

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
NOTICE OF COMPLETION OF
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) AND
NOTICE OF SEQRA HEARING
PROPOSED FOUR-LOT SUBDIVISION OF 2A MELBY
LANE-SECTION 19, BLOCK 27, LOT 46
INCORPORATED VILLAGE OF EAST HILLS, NASSAU
COUNTY, NEW YORK**

Date: July 30, 2019

Lead Agency: Planning Board of the Incorporated Village of East Hills

Address: Incorporated Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Draft Environmental Impact Statement (DEIS) has been completed and accepted for the proposed action described below. A public hearing on the DEIS will be held on September 24, 2019 at 6:30 p.m. at Village Hall, 209 Harbor Hill Road, East Hills, New York 11576, when verbal and written comments will be accepted. Written comments on the DEIS will be accepted at the offices of the lead agency until close of business Friday October 4, 2019. Comments may be submitted via email to: NFuturean@villageofeasthills.org.

Name of Action: Proposed Four-Lot Subdivision of 2A Melby Lane

SEQR

Classification: Unlisted

Description of Action: The Proposed Action is a four-lot residential subdivision of a 2.23-acre property located in the Village of East Hills. The four lots would be accessed via a private cul-de-sac from Melby Lane. The net lot area of the four proposed residential lots ranges from 15,630 square feet to 24,336 square feet, which meet the R-1 zoning requirements. Sanitary wastewater would be handled by the installation of new on-site sanitary disposal systems on each lot and the four lots would be served by public water from the Roslyn Water District. A stormwater management system is proposed to collect stormwater generated from the proposed lots and new roadway. The subject property is currently developed with a single-family home known as the John Mackay III House, which would be demolished, including all existing accessory structures and improvements.

Location: 2A Melby Lane
Incorporated Village of East Hills
Nassau County, New York 11576

Potential Environmental Impacts: A DEIS has been prepared to examine the potential environmental impacts of the proposed action. The environmental issues addressed in the DEIS include: topography; soils; water resources; groundwater management plans; ecological resources; land use and zoning; community character; community services; transportation; cultural and/or historic resources; cumulative impacts; growth-inducing aspects; energy resources; and alternatives to the proposed action.

Availability of Document: Copies of the DEIS are available for public review at the offices of the lead agency and on the Village's website at:

<http://villageofeasthills.org/information/committee-actions-resolutions>

Additionally, a copy of the DEIS is available at the Bryant Library 2 Papermill Rd, Roslyn, NY 11576.

Contact Person: Steven Kafka, Chairman of the Village Planning Board

Address: Incorporated Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

Telephone No.: (516) 621-5600

A Copy of this Notice has been Sent To:

Mitchell S. Cohen, Esq., Special Counsel
Wechsler & Cohen, LLP
17 State Street 7th Floor
New York, New York 10004

Mayor Michael R. Koblenz and the Village Board of Trustees
Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

Steven Kafka, Chairman, and Members of the Planning Board
Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

Spencer Kanis, Chairman, and Members of the Architectural Review Board
Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

Frank Gagliano, Superintendent of Buildings
Village of East Hills
209 Harbor Hill Road
East Hills, New York 11576

Michael J. Kosinski, Chairman and Members of the Board of Commissioners
Roslyn Water District
24 West Shore Road, PO Box 326
Roslyn, New York 11576-1422

Lawrence E. Eisenstein, MD, MPH, FACP Commissioner of Health
Nassau County Department of Health
200 County Seat Drive
Uniondale, New York 11553

NYS Office of Parks, Recreation and Historic Preservation
Field Services Bureau
Peebles Island Resource Center, PO Box 189
Waterford, NY 12188-0189

PSEG Long Island
999 Stewart Ave.
Bethpage, NY 11714
Attn: Lindsay Peppe

National Grid
Revenue Cycle Management Department
175 East Old Country Road
Hicksville, NY 11801
Attn: Donna Laura and Jessica Thomas

Carrie Meek Gallagher, Regional Director
New York State Department of Environmental Conservation
Region One
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790

Steven and Wendy Shenfeld
c/o Andrea Tsoukalas, Esq.
Forchelli Deegan Terrana, LLP
333 Earle Ovington Boulevard, Suite 1010
Uniondale, New York 11553

This Notice has also been forwarded for publication in the Environmental Notice Bulletin.