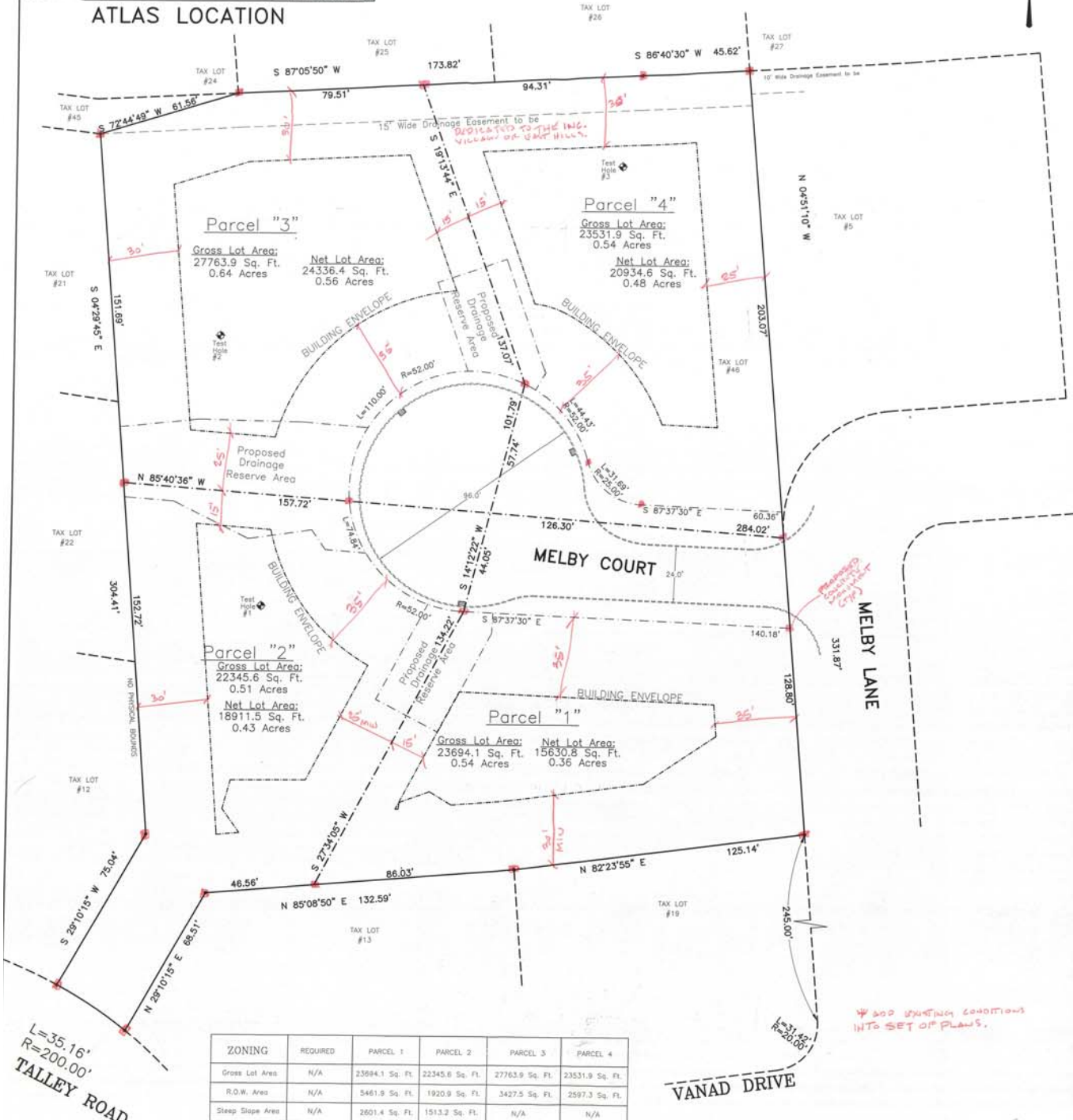
Grading and Drainage Parcels 1-4 (Sheet 6 of 7)

- See item 4 b above.
- Refer to redlines comments.

Note – no redlines provided for Sheet 7 of 7.



## ATLAS LOCATION



ZONING	REQUIRED	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
Gross Lot Area	N/A	23694.1 Sq. Ft.	22345.6 Sq. Ft.	27763.9 Sq. Ft.	23531.9 Sq. Ft.
R.O.W. Area	N/A	5461.9 Sq. Ft.	1920.9 Sq. Ft.	3427.5 Sq. Ft.	2597.3 Sq. Ft.
Slope Slope Area	N/A	2601.4 Sq. Ft.	1513.2 Sq. Ft.	N/A	N/A
Net Lot Area	15,000 Sq. Ft.	15630.8 Sq. Ft.	18911.5 Sq. Ft.	24336.4 Sq. Ft.	20934.6 Sq. Ft.
Min. Street Frontage	110'	268.98'	110.00'	110.00'	136.48'
Front Yard	35'	35'	35'	35'	35'
Side Yard/Aggregate	15'/40'	15'/40'	15'/40'	15'/40'	15'/40'
Rear Yard	30'	30'	30'	30'	30'
Max. Lot Coverage	25%	All Coverage to be Removed	All Coverage to be Removed	All Coverage to be Removed	All Coverage to be Removed

ZONED: Resident District R-1

Note: All utilities shall be underground

THIS AREA SERVED BY:  
Roslyn Highlands Fire Department  
Roslyn Rescue Hook & Ladder  
Roslyn Postal District 11576  
Roslyn Water District  
Roslyn School District 3  
Area of Map= 2.23 acres

LEGEND	
C.B.	Catch basin
G.V.	Gas valve
M.H.C.	Manhole cover
H.Y.	Hydrant
L.P.	Light pole
S.I.D.	Surface inlet drain
S.M.H.	Sewer manhole
U.P.	Utility pole
W.M.	Water meter
W.V.	Water valve

LEGEND:	
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
EXISTING SPOT ELEVATION:	98.82
PROPOSED SPOT ELEVATION:	98.82
LIMITS OF DISTURBANCE	---
SILT FENCE	---
AREA WITHIN DISTURBANCE LIMIT: 1.27 ACRES	
TREES TO BE PROTECTED SHOWN AS:	⊗
TREES TO BE REMOVED SHOWN AS:	⊗
NUMBER OF TREES TO BE REMOVED: 13	

VANAD DRIVE

Lot Area:  
97335.4 Sq. Ft.  
2.23 Acres

NOTE: ALL DISTURBED AREAS TO BE SEED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES

Nassau County Tax Map Designation:  
Sec. 19 Blk. 27 Lot 46

## PRELIMINARY MAP OF MELBY COURT

Of Property  
Situated in The  
Inc. Village of East Hills  
Nassau County, N.Y.

Drawn by: RLL Date: 3/7/2016  
BLADYKAS & PANETTA  
L.S. & P.E., P.C.  
23 Spring Street  
Oyster Bay, N.Y.  
516-922-3031

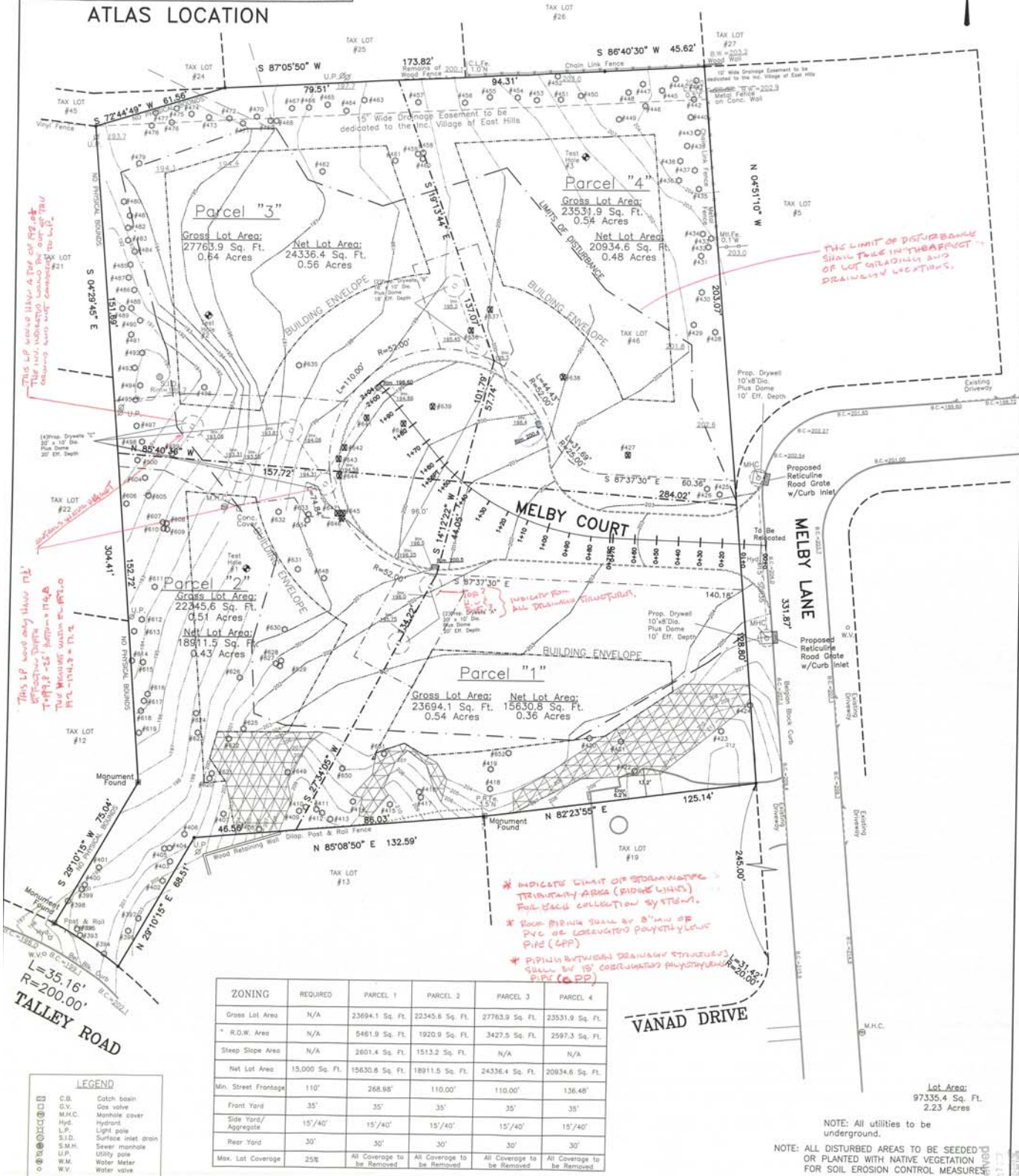


Received  
JUN 8 2017

REVISOR 4/15/2016  
REVISOR 6/22/2016  
REVISOR 10/3/2016  
REVISOR 11/3/2016  
REVISOR 12/28/2016  
REVISOR 3/16/2017  
REVISOR 5/3/2017  
REVISOR 6/5/2017



## ATLAS LOCATION



**LEGEND:**

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION: 98.82
- PROPOSED SPOT ELEVATION: 98.82
- LIMITS OF DISTURBANCE
- SILT FENCE
- AREA WITHIN DISTURBANCE LIMIT: 1.27 ACRES
- TREES TO BE PROTECTED SHOWN AS:
- TREES TO BE REMOVED SHOWN AS: ☒
- NUMBER OF TREES TO BE REMOVED: 13

### SLOPE DESCRIPTION



SLOPES GREATER THAN 20%

THIS AREA SERVED BY:  
Roslyn Highlands Fire Department  
Roslyn Rescue Hook & Ladder  
Roslyn Postal District 11576  
Roslyn Water District  
Roslyn School District 3  
Area of Map: 2.23 acres

REVISED 4/15/2016  
REVISED 6/22/2016  
REVISED 10/3/2016  
REVISED 11/3/2016  
REVISED 12/26/2016  
REVISED 3/16/2017  
REVISED 5/3/2017  
REVISED 6/5/2017



Nassau County Tax Map Designation  
**Sec. 19 BLK. 27 Lot 46**

## PRELIMINARY MAP OF MELBY COURT GRADING AND DRAINAGE

of Property Situated in the  
**Village of East Hills**  
Nassau County, N.Y.

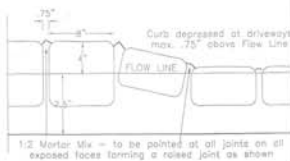
Drawn by: P.J.I.  
Date: 3/7/2016

SCALE: 1" = 20'

BLADYKAS & PANETTA  
L.S. & P.E., P.C.  
23 Spring Street  
Oyster Bay, N.Y.  
516-922-3031

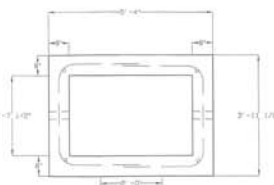






- NOTES:
1. The concrete shall exhibit an average compressive strength of 4,000 psi when tested per ASTM C-39.
  2. Curb & gutter must be constructed monolithically.
  3. Concrete mix shall be air entrained.

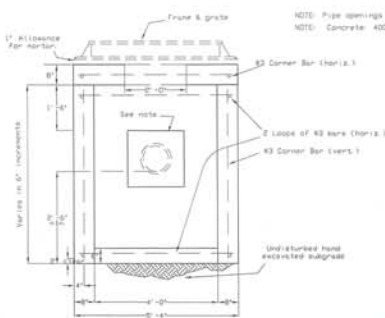
## CATCH BASIN NASSAU COUNTY TYPE "A" MODIFIED WITH TRAFFIC SLAB



PLAN

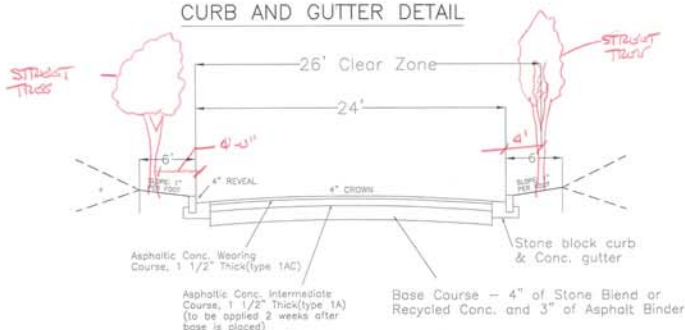
Weight of Concrete = 1541.7 #/sq. yd.  
Volume of Concrete = 15.81 cu. yd. (17.1 cu. yd.)  
Weight of Horizontal Steel = 8.29 #/sq. yd.  
Weight of Vertical Steel = 1.504 #/sq. yd.

NOTE: Pipe openings = Pipe 12" x 18"  
NOTE: Concrete 4000 P.S.I. @ 28 days



SECTION

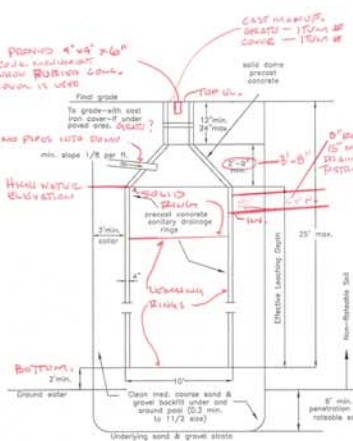
## CURB AND GUTTER DETAIL



NOTE: All above thicknesses are after compaction.

## PRIVATE ROAD DETAIL

ADD DETAIL OF LEACHING  
CATCH BASIN



DRYWELL DETAIL

## PRIVATE ROADWAY DRAINAGE CALCULATIONS:

**Drywell "A"**  
Road Area = 2244.7 Sq. Ft.  
Runoff = 2244.7 Sq. Ft. x 8"/12 = 1488.5 cu. ft.  
Tributary Area = 5658.0 Sq. Ft. x 8"/12 x 0.3 = 1131.8 cu. ft.  
Total Runoff = 2620.3 cu. ft.  
2620.3 cu. ft. / 68.5 cu. ft. per ft. of ring = 38.37 ft. req'd.  
Use 39 ft. of 10 ft. Diam. rings

**Drywell "B"**  
Road Area = 2128.2 Sq. Ft.  
Runoff = 2128.2 Sq. Ft. x 8"/12 = 1418.8 cu. ft.  
Tributary Area = 4900.8 Sq. Ft. x 8"/12 x 0.3 = 980.1 cu. ft.  
Total Runoff = 2398.9 cu. ft.  
2398.9 cu. ft. / 68.5 cu. ft. per ft. of ring = 35.02 ft. req'd.  
Use 36 ft. of 10 ft. Diam. rings

**Drywell "C"**  
Road Area = 5894.6 Sq. Ft.  
Runoff = 5894.6 Sq. Ft. x 8"/12 = 3929.7 cu. ft.  
Tributary Area = 6366.9 Sq. Ft. x 8"/12 x 0.3 = 1278.0 cu. ft.  
Total Runoff = 5207.7 cu. ft.  
5207.7 cu. ft. / 68.5 cu. ft. per ft. of ring = 76.02 ft. req'd.  
Use 77 ft. of 10 ft. Diam. rings

## PROPOSED NEW DWELLING DRAINAGE CALCULATIONS:

**Parcel 1**  
Proposed Dwelling = 1800.0 s.f.  
Proposed Driveway = 993.0 s.f.  
Proposed Tributary Area = 1152.2 s.f. x (.3) = 345.7 s.f.  
Runoff = 3136.7 s.f. x 3"/12 = 784.68 cu. ft.  
784.68 cu. ft. / 68.5 cu. ft. per ft. of ring = 11.38 ft. req'd. - Use 12 ft. of 10" Dia. Rings

**Parcel 2**  
Proposed Dwelling = 1800.0 s.f.  
Proposed Driveway = 1008.5 s.f.  
Proposed Tributary Area = 1263.1 s.f. x (.3) = 378.9 s.f.  
Runoff = 3185.4 s.f. x 3"/12 = 796.35 cu. ft.  
796.35 cu. ft. / 68.5 cu. ft. per ft. of ring = 11.63 ft. req'd. - Use 12 ft. of 10" Dia. Rings

**Parcel 3**  
Proposed Dwelling = 1800.0 s.f.  
Proposed Driveway = 1137.3 s.f.  
Proposed Tributary Area = 3685.4 s.f. x (.3) = 1105.6 s.f.  
Runoff = 4542.9 s.f. x 3"/12 = 1010.73 cu. ft.  
1010.73 cu. ft. / 68.5 cu. ft. per ft. of ring = 14.76 ft. req'd. - Use 15 ft. of 10" Dia. Rings

**Parcel 4**  
Proposed Dwelling = 1800.0 s.f.  
Proposed Driveway = 1009.8 s.f.  
Proposed Tributary Area = 914.2 s.f. x (.3) = 274.3 s.f.  
Runoff = 3084.5 s.f. x 3"/12 = 771.03 cu. ft.  
771.03 cu. ft. / 68.5 cu. ft. per ft. of ring = 11.26 ft. req'd. - Use 12 ft. of 10" Dia. Rings

## TEST HOLE #1 - May 30, 2017

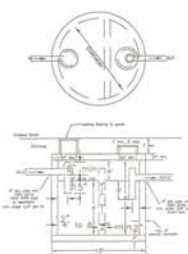
Depth	Classification Of Soil
From To	
Ground Surface	1' Topsoil
1'	2' Loam
2'	22' Fine to Medium Graded Sand
22'	30' Sandy Clay Lens
30'	34' Well Graded Sand
	NO GROUNDWATER ENCOUNTERED

## TEST HOLE #2 - May 30, 2017

Depth	Classification Of Soil
From To	
Ground Surface	1' Topsoil
1'	5' Sandy Loam
5'	29' Fine to Medium Graded Sand
	NO GROUNDWATER ENCOUNTERED

## TEST HOLE #3 - May 30, 2017

Depth	Classification Of Soil
From To	
Ground Surface	1' Topsoil
1'	1'-6" Sandy Loam
1'-6"	30' Fine to Medium Sand
30'	34' Well Graded Sand and Gravel
	NO GROUNDWATER ENCOUNTERED



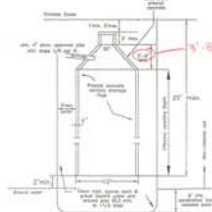
SEPTIC TANK

Note: 10' min. separation between proposed water service and proposed sanitary facilities.

Note: Proposed sanitary facilities do not occur near paved areas.  
Note: Minimum Septic Tank for dwelling to be 1500 Gal.

## DETAILS OF CONSTRUCTION

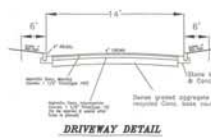
1. A minimum of 4 inches approved reinforced precast concrete bottom.
2. As 8 feet in diameter by 8 feet high approved reinforced precast concrete solid ring.
3. An approved reinforced precast concrete 1/2 inch thick slab has in turn cross or a traffic bearing slab in driveway.
4. Drop T must be joined or otherwise firmly attached.
5. Liquid depth must be 4 feet minimum.



LEACHING POOL DETAIL

## SANITARY CALCULATIONS SYSTEM B:

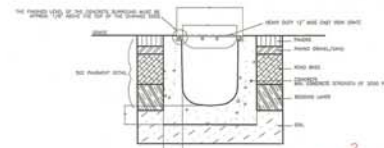
No. of Bedrooms = 5 min.  
Gal. / Day = 5 x 150 gal./bed/day = 750 gal./day  
Leaching Capacity:  
1/2 Note Flow = 2 gal./s.f./day  
Area of 10' Diam. Ring = 28.3  
= 2 x 3.1415 x 5 = 31.4 s.f. per ft. of ring  
Leaching Rate = 2 gal./s.f./day x 31.4 s.f. of ring = 62.8 gal./day/ft. of ring  
Leaching Pools Required = 750 gal./day ÷ 62.8 gal./day/ft. of ring = 11.94 ft. of ring req'd.  
= Use 12 ft. of 10 ft. Diam. Rings



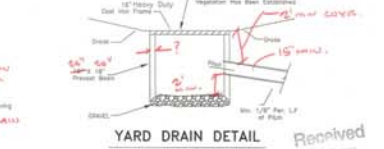
DRIVEWAY DETAIL



CATCH BASIN DETAIL



TRENCH DRAIN DETAIL



YARD DRAIN DETAIL

Nassau County Tax Map Designation:  
Sec. 19 Bk. 27 Lot 46

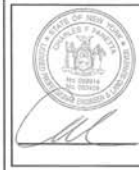
## PRELIMINARY MAP OF MELBY COURT

## DETAILS

Inc. Village of East Hills  
Nassau County, N.Y.

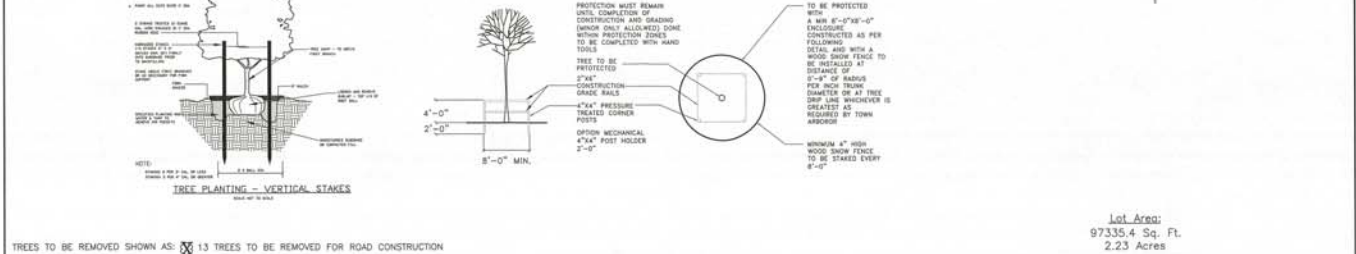
Drawn By: BLDYKAS & PANETTA  
Date: 8/22/2016  
Scale: 1" = 20'

BLDYKAS & PANETTA  
L.S. & P.E., P.C.  
23 Spring Street  
Oyster Bay, N.Y.  
516-922-3031



REVISED 10/1/2016  
REVISED 11/4/2016  
REVISED 12/26/2016  
REVISED 3/6/2017  
REVISED 5/2/2017  
REVISED 6/5/2017





TREES TO BE PLANTED SHOWN AS: ★ 18 TREES TO BE PLANTED (2" CALIPER TO BE PLANTED)

TREES ADJACENT TO WORK AREA TO BE PROTECTED SHOWN AS: ○

TREE SCHEDULE

Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted	Num.	Size	To Be Planted
383	20"	★	413	18"	★	433	16"	★	453	12"	★	473	8"	★	493	8"	★	513	8"	★	535	36"	★	553	36"	★	573	36"	★	593	36"	★	613	36"	★
384	18"	★	414	18"	★	434	16"	★	454	12"	★	474	8"	★	494	8"	★	514	8"	★	536	36"	★	554	36"	★	574	36"	★	594	36"	★	614	36"	★
385	18"	★	415	18"	★	435	16"	★	455	12"	★	475	10"	★	495	10"	★	515	10"	★	537	36"	★	555	36"	★	575	36"	★	595	36"	★	615	36"	★
386	18"	★	416	18"	★	436	16"	★	456	12"	★	476	10"	★	496	10"	★	516	10"	★	538	36"	★	556	36"	★	576	36"	★	596	36"	★	616	36"	★
387	18"	★	417	18"	★	437	16"	★	457	12"	★	477	10"	★	497	10"	★	517	10"	★	539	36"	★	557	36"	★	577	36"	★	597	36"	★	617	36"	★
388	24"	★	418	30"	★	438	24"	★	458	20"	★	478	18"	★	498	18"	★	518	18"	★	540	36"	★	558	36"	★	578	36"	★	598	36"	★	618	36"	★
389	24"	★	419	30"	★	439	24"	★	459	20"	★	479	18"	★	499	18"	★	519	18"	★	541	36"	★	559	36"	★	579	36"	★	599	36"	★	619	36"	★
400	20"	★	420	28"	★	440	10"	★	460	20"	★	480	12"	★	500	12"	★	520	12"	★	543	8"	★	560	36"	★	580	36"	★	600	36"	★	620	36"	★
401	18"	★	421	28"	★	441	10"	★	461	20"	★	481	12"	★	501	12"	★	521	12"	★	544	8"	★	561	36"	★	581	36"	★	601	36"	★	621	36"	★
402	18"	★	422	28"	★	442	10"	★	462	20"	★	482	12"	★	502	12"	★	522	12"	★	545	8"	★	562	36"	★	582	36"	★	602	36"	★	622	36"	★
403	12"	★	423	20"	★	443	8"	★	463	8"	★	483	12"	★	503	12"	★	523	12"	★	546	10"	★	563	36"	★	583	36"	★	603	36"	★	623	36"	★
404	12"	★	424	20"	★	444	8"	★	464	8"	★	484	12"	★	504	12"	★	524	12"	★	547	10"	★	564	36"	★	584	36"	★	604	36"	★	624	36"	★
405	8"	★	425	20"	★	445	8"	★	465	8"	★	485	12"	★	505	12"	★	525	12"	★	548	10"	★	565	36"	★	585	36"	★	605	36"	★	625	36"	★
406	14"	★	426	24"	★	446	10"	★	466	10"	★	486	12"	★	506	12"	★	526	12"	★	549	10"	★	566	36"	★	586	36"	★	606	36"	★	626	36"	★
407	20"	★	427	20"	★	447	8"	★	467	8"	★	487	8"	★	507	1		527	1		550	36"	★	567	36"	★	587	36"	★	607	36"	★	627	36"	★
408	18"	★	428	24"	★	448	8"	★	468	8"	★	488	12"	★	508	12"	★	528	12"	★	551	36"	★	568	36"	★	588	36"	★	608	36"	★	628	36"	★
409	12"	★	429	20"	★	449	8"	★	469	8"	★	489	12"	★	509	12"	★	529	12"	★	552	36"	★	569	36"	★	589	36"	★	609	36"	★	629	36"	★
410	8"	★	430	20"	★	450	12"	★	470	8"	★	490	10"	★	510	10"	★	530	10"	★	553	36"	★	570	36"	★	590	36"	★	610	36"	★	630	36"	★
411	14"	★	431	14"	★	451	14"	★	471	14"	★	491	14"	★	511	14"	★	531	14"	★	554	36"	★	571	36"	★	591	36"	★	611	36"	★	631	36"	★
412	12"	★	432	14"	★	452	12" SHM	★	472	12"	★	492	10"	★	512	10"	★	532	10"	★	555	36"	★	572	36"	★	592	36"	★	612	36"	★	632	36"	★

ADD SPECIES

NOTE: ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES

Nassau County Tax Map Designation: Sec. 19 BIK. 27 Lot 46

REVISED 3/16/2017  
REVISED 5/2/2017  
REVISED 6/5/2017

PRELIMINARY MAP OF MELBY COURT LANDSCAPE AND TREE REMOVAL PLAN

Of Property Situated in The Inc. Village of East Hills Nassau County, N.Y.

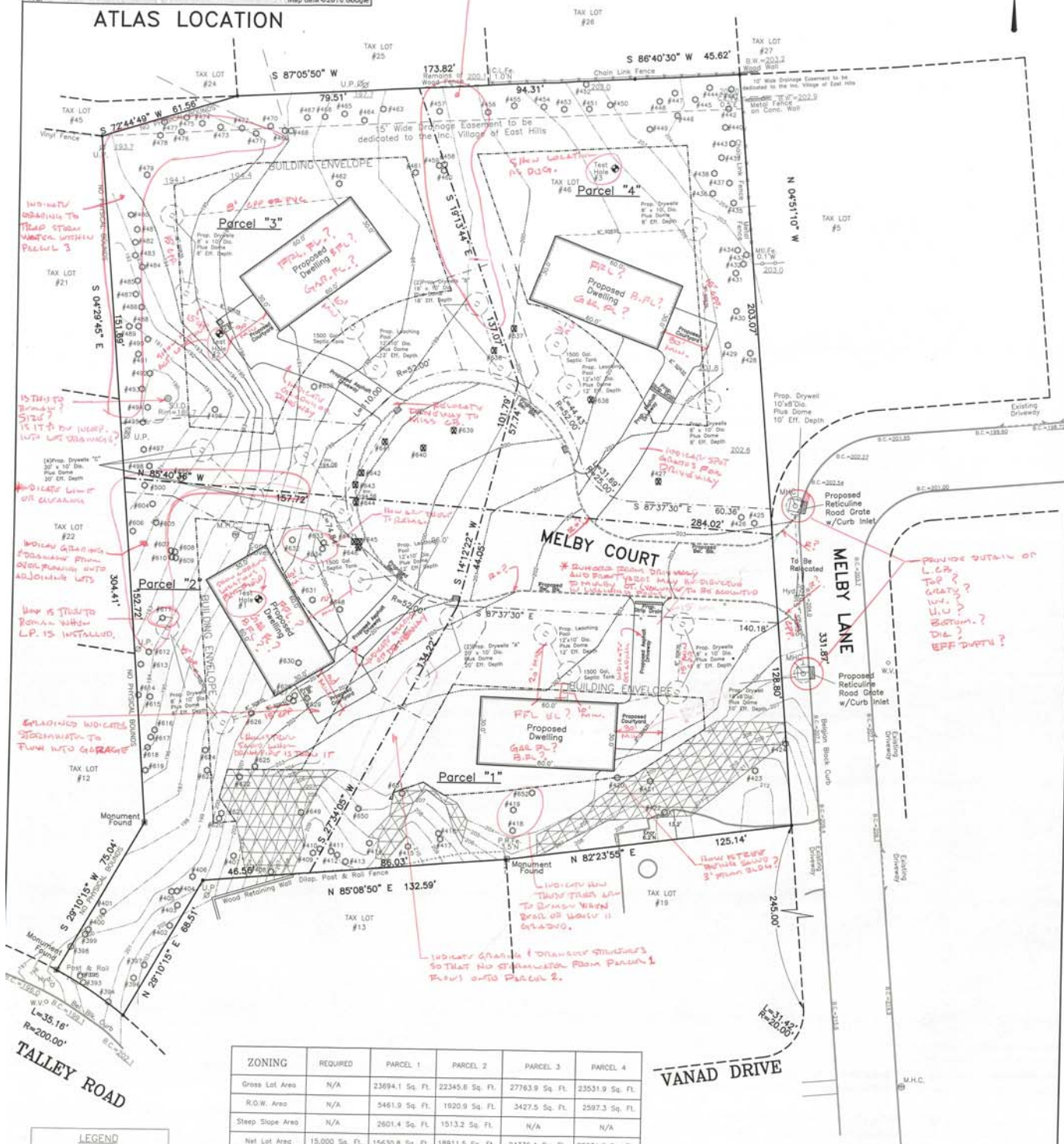
Drawn by: Date: 1/6/2017  
P/L: 23 Spring Street Oyster Bay, N.Y. 11578-1005  
SCALE: 1" = 20'

Prepared by: [Signature]





## ATLAS LOCATION



ZONING	REQUIRED	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
Gross Lot Area	N/A	23094.1 Sq. Ft.	22345.8 Sq. Ft.	27763.9 Sq. Ft.	23531.9 Sq. Ft.
R.O.W. Area	N/A	5461.9 Sq. Ft.	1920.9 Sq. Ft.	3427.5 Sq. Ft.	2597.3 Sq. Ft.
Steep Slope Area	N/A	2601.4 Sq. Ft.	1513.2 Sq. Ft.	N/A	N/A
Net Lot Area	15,000 Sq. Ft.	15630.8 Sq. Ft.	18911.5 Sq. Ft.	24336.4 Sq. Ft.	20934.6 Sq. Ft.
Min. Street Frontage	110'	288.98'	110.00'	110.00'	136.48'
Front Yard	35'	35'	30'	35'	35'
Side Yard/Aggregate	15'/40'	15'/40'	15'/40'	15'/40'	15'/40'
Rear Yard	30'	30'	30'	30'	30'
Max. Lot Coverage	25%	All Coverage to be Removed	All Coverage to be Removed	All Coverage to be Removed	All Coverage to be Removed

ZONED: Resident District R-1

### SLOPE DESCRIPTION



SLOPES GREATER THAN 20%

THIS AREA SERVED BY:  
 Roslyn Highlands Fire Department  
 Roslyn Rescue Hook & Ladder  
 Roslyn Postal District 11576  
 Roslyn Water District  
 Roslyn School District 3  
 Area of Map = 2.23 acres

REVISED 4/15/2016  
 REVISED 6/22/2016  
 REVISED 10/5/2016  
 REVISED 11/3/2016  
 REVISED 1/28/2017  
 REVISED 3/16/2017  
 REVISED 5/3/2017  
 REVISED 6/6/2017



Nassau County Tax Map Designation  
 Sec. 19 Blk. 27 Lot 46

**PRELIMINARY MAP OF MELBY COURT GRADING AND DRAINAGE PARCELS 1-4**

Incorporated in the  
 Village of East Hills  
 Nassau County, N.Y.

Drawn by: [Signature]  
 Date: 3/7/2016  
 Bladkyas & Panetta  
 L.S. & P.E., P.C.  
 23 Spring Street  
 Oyster Bay, N.Y.  
 11576-922-3031

SCALE: 1" = 20'

NOTE: ALL DISTURBED AREAS TO BE SEED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES

LEGEND:	
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
EXISTING SPOT ELEVATION	98.82
PROPOSED SPOT ELEVATION	98.82
LIMITS OF DISTURBANCE	---
SILT FENCE	---
AREA WITHIN DISTURBANCE LIMIT: 1.27 ACRES	
TREES TO BE PROTECTED SHOWN AS:	
TREES TO BE REMOVED SHOWN AS:	✖
NUMBER OF TREES TO BE REMOVED: 13	

**Attachment B**  
**Draft Part II EAF**

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

<b>Agency Use Only [If applicable]</b>
Project : Melby Court Subdivision
Date : June 21, 2017

**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.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project will result in disturbance of the majority of the property, demolition of the house, regrading of the site, & installation of roadway & 4 homes/improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noted that the quantity of cut/fill has not yet been determined.

**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)

☒ NO☐ YES

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

	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)

☒ NO☐ YES

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

	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 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 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 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 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 type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input 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 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 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 type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input 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 type="checkbox"/>	<input type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>4. Impact on groundwater</b> 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.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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: <u>Roslyn Water District Letter - January 19, 2017</u>	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 project will result in the addition of 3 residences and associated sanitary systems. The presence of existing on-site subsurface fuel storage, or existing on-site injection wells should be determined.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> 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.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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: <u>The proposed road and lot improvements will increase impervious surfaces on the site and potential for stormwater runoff impacts.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	-------------------------------------

<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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 <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<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"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: <u>The action will result in the removal of at least 13 trees for installation of the roadway &amp; drainage. Additional trees may be removed for building on lots.</u> <u>The limits of clearing have not been established.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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, E1b	<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.	E1 a, 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"/>



<b>9. Impact on Aesthetic Resources</b> 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. <div style="text-align: right;"> <input type="checkbox"/> NO           <input checked="" type="checkbox"/> YES         </div>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: The proposed action will result in a change in the site aesthetics as viewed from neighboring properties and Melby Lane. _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> 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. <div style="text-align: right;"> <input type="checkbox"/> NO           <input checked="" type="checkbox"/> YES         </div>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: <u>The existing home proposed to be demolished has historic significance in the community.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> 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.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>12. Impact on Critical Environmental Areas</b> 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.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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.

☐ NO

☒ YES

(See Part 1. D.2.j)

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

	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 checked="" type="checkbox"/>	<input 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>The action will introduce a new court an area with limited sight distance in a configuration that poses concerns with respect to safety.</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.

☐ NO

☒ YES

(See Part 1. D.2.k)

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

	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: <u>The addition of three new homes will be expected to result in an overall increase in energy use.</u>		<input checked="" 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.

☐ NO

☒ YES

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

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

	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 checked="" type="checkbox"/>	<input 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>Construction will result in increase in ambient noise that may occur for extended periods (over 1 year) and involve multiple construction projects concurrently.</u>		<input type="checkbox"/>	<input checked="" 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.)

☐ NO

☒ YES

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

	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>The existing house may have underground storage tanks and or friable asbestos containing materials that will be disturbed during demolition.</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.)

☐ NO

☒ YES

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

	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, E1b	<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: _____		<input type="checkbox"/>	<input 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)

☐ NO

☒ YES

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

	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 type="checkbox"/>	<input checked="" 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 would result in change in community character due to increased density, loss of historic home, introduction of a new road and removal of trees.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Attachment C**  
**Traffic**  
**Engineering**  
**Comments**

## 2A MELBY LANE SUBDIVISION APPLICATION

### NP&V MEMORANDUM OF JUNE 21, 2017

#### ATTACHMENT C

#### N&P TRAFFIC ENGINEERING COMMENTS – RMS TRAFFIC ANALYSIS DATED MAY 10, 2017

The following provides traffic engineering comments prepared by Nelson & Pope, Engineers & Surveyors based upon the review of the above referenced document. The May 10<sup>th</sup> RMS traffic report includes responses to comments that N&P had related to the January 25, 2017 traffic analysis which are provided in the left column of the table below with N&Ps comments on the May 10<sup>th</sup> memo in the right column.

N&P Comments on RMS Analysis (January 25, 2017)	N&P Comment on RMS Analysis (May 10, 2017)
<i>N&amp;P Comment 1. The development of traffic volumes from the existing conditions through the No Build and Build conditions cannot be adequately reviewed because no traffic volume figures were included in the traffic assessment.</i>	The May 10, 2017 Analysis provided requested traffic volume figures. Comment has been adequately addressed.
<i>N&amp;P Comment 2. Estimated trips were derived from the ITE Trip Generation Manual, for each period, using average trip generation rates for 4 Single Family Dwelling units. Based on the ITE Trip Generation Handbook, rather than using average rates, the collected data for the Single Family Detached Housing category is such that use of the regression equations is the recommended approach. Using the equations results in higher trip generation in all three peak hours (4.3, 1.5 and 3 times the number of trip-ends shown in the assessment for the AM, PM and Saturday periods, respectively). To determine whether the proposed project will or will not impact traffic conditions in the study area, the traffic analyses should be revised to reflect the trip generation based on the regression equations.</i>	<p>The May 10, 2017 Analysis provided used the regression equations to project trip generation at peak hours.</p> <p>Comment has been addressed.</p> <p>Although the resulting volumes are significantly higher than estimated previously, we agree with the conclusion of RMS that the resulting volumes are not anticipated to result in a significant impact on traffic levels within the neighborhood.</p>
<i>N&amp;P Comment 3. Overall the methodology followed in conducting the Traffic Assessment followed standard traffic engineering practices and is acceptable in format. However, Items 1 and 2 above need to be addressed to</i>	As a result of concerns expressed at the April 27 <sup>th</sup> public hearing with regard to sight distance entering and exiting the proposed cul-de-sac, RMS Engineering has prepared a sight distance evaluation for the subject parcel.

N&P Comments on RMS Analysis (January 25, 2017)	N&P Comment on RMS Analysis (May 10, 2017)
<p><i>adequately quantify the impact of the proposed project on the surrounding roadway network.</i></p>	<p>Standard values for intersection sight distance and stopping sight are contained in the publication <b>A Policy on Geometric Design of Highways and Streets 6<sup>th</sup> Edition</b>, published by the <b>American Association of State Highway and Transportation Officials (AASHTO)</b>.</p> <p>A review of intersection sight distance values based on roadway conditions, indicate that 290 feet of sight distance is required to make a right-turn onto Melby Lane and 335 feet would be required to perform a left-turning maneuver. Alternatively, a review of stopping sight distance values indicate that 212 feet is required to stop when travelling northbound on Melby Lane and 193 feet is required when travelling westbound.</p> <p>A field review of the sight distance measurements was conducted by Nelson &amp; Pope on Wednesday, May 17, 2017. Field measurements were performed to identify stopping sight distance and intersection sight distance from the access point of the proposed subdivision. Stopping sight distance was recorded at 370 feet when travelling northbound on Melby Lane toward the subject parcel. At times, the sight distance can be restricted by on-street parking and can be limited to 190 feet or less. Stopping sight distance was recorded at 220 feet when travelling southwestbound on Melby Lane. Based on these values, there is sufficient stopping sight distance available assuming the absence of vehicles parked on-street. This also assumes that the location of the proposed cul-de-sac overlays with the existing driveway. It should be verified that the sight measurements were taking from the proper location. We concur with RMS Engineering's assessment that there is sufficient stopping sight distance available assuming no vehicles parked on the west side of Melby lane, south of the subject property.</p> <p>Intersection sight distance was measured at 215 feet when looking to the right (south) on Melby Lane and a distance of 335 feet was recorded when looking northeast on Melby Lane. Based on these values it can be said that there is sufficient available sight distance to perform a right-turn from the subject parcel, however, there is insufficient sight distance available for performing a left-turn.</p>