Proposed Four-Lot Subdivision

2A Melby Lane
Incorporated Village of East Hills, New York

PREPARED FOR

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East Hills, New York 11576

PREPARED BY

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July 2019

DRAFT ENVIRONMENTAL IMPACT STATEMENT

PROPOSED FOUR LOT SUBDIVISION
2A MELBY LANE
INCORPORATED VILLAGE OF EAST HILLS
NASSAU COUNTY, NEW YORK

PROJECT LOCATION: 2.23±-acre parcel located at 2A Melby Lane, Village of East Hills, Nassau County, New York
Nassau County Land and Tax Map: Section 19 – Block 27 – Lot 46

APPLICANTS: Steven and Wendy Shenfeld
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East Hills, New York 11576

D AGENCY: The Planning Board of the Incorporated Village of East Hills
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DATE OF PREPARATION: July 2019

AVAILABILITY OF DOCUMENT:	This document is a Draft Environmental Impact Statement (DEIS) prepared on behalf of the above-referenced Applicants. Copies are available for public review and comment at the offices of the Lead Agency and at The Bryant Library. This DEIS is also available electronically at http://villageofeasthills.org/information/committee-actions-resolutions/
DATE OF ACCEPTANCE:	**July 30, 2019**
DEIS COMMENT DEADLINE:	**October 4, 2019**

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Executive Summary

1.1 Introduction

This document is a Draft Environmental Impact Statement (DEIS) prepared in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617 for the action contemplated herein and is based upon the Positive Declaration issued June 21, 2017 by the Planning Board of the Incorporated Village of East Hills (the "Planning Board") as the Lead Agency (the "Positive Declaration" – see Appendix A). At the time of the adoption of the Positive Declaration, scoping was optional under the SEQRA regulations then in effect, and the Planning Board did not undertake a formal scoping process. This DEIS also addresses issues that were raised during the public hearing before the Planning Board on June 21, 2017 (after which the Positive Declaration was adopted), as well as subsequent input from the Village's planning consultant.

This DEIS evaluates the following issues in accordance with the Positive Declaration and the Village Consultant's comments:

- Subsurface Conditions, Soils and Topography
- Water Resources
- Ecology
- Zoning, Land Use and Community Character
- Transportation and Parking
- Aesthetic Resources
- Historic Resources
- Construction Impacts

This Executive Summary is designed solely to provide an overview of the proposed action, a synopsis of the potential adverse impacts identified and mitigation measures proposed, as well as the alternatives considered. Review of the Executive Summary is not a substitute for the full evaluation of the proposed action performed in Sections 2 through 10 of this DEIS.

1.2 Summary of Site and Project History

The applicant (also referred to as, "property owner") commenced efforts to sell the subject property in 2015. Minimal interest in the subject property for over a year led to the property owners hiring a surveying and engineering firm to prepare plans for a four-lot, zoning-compliant subdivision and submitted a formal application to the Village of East Hills in July 2016.

Public hearings for the initial subdivision application were held in October 2016, April 2017, and June 2017. At the April 2017 Village Planning Board hearing, a third-party individual, without the consent or knowledge of the property owners, provided testimony supporting a submission made to the Cultural Resources Information System (CRIS) web site of the New York State Historic Preservation Office (SHPO) regarding the potential historical value of the subject property. SHPO concluded the site was eligible for listing on the State and National Registers of Historic Places. At the June 2017 Planning Board hearing, largely on the basis of anticipated effect that the proposed four-lot subdivision, including demolition of the existing residence, could have with respect to historic resources, a Positive Declaration was issued by the Planning Board, requiring preparation of a DEIS.

With respect to the local preservation community, it is understood that this property has certain local historic value. However, local preservation organizations have not been able to proffer alternative solutions, nor have they reached out to the owners about the property. Prior to proceeding with the SEQRA process, the property owners considered relocating the existing residence to the Village Park area and a three-lot subdivision that would preserve the existing residence. Neither the Village nor property owner were interested in paying for the relocation of the existing residence and a three-lot subdivision would not maximize the full value of the property, nor would it guarantee preservation of the existing residence.

1.3 Summary of Existing Conditions

The 2.23±-acre subject property is located at 2A Melby Lane, within the well-established Nob Hill residential neighborhood in the Incorporated Village of East Hills (the "Village"), and is improved with a 6,239± square-foot (SF), two-story single-family residence (with full basement and attic), as well as several ancillary features, including: a two-car garage (attached to the residence at the northeast corner); slate driveway/motor court (east side of the residence); koi pond (southern part of the property); swimming pool (southern part of the property); sports court (northwest part of subject property); and a putting green (northeast of garage). A small shed is located north of the garage.

1.4 Proposed Action and Project Description

The proposed action consists of an application to subdivide the 2.23±-acre subject property into four lots and create a private subdivision road that would provide access to these lots. The action would require the razing of the existing residence and removal of all accessory structures.

In order to consider the whole action,[1] as required by SEQRA, an analysis of the potential future development of the four proposed housing lots was performed. The improvements would include the construction of four new dwellings (the building coverage of which was maximized, based on the size and configuration of the lots, the building envelopes and the presence or absence of steep slopes), four driveways, on-site sanitary systems, drywells and drainage reserve areas (DRAs) for stormwater management, and landscaping. This analysis also considers the incorporation of typical accessory uses (i.e., a patio and a pool) on each of the lots. The development of each lot would be subject to site plan review by the Village Planning Board, wherein each proposed residence (and appurtenant structures, if any), as well as proposed landscaping, would be evaluated on an individual basis, in accordance with the requirements of the R-1 zoning district and other relevant sections of the Village Code.

The Roslyn Water District would provide potable water to the proposed lots via the six-inch water main located on the west side of Melby Lane. Wastewater generation would be handled by the installation of four new on-site sanitary disposal systems; the existing subsurface sewage disposal system would be either abandoned in place or removed, based on the evaluation and decision of the Nassau County Department of Health. The addition of four new (net increase of three) single-family residences on the subject property would increase the overall daily wastewater generation. Stormwater runoff would be handled via the installation of drywells and the creation of three DRAs containing a system of drywells.

Electricity for the existing single-family residence on the subject property is provided via overhead distribution lines. PSEG Long Island (PSEG LI) is the electricity provider and is anticipated to continue should the proposed four lots be developed. Heating is provided to the existing residence via two 275-gallon No. 2 fuel oil tanks, which would be removed. While natural gas is available in the area (although no new connections are being made available by National Grid at this time), heating sources would be determined for the new residences once designed.

1.4.1 Purpose, Need, and Benefits of the Proposed Project

The purpose of the proposed action is to subdivide the subject property in accordance with the existing R-1 zoning to allow future development of a total of four new (three additional) single-family homes. The proposed parcels would match the size of most of the surrounding lots. Future residences would fit into the established development pattern within the existing

[1] The 2019 DRAFT 4th Edition of *The SEQR Handbook*, page 60 indicates that "reviewing the 'whole action' is an important principal in SEQR; interrelated or phased decisions should not be made without consideration of their consequences for the whole action…" Page 61 provides an example, indicating that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out…" The 3rd Edition of *The SEQR Handbook* is currently being revised to conform with the amended SEQRA regulations which became effective on January 1, 2019.

neighborhood. Creating a subdivision for future development would maximize the economic value of property, would increase tax base for the Village, is consistent with the Village's current regulations and would have a long-term positive impact on welfare of the community, while not meaningfully increasing congestion, safety risks or traffic.

1.4.2 Demolition and Construction Schedule

Demolition of the existing residence and associated uses as well as the development of the four proposed lots would take approximately 24 months. Construction activities would be subject to the relevant restrictions of the Village Code including, but not limited to, Chapter 127, Noise and Chapter 225, Building Construction, Permitted Times. Since it is unknown at this time whether all the lots would be developed concurrently, or whether each lot would be individually developed, it is not possible to establish a definitive schedule of construction.

1.4.3 Required Permits and Approvals

The proposed action is expected to require the following permits and approvals:

Agency	Approval
Village of East Hills Planning Board	Subdivision Approval Site Plan Approval for Individual Lots*
Village of East Hills Architectural Review Board	Review of the exterior of new construction* Tree Removal Permit for Subdivision Tree Removal for Individual Lots*
Village of East Hills Code Enforcement Officer	Demolition Permit
Roslyn Water District	Water Supply*
Nassau County Department of Health	Sanitary*
Village of East Hills/New York State Department of Environmental Conservation	SWPPP Approval/SWPPP General Permit
PSEG-Long Island	Electrical Connection*

*To be sought for individual lot development

1.5 Potential Impacts and Proposed Mitigation

1.5.1 Subsurface Conditions, Soils and Topography

A Phase I Environmental Site Assessment (ESA) was conducted in October 2018 in anticipation of the future subdividing of the subject property and future development of the proposed lots. The Phase I ESA was prepared to determine recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or business environmental risks (BERs). The conclusions of the Phase I ESA indicate the subject property was not listed on any of the databases or other resources reviewed and did not identify any RECs, CRECs or HRECs for

the subject property. Several BERs were identified that would be addressed at the time of demolition and subdivision:

- The existing two 275±-gallon No. 2 fuel oil AST's and one propane UST should be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities.
- The existing sanitary waste system should be abandoned and/or removed in accordance with prevailing regulations during any site demolition and/or subdivision activities.
- Although both existing transformers were in good condition when observed, they could contain PCB transformer oil which is subject to federal disposal restrictions and should be managed accordingly during any proposed site redevelopment and/or demolition.
- The demolition contractor should be alerted to potential presence of lead-based paint in order to take necessary worker protection precautions.
- The basement of the structure has asbestos-containing pipe insulation, as did one of the two exterior fuel oil-fired boilers. Prior to any demolition, VHB encourages that an Asbestos-Containing Materials (ACM) survey be completed for the subject property. ACM encountered during the demolition of the existing residence would be abated in accordance with New York State Department of Labor Industrial Code Rule 56.

Existing conditions were evaluated through a site reconnaissance, a review of the Soil Survey of Nassau County, New York (*Soil Survey*), and on-site test holes, which provided insight into the limitations of the existing soils on the property. Implementation of the proposed action (including future development of the new parcels, should the subdivision be approved) would result in the disturbance of soils on the subject property.

The soil/land types found at the subject property are not natural and have been disturbed by previous development of the site.

Based on the site investigation completed in May 2017 when three test holes were conducted, soils on the property have been determined to be suitable for development. Groundwater was not encountered in any of the borings.

As within any typical development project, the disturbance of soil and the grading of land are expected. Redevelopment of the site would require the excavation of soil/earth for various purposes, including the removal of existing structures (e.g., residential building, garage and swimming pool), and the subsequent construction of four new single-family residences. Thus, clearing of existing vegetation and regrading would occur as part of the proposed action. Approximately 1,425 cubic yards (CY) of net fill would be associated with the construction of the cul-de-sac and 4,350 CY of net cut associated with the development of the four parcels and cul-de-sac. In compliance with Chapter 271-128.3 of the Village Code, there would be no development within steep slopes. No significant adverse impacts to site topography are expected to result from the implementation of the proposed action or future development of the individual lots.

The following measures have been incorporated into the proposed project design to minimize potential impacts to soils and topography:

- No alteration of steep slopes (over 20 percent) and minimal disturbance of slopes with gradients between 15 and 20 percent.
- Implementation of the SWPPP, including, but not limited to: installation of hay bales and silt fence during construction; stockpiling of stripped topsoil and covering to minimize erosion; prompt application of fertilizer, seeding and mulch to stabilize distributed topsoil; and planting of disturbed areas with native vegetation for soil erosion control.
- Reduction of the volume of imported fill needed for the roadway, and the associated number of truck trips, through the on-site reuse of some of the cut material generated by lot development concurrent with subdivision development, if the material excavated on-site is suitable.

1.5.2 Water Resources

The analysis of groundwater included a review of the project's consistency with relevant plans and policies including the *Long Island Comprehensive Waste Treatment Management Plan* ("208 Study") and the *Long Island Special Groundwater Protection Area Plan* ("SGPA Plan"). It was determined upon review that the proposed action is consistent with the *208 Study* plans and policies and is not located within the SGPA.

The proposed subdivision would add impervious surface in the form of the subdivision roadway as well as new residences accessory uses, driveways and other pavement areas, but would remove impervious surfaces in the area of the existing residence and accessory structures. Impacts to groundwater are not anticipated during the decommissioning of the existing fuel oil and propane tanks and other subsurface structures, including, but not limited to, the existing sanitary system. The existing sanitary system would either be abandoned in place or removed and replaced with four new sanitary systems. Although the number of subsurface sewage disposal systems would increase from one to four, such facilities would be installed with the oversight of the Nassau County Department of Health (NCDH) and in accordance with NCDH regulations.

A new stormwater management system, including on-site subsurface infiltration structures such as drywells, would be installed to collect and recharge stormwater on the site of the proposed project. As the depth to groundwater is approximately 126 feet to 150 feet below grade surface (bgs) and the proposed in-ground infrastructure has effective depths ranging from eight feet bgs to 20 feet bgs, and given the surrounding area already is developed at a residential density similar to what is proposed, it is not expected groundwater resources would be significantly adversely impacted.

The new stormwater management system would be installed to improve conditions on the subject property, which currently has one drywell (to remain), but primarily relies on overland runoff to catch basins on Melby Lane. Under the proposed action, drywells would be installed throughout the subject property, within three DRAs to accommodate runoff from the proposed development. Stormwater storage for the roadway is based on an eight-inch storm and the four developed lots is based on a three-inch storm. The Village of East Hills

has an existing 15-foot wide drainage easement over the northern portion of the subject property, which would remain.

Implementing the proposed stormwater management system would permit the recharging of stormwater on-site and minimize pollutant loadings reaching groundwater. Coverage under the *State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities* (SPDES) GP-0-15-002 (or subsequent version) would be obtained. A *Stormwater Pollution Protection Plan* (SWPPP) would be developed in accordance with the requirements of the GP-0-15-002 and Chapter 260 of the Village Code. Overall, no significant adverse stormwater or related impacts are expected to result from implementation of the proposed action, during construction or operation.

As there are no natural surface water bodies or wetlands located on or directly adjacent to the subject property, and the site is not within a special flood hazard area, no impacts to such features would result from implementation of the proposed project.

The future development of four new homes In the proposed subdivision (three net additional) would generate additional sewage and water demand. The total sewage flow under the development is anticipated to be approximately 3,000 gpd based on Nassau County Department of Public Works (NCDPW) standards for calculating sewage flow in areas that are not sewered when the number of bedrooms is unknown.

The proposed subdivision would continue to be serviced by the Roslyn Water District and would increase in the potable water demand for the subject property to approximately 3,000 gpd. Additionally, conservatively, approximately 6,200 gpd would be required for irrigation of the four lots during the six-month growing season.

A landscaping plan was developed for the subdivision road that includes native and low-maintenance vegetation to minimize the irrigation demand. Landscaping plans for the future residences would be reviewed upon design and application for site plan approval for the individual lots.

The DEIS analyzed the proposed action's potential impacts to water resources which include groundwater, stormwater runoff, surface waters, wetlands, and floodplains, and sewage disposal and water supply. Based on the foregoing, no significant adverse impacts to water resources have been identified.

The following measures have been incorporated into the proposed project design to minimize potential impacts to water resources:

- Connect proposed development to the public water system.
- Planting of native and low-maintenance vegetation as part of the subdivision would reduce irrigation demand and fertilizer needs. The landscaping of the individual parcels would be developed in the future, on a site-specific basis, and would be subject to Village review and approval.
- Implementation of the SWPPP would ensure no significant adverse impact to surrounding properties or roadways due to erosion and sediment transport throughout the construction period.

- Stormwater runoff generated by the proposed subdivision would be captured and recharged on-site via an integrated stormwater management system.

1.5.3 Ecology

The DEIS analyzed the proposed action's potential to result in impacts on ecological resources, including habitats and vegetation, wildlife, rare and protected species, and wetland and surface waters. The proposed subdivision road would remove 14 trees from the subject property in the area of the proposed Melby Court cul-de-sac, while 18 new trees would be planted within the new road right-of-way. Plantings and grasses are proposed for along the cul-de-sac. The majority of the existing trees are located either around the property perimeter or on steep slopes. However, upon development of the four new lots, 18 additional trees would be removed for the construction of the residences, driveways, and the addition of patios and pools on each lot. Overall, considering the subdivision and lot development, 32 trees are anticipated to be removed. Future landscaping of the individual lots cannot be determined at this time. However, landscaping plans would be submitted per future application for site plan approval for the individual lots. No rare or protected species were identified, and there are no wetlands or water bodies on or directly adjacent to the site. Therefore, there would be no impact to such resources. Overall, no significant adverse impacts to ecological resources are anticipated as a result of the proposed action.

The following measures have been incorporated into the proposed project to minimize potential impacts to ecological resources:

- Installation of new trees to replace those that have been removed to permit construction of the subdivision road.
- The landscaping associated with the proposed subdivision roadway would consist of native/low-maintenance vegetation.

1.5.4 Zoning, Land Use and Community Character

The proposed action involves subdivision approval from the Village Planning Board to permit the subdivision of the subject property and creation of four single-family residential lots. The proposed subdivision meets all applicable standards for the R-1 District in which the subject property is located, including the requirements for lot size, lot frontage and coverage. Total permitted building coverage is 25 percent for each lot. A reasonable worst-case development scenario for each of the lots was developed based on the size of the lots, the configuration of the building envelopes, the presence of steep slopes on some of the lots and the character of other lots within the neighborhood. Based on these characteristics, the building coverages on each lot were maximized by maximizing the size of the principal residence (rather than by showing potential accessory buildings/structures such as sheds, which would add only coverage). The building coverages on the four proposed lots, as shown on the plans range from 9.5 percent to 13.9 percent. The maximum building coverage of the residences also considered the development of typical accessory uses (e.g., patios and pools) on the lots, which while they do not contribute to building coverage, do contribute to the impervious surface calculation and would restrict the placement of additional accessory buildings/structures on the lots.

Impervious surfaces associated with the subdivision roadway, single-family residences, driveways and accessory uses would increase from 0.41± acre to 0.0.64± acre and landscaping would decrease from 1.82± acre to 1.59± acre, based on the proposed subdivision plan, as compared to existing conditions. With respect to character, the study area consists almost entirely of single-family residences on approximately half-acre lots and the proposed subdivision would not alter the low-traffic characteristics of the neighborhood. Adding three lots consistent with the general lot size within the neighborhood would mirror the established density within the neighborhood.

Based on the foregoing, no adverse significant impact to zoning, land use, or community character is expected due to implementation of the proposed action.

1.5.5 Transportation and Parking

A Traffic Impact Statement (TIS) was completed by R&M Engineering for the proposed action, which includes an analysis of existing traffic volumes at the intersections of Glen Cove Road and Nob Hill Gate, Vanad Drive and Melby Lane, and Vanad Drive and Talley Road, projection of site-generated traffic, and expected traffic impacts due to the proposed action.

Additionally, capacity analyses were performed which indicate that the intersections of Glen Cove Road at Nob Hill Gate, Vanad Drive at Melby Lane and Vanad Drive and Talley Road would experience an imperceptible increase in delay due to new traffic generated by the proposed action.

An estimate of the project-generated traffic was prepared for the proposed development using the Institute of Transportation Engineers publication, *Trip Generation, 9th Edition* Land Use Code (LUC) #210 for single-family detached housing criteria concluded the proposed action would generate a de minimis volume of new traffic -- approximately one new trip every four minutes during the midday peak hour travel time. This traffic generation does not take credit the traffic that is currently generated by the existing residence and is a gross vehicle trip calculation.

A speed study completed for northbound and southbound traffic flows on Melby Lane approximately 400 feet north of the intersection at Vanad Drive determined that the 85th percentile speed was approximately 37.3 mph, and within the reasonable range relative to the posted speed of 30 mph for Melby Lane. The speed study concluded the average speeds are not excessive and mitigation measures are not required for the proposed action.

A sight distance analysis was performed in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. The sight distance analysis concluded the stopping sight distance (SSD) is approximately 260 feet to the right and approximately 340 feet to the left from the proposed subdivision roadway. The sight distance in both directions is more than adequate for drivers to be able to make safe and informed decisions before entering or exiting from the proposed cul-de-sac.

Overall, the results of the TIS indicate that implementation of the proposed action would not have a significant adverse impact on traffic conditions and would not require mitigation.

1.5.6 Aesthetic Resources

The proposed action involves the demolition of an existing single-family residence to subdivide the 2.23±-acre property into four lots for future construction of four single-family residences. Demolition of the existing residential structure would require review by the Village's Architectural Review Board; as would the future design and construction of the four single-family residences, as well as future landscaping plans for the individual lots.

The demolition of the existing structures and subdivision of the subject property would change the visual characteristics of the site and views of the property from surrounding lots and streets. To minimize the opening of views into the site, the 14 trees to be removed would be replaced with new 18 trees to be planted along the proposed roadway to help screen the future homes from the roadway and vice versa. For the development of the proposed lots, an additional 18 trees would be removed, for a total of 32 trees to be removed under the proposed action.

While the proposed action would change the aesthetic character of the property, such changes would not be significant or adverse, as the proposed lots would be in conformance with the Village Code and with the existing development pattern. Any future new construction on the subdivided property would be subject to review by the Village's Planning Board and Architectural Review Board, and are therefore expected to be contextual and in keeping with the surrounding construction. A visual vegetative buffer is planned as part of the proposed action, similar to the concept of the existing tree screen that limits views between the house and the road.

The following measures have been incorporated into the proposed project design to minimize potential impacts to aesthetic resources, including the following:

- New trees and other landscaping would be installed during the subdivision phase of the project for potential aesthetic impacts.
- Future development of the proposed lots would include the installation of additional landscaping, should the proposed subdivision be approved.
- Review and approval by the Architectural Review Board (ARB) would be needed for the development of houses and accessory structures on the individual lots in the subdivision per Chapter 271 of the Village Code.

1.5.7 Historic Resources

Originally a 60-acre estate, the John William Mackay III House (existing single-family residence), the main house and outbuildings (including a garage, cottage, kennel, and stable in the Tudor Revival style were designed by New York City firm of Cross and Cross in 1929. The trend from large estates to residential subdivisions occurred throughout East Hills during the 1930s and 1940s. When the subject property was put on the market in the 1950s, the property was reduced to approximately 28 acres and marketed as well protected in a group of large estates. By 1968, the subdivision of the John William Mackay III House surrounding land was complete, reflecting the current street pattern and residential neighborhoods.

The property is recorded in the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) Cultural Resource Information System (CRIS) as USN05910.000044, and was determined eligible for the National Register on April 27, 2017 under Criteria A and C of the National Register Criteria for Evaluation. The property is eligible under Criterion C as a John Cross-designed example of residential Tudor Revival architecture and Criterion A for its associations with the Mackay family. Although the outbuildings and most of the original property are not extant, the house and immediate landscape is well-preserved.

The proposed demolition of the existing structures and subdivision of the property would eliminate a resource that has been deemed eligible for the National Register, but is not listed on either the National or State Registers of Historic Places. It is noted that resources that are properly nominated and are successfully entered onto the Registers are not prohibited from being demolished. While the property's integrity of setting, feeling, and association have already been compromised by prior subdivisions and the growth of the surrounding neighborhood in the mid- to late-20th century, demolition would remove the resource.

In an attempt to preserve the residence, the Applicants explored relocating the house to Village-owned property. However, the logistics associated with relocating the residence were found to be both physically and financially infeasible.

The following measures would be employed to mitigate potential impacts associated with the proposed demolition of the existing house on the subject property, in accordance with the protocols and standards of the OPRHP:

- Photodocumentation of the subject property would be undertaken by a professional who meets the Secretary of Interior's qualifications for Architectural History or Historic Architecture. This work would follow the standards detailed in OPRHP's SHPO Structure Documentation Requirements. A brief historic narrative would accompany the report. Two archival copies would be produced for local repositories, as identified by the Village of East Hills.
- The applicant would make architectural features and materials removed during demolition available to up to three entities that may utilize them to promote preservation, restoration, and reuse activities. These entities may include, but are not limited to, historical organizations seeking materials to enhance educational offerings; organizations that undertake the restoration of historic buildings; and architectural salvage companies.

1.5.8 Construction Impacts

The proposed action is subject to the various provisions of the Village of East Hills Noise Ordinance (Chapters 127 and 225), which are protective against excessive and unnecessary noise. Daily construction would be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, only.

Demolition of the residence and accessory structures is expected to yield approximately 1,200 CY of construction and demolition debris. Grading for the proposed subdivision roadway, would result in a net fill of 1,425 CY. The ACM survey would be conducted during demolition to ensure asbestos is abated appropriately. The construction of the proposed

improvements would be primarily limited to the subject property itself, although the adjacent portion of Melby Lane would also be affected for site access and utility improvements. Grading of the subject property for the future residences and typical accessory structures considered herein would result in the total cut of approximately 4,350 CY. A *Preliminary SWPPP* compliant with *New York State Stormwater Manual* and the *New York Standards and Specifications for Erosion and Sediment Control*, as required by Chapter 260 of the Village Code, was prepared and includes the establishment of a stabilized construction entrance, installation of drainage inlet protection measures, silt fencing/straw bales, and covered stockpiles for demolition and construction activities associated with the proposed action.

Based on the cut and fill numbers, and assuming an eight-hour workday and that an average dump truck has a capacity of 12 cubic yards, the amount of material would require three trips per hour and would occur over a four-week (20-work day) period. When C&D debris is considered, material removal would take an additional four working days. Periodic deliveries or the arrival or departure of construction vehicles would also occur throughout the typical workday, depending on construction scheduling. Traffic activity would be intermittent throughout the day. If the residences are built at the same time as the subdivision roadway, it may be possible to minimize truck trips by reusing some of the cut material generated by lot development as fill for the roadway, if the material is suitable.

Although there is the potential for adverse impacts during demolition and construction, such effects on traffic, noise, air quality, and hazardous materials would be temporary and would not result in significant adverse impacts to the surrounding community with the incorporation of mitigation measures into the construction phase of the project.

The following best management practices would be utilized for the construction of the proposed development:

- Temporary seeding, establishment of stabilized construction entrances, wetting of accessways, stockpiles and materials, limit on-site vehicular speeds, and covering trucks carting loose material and construction debris.
- Exposed soils would be permanently stabilized and paved or planted as soon as practicable, and, upon completion of construction, the potential for fugitive dust would be eliminated as all surfaces on the subject property would be either paved or landscaped.
- Traffic controls, such as flagging operations along Melby Lane, will be utilized to assure the protection of motorists in the vicinity of the subject property as construction activities occur.
- Construction equipment would be required to have installed and properly operating noise muffler systems.

1.6 Alternatives and Their Impacts

An analysis of alternatives to the proposed action was taken based on discussions with the Village and its planning consultant. The following alternatives were analyzed:

- SEQRA-mandated no-action alternative, pursuant to 6 NYCRR §617.9(b)(5)(v).
- Subdivision Layout Retaining Existing Residence and Garage with Two Additional Lots; Access to Subdivision from Talley Road and Melby Lane (Alternate A-1)
- Subdivision Layout with Four Proposed Lots, Access to Subdivision from Talley Road only (Alternate B).

Note: A variant of Alternate A-1 (A-2), involving a Subdivision Layout Retaining Existing Residence and Removing Garage with Three Additional Proposed Lots, was also examined, in furtherance to discussion with the Village's Planning Consultant. It was determined this alternative would not permit a lot layout substantially different from a scenario in which the house and garage are both retained. Therefore, this A-2 variant of was not considered a reasonable alternative.

A description of each alternative is provided herein. A comparison of some of the quantitative impacts of each alternative to the proposed action is provided in in the table, below.

Parameter	Proposed Action with Development	No Action	Alternate A-1	Alternate B
Number of Lots	4 new lots	4 new lots	2 new lots and existing residence	4 new lots
Limit of Disturbance	1.71 acres	0 acres	0.93 acres	1.78 acres
Trees Removed	32 removed	0 removed	46 removed	83 removed
Cut and Fill (CY)				
Subdivision Roadway Total	650 CY fill	0 CY cut/fill	N/A	585 CY fill
Road/Site Grading	250 CY cut	0 CY cut/fill	N/A	550 CY cut
Drywell and Sanitary	525 CY cut	0 CY cut/fill	N/A	290 CY cut
Existing Dwelling and Pool	1,425 CY fill	0 CY cut/fill	N/A	1,425 CY fill
Development Lots Total	4,350 CY cut	0 CY cut/fill	1,660 CY cut	3,900 CY of cut
Site Grading	150 CY cut	0 CY cut/fill	225 CY cut	250 CY cut
Proposed Dwelling Foundation	3,200 CY cut	0 CY cut/fill	850 CY cut	2,500 CY cut
Drywell and Sanitary	500 CY cut	0 CY cut/fill	235 CY cut	450 CY cut
Proposed Pool and Patio	500 CY cut	0 CY cut/fill	350 CY cut	700 CY cut
Impervious Surface	0.64 acre	0.41 acre	0.70 acre	0.69 acre
Population	12	2*	9	12
Domestic Water (exc. Irrigation)/Sewage (gpd)	3,000± gpd	900± gpd	2,400± gpd	3,000± gpd
Solid waste (pounds per day)	42± lb/day	7± lb/day	31.5± lb/day	42± lb/day

*Number of existing residents.

1.6.1 No Action Alternative

In this scenario, the subject property would continue to operate under existing conditions (i.e., one single-family residence on a 2.23±-acre lot). The no action alternative is inconsistent with the Applicant's right to pursue redevelopment of the site, does not meet the Applicant's objectives and is not considered a feasible alternative for the Applicant. Benefits of the proposed action such as maximizing the economic value of property, increasing tax base for the village, and development consistent with the Village's current regulations and existing

development pattern would be foregone under this alternative. Furthermore, overland flow of stormwater runoff would continue due to the lack of on-site drainage infrastructure. No physical improvements would occur with the implementation of this alternative and the site would remain a single-family residence, there would be no potential adverse impacts to subsurface conditions, soils and topography, water resources, ecology, zoning, land use, and community character, transportation and parking, aesthetic resources, historic resources, or construction impacts.

1.6.2 Subdivision Layout Retaining Existing Residence and Garage with Two Additional Proposed Lots; Access from Talley Road and Melby Lane (Alternate A-1)

With this alternative, the subject property would be subdivided into three parcels, with the opportunity to retain the existing residence and garage. Two additional lots (Parcels 2 and 3 with single access and driveways from Talley Road and Melby Lane, respectively) would be created north of the existing house for the development of two new single-family residences. This alternative would require variances for the development of Parcels 2 and 3, as the minimum street frontage required under prevailing R-1 zoning would not be provided. The Applicant would not have the right to develop the subject property with a fully conforming subdivision containing an additional (fourth) lot and to receive the economic benefit associated therewith. The two new lots, in a "flag" configuration lacking the minimum roadway frontage required under the Village Zoning Code, would not meet the standard for residential lots in the surrounding area of the Village of East Hills, and it is unclear whether this difference would adversely affect the desirability and marketability of Parcels 2 and 3, assuming the required variances could be obtained, which is not certain. A portion of the driveway access to Parcel 2 would traverse slopes that contain 15-20 percent slopes, whereas these slopes would not be disturbed with implementation of the proposed action.

1.6.3 Subdivision Layout with Four Proposed Lots, Access from Talley Road Only (Alternate B)

This alternative considers a subdivision of the subject property comparable to the proposed action, with a subdivision road providing access via Talley Road in lieu of Melby Lane (Appendix J). The subdivision roadway would be oriented along the western side of the subject property, closer to neighboring, developed lots as compared to the proposed action. Like the proposed action, the existing single-family residence and all appurtenant structures on the site would be razed, and subdividing the subject property into four parcels would provide for the future development of four single-family residences. Slightly fewer impacts to soils/topography as there would be a less earthwork and greater impacts aesthetic resources would be encountered under this alternative as more trees would be removed. Under this alternative, there would be significantly more disturbance to slopes between 15 and 20 percent gradient to provide the roadway access from Talley Road, as compared to the proposed action.

1.7 Cumulative Impacts

As per The 2019 Draft SEQR Handbook,[2] cumulative impacts are defined as follows:

> *Cumulative impacts occur when multiple actions affect the same resource(s). These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present and reasonably foreseeable future actions. Cumulative impacts can result from a single action or from a number of individually minor but collectively significant actions taking place over a period of time. Cumulative impacts do not have to all be associated with one sponsor or applicant. They may include indirect or secondary impacts, long term impacts and synergistic effects.*

This is a revised DEIS (June 2019). When the original DEIS (March 2019) was submitted for lead agency completeness review, the Village did not identify any other projects that should be accounted for in a cumulative impact analysis. Subsequent to comments received on the DEIS, a letter was submitted to the Superintendent of Buildings for the Village on July 12, 2019 requesting information regarding other proposed/pending projects in the vicinity of the proposed action. A response was received from the Village on July 19, 2019 indicating there are no recently-approved or planned developments in the vicinity of the project site (see Appendix K for correspondence).

Also, it is noted that the area surrounding the proposed subdivision is primarily residential in nature and is virtually fully developed, with no major areas to accommodate significant subdivisions to provide a substantial number of new homes. As such, the small number of additional residences on the site (three) under the proposed action, when taken together with any other potential developments, would not have a significant cumulative impact on the environmental issues examined (e.g., water use, sewage generation, solid waste generation, soils, topography, stormwater, surface waters, groundwater, ecology, land use, zoning, community character and aesthetics). Even though not significant under the proposed action, cumulative impacts were also considered for traffic in that the ambient increase in traffic (background growth) included in the analysis accounts for any minor future increases in traffic that would be expected in the future condition for the study area. Additionally, this DEIS addresses potential project-related impacts with respect to historic resources, including identification of appropriate measures to mitigate any such impacts; however, no other known development actions are pending that could cumulatively affect other such resources in the Village.

Overall, considering the small size of the proposed development, at a net increase of three homes over the existing condition, the proposed action would have minimal potential to contribute to a cumulatively significant environmental impact given the built-out condition in the area of the subject property.

[2] New York State Department of Environmental Conservation, *The Draft SEQR Handbook*, 4th Edition (2019) (Page 88). The 3rd Edition of *The SEQR Handbook* is currently being revised to conform with the amended SEQRA regulations.

1.8 Unavoidable Adverse Impacts

1.8.1 Short-Term Impacts

The below impacts would be of short duration and would cease upon completion of the construction activities.

- Soils would be further disturbed by grading, excavation, and mounding activities during the subdivision and subsequent lot development of the subject property.
- Minor occurrences of erosion and fugitive dust may occur.
- Minor releases of air contaminants could occur from construction equipment and emissions of fugitive dust during dry periods, although dust would mostly be controlled by covering of soil piles and watering down of the subject property.
- Operation of construction equipment, trucks and worker vehicles may temporarily impact traffic around the subject property.
- Construction would occur only during hours permitted by the Village of East Hills, and construction activities would comply with the prevailing regulations.
- The visual character of subject property would be altered during the construction period due to the presence of construction vehicles and equipment at the subject property and immediately surrounding area.

1.8.2 Long-Term Impacts

Long-term, significant adverse environmental impacts are not associated with either the proposed subdivision or the future development of the four new single-family residences on the subject property. The removal of 14 trees during the subdivision phase of the project would be a long-term impact, but would be offset by the planting of 18 new trees. The majority of the existing trees are located around the perimeter of the subject property or on steep slopes, and not within the area of the building envelopes; therefore, lot development under the proposed action could occur in a manner that avoids or minimizes additional tree removal.

1.9 Irretrievable and Irreversible Commitment of Resources

An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. Subdivision of the subject property in accordance with the proposed action would require a commitment of natural and manmade resources, as well as time. The existing single-family residence and associated structures would be demolished and the site would be prepared in accordance with the grading plan for subdividing the parcel. Demolishing the existing residence would eliminate a resource deemed eligible for the National Register, but which is not listed on either the National or State Registers of Historic Places. It is noted that the property's integrity, setting, feeling, and associations were previously compromised by prior subdivisions and the growth of the surrounding neighborhood in the mid- to late-20th century. Implementation of the proposed action would eliminate the existing improvements and commit this land long-term to four

single-family parcels, and preclude other development from occurring on site. Although 14 trees are expected to be removed from the subject property for the proposed roadway, 18 trees would be planted. As noted above, approximately 18 additional trees would be removed for the construction of the residences, and associated driveways, drainage and sanitary structures, as well as accessory uses; however new trees would be replanted on each individual lot upon development. A landscape plan (including new trees) would be required to be submitted for review and approval by the Planning Board with each application for individual lot development. Therefore, with the additional plantings that would occur during development of the subdivision roadway and the individual lots, implementation of the proposed action significantly impact natural resources on the site.

1.10 Growth-Inducing Impacts

SEQRA requires a review of long-term secondary effects of the proposed action that will encourage or lead to further increases in population or business activity. As the subject property is located in a well-established Village, with well-developed infrastructure and businesses serving the existing residential community, and consists of only four residences (three additional), it is not likely that the redevelopment of the subject property would induce additional growth in the area.

1.11 Impacts on the Use and Conservation of Energy

PSEG Long Island currently provides electricity to the existing single-family residence on the subject property. This residence also is currently serviced by two 275-gallon No. 2 fuel oil above ground storage tanks, which would be removed upon approval of the proposed action, and demolition of the existing residence. The subdivision of the subject property would not require the provision of electricity or a heat source. Design plans for the future single-family residences on the subject property would specify the energy source to be used. It is assumed PSEG Long Island would continue to provide electricity services, without significant impact.

1.12 Impacts on Solid Waste Management

The proposed action would introduce approximately 12 residents (2.89 persons per household and a net increase of 10 people from existing conditions). Based on a factor of 3.5 pounds per person, it is anticipated that the proposed action would generate approximately 42 pounds of solid waste per day. This new generation (net increase of 35 pounds per day over existing conditions) is not expected to have a significant adverse impact on solid waste management facilities.

2

Description of the Proposed Action

2.1 Introduction

This document is a Draft Environmental Impact Statement (DEIS) prepared in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617 for the action contemplated herein and is based upon the Positive Declaration issued June 21, 2017 by the Planning Board of the Incorporated Village of East Hills (the "Planning Board") as the Lead Agency (the "Positive Declaration" – see Appendix A). At the time of the adoption of the Positive Declaration, scoping was optional under the SEQRA regulations then in effect, and the Planning Board opted not to undertake a formal scoping process for this DEIS. Therefore, in addition to the content of the Positive Declaration itself, this DEIS also addresses issues that were raised during the public hearing before the Planning Board on June 21, 2017 (after which the Positive Declaration was adopted), as well as subsequent input from the Village's planning consultant.

This DEIS evaluates the potential significant adverse impacts associated with the proposed action, which consists of the subdivision of a 2.23±-acre property, located within the Nob Hill neighborhood of the Village of East Hills, into four lots for future construction of four single-family residences. The proposed subdivision complies with all dimensional requirements of the Village of East Hills' R-1 Residence zoning district in which the subject property is located. Along with the proposed subdivision, the DEIS also will examine a reasonable worst-case scenario of subsequent development of the four proposed residential lots (net three additional residences), so as to properly consider the "whole action" in accordance with SEQRA.

This DEIS is divided into 11 sections, the first of which is the Executive Summary. This section, Section 2, provides a brief discussion of existing site and surrounding area conditions, and provides a description of the proposed action, including the proposed subdivision layout and future building components, a brief history of the project, the project's purpose, need and benefits, proposed construction schedule, and the required permits and approvals.

Section 3 of this DEIS provides a discussion of the environmental setting for the project, by topic. Within each sub-section the existing conditions, potential impacts that are likely to occur upon project implementation, and proposed mitigation measures that reduce or eliminate those impacts are discussed. Section 4 discusses the "no action" alternative to the proposed action, which is required to be discussed pursuant to SEQRA and its implementing regulations at 6 NYCRR Part 617; two additional alternatives are also presented. Sections 5 through 10 address anticipated potential cumulative impacts, unavoidable adverse impacts, irretrievable and irreversible commitment of resources, growth-inducing impacts, impacts on the use and conservation of energy, and impacts on solid waste management, respectively. References are included in Section 11 of this DEIS.

2.2 Summary of Site and Project History

Historical maps show the transition of East Hills from a rural area into large estates and eventually into suburban subdivisions. The Nob Hill subdivision includes the subject property and the approximate extent of the original 60-acre John William Mackay III Estate. The Mackay family's land holdings in this area also included a much larger, adjacent property known as the Harbor Hill Estate, which was demolished in 1947 and subdivided for residential development. The financial difficulties that beset Harbor Hill, leading to its demolition and redevelopment, were tied to the John William Mackay III property as well, which was similarly subdivided and redeveloped, leaving the main house and its immediate surroundings extant. See Section 3.7 and Appendix H for a more detailed discussion of the historic background of the site and surrounding area.

The applicant (also referred to as, "property owner") commenced efforts to sell the subject property in 2015. The home was listed in more than ten magazines, as well as through a direct email marketing campaign. A marketing postcard went out to all the local homeowners in the three surrounding zip codes to target potential buyers. While working with multiple listing agents (both nationally- and internationally-recognized brokerage firms) over several years, there was little interest shown with respect to the house and property. Although there was some activity, no sale occurred, due to, for example, to prohibitive costs to update and modernize the residence. At the end of 2015, the property owners began pursuing subdivision to market the property in lieu of selling the existing residence. Though there was limited interest, the property owners have indicated that potential developers passed on the purchase since no approvals were in place for the subdivision. From January 2016 to September 2016, the property owners reduced the price of the listing for the subject property in its existing condition and switched real estate brokers. This switch also brought about limited interest; however, again, without a development contingency, no sale was able to be made.

In early 2016, the property owners engaged a surveying and engineering firm to prepare plans for a four-lot, zoning-compliant subdivision, and in July 2016, a formal application was made to the Village of East Hills for a four-lot subdivision of the subject property.

A series of public meetings were held on the initial subdivision application, including hearings before the Planning Board in October 2016, April 2017, and June 2017. In April 2017, a submission regarding the subject property was made by a third party, without the owner's consent or knowledge, to the Cultural Resources Information System (CRIS) web site of the New York State Historic Preservation Office (SHPO); and as a result of that submission, the site was identified as being eligible for listing on the State and National Registers of Historic Places. Such eligibility does not automatically list the subject property and, of itself, provides only limited protection in state or federal undertakings. An actual listing on the Registers would require the completion of a technical review process through SHPO and, importantly, would only proceed with the owner's consent. The owners have indicated that they are not interested in pursuing or receiving such a designation. Furthermore, even resources that are properly nominated and are successfully entered onto the Registers are not prohibited from being demolished. The owners have agreed to having a qualified architectural historian do photodocumentation of the property prior to any demolition or construction work, and provide the information to local repositories for use in future research.

The person who made the aforementioned submission to SHPO provided testimony for the April 2017 Village Planning Board hearing which intended to highlight the historical significance of the subject property. At the June 2017 Planning Board hearing, largely on the basis of the anticipated effect that the proposed four-lot subdivision, including demolition of the existing residence, could have with respect to historic resources, issued a Positive Declaration, requiring preparation of a DEIS (see Appendix A).

Prior to proceeding with the SEQRA process, the property owners considered two other options for the subject property -- relocating the existing residence to the Village Park area and exploring a three-lot subdivision that would preserve the existing residence. The first option of relocating the residence was discussed with a number of expert building moving companies throughout the east coast and they all felt that due to the height and materials of construction in this house, moving the residence was not feasible, since the Village site is over a mile away and there are numerous telephone wires, trees and traffic lights on the route. The residence far exceeds the heights that would allow for this. The property owner also looked into moving the house to another location and it was determined this would not work since the move alone would cost in excess of $1.5 million, not including foundation work, site work and all the other trades - plumbing, electric, carpentry, masonry, permits, plans, etc. that would be needed. In sum, donation of the property to the Village was deemed extremely challenging given the cost and infrastructure issues (width of streets and power lines, trees, lamp posts) nor would it guarantee preservation of the existing residence. Moreover, the Village had indicated that it was unwilling to pay for such transfer. Further examination with respect to tax benefits in conjunction with this concept were also discouraging economically. The conclusion was that neither party is interested in this option.

Presenting a subdivision of the subject property with three lots was also discussed with the Village. The applicant's experts determined that this was possible with a single roadway from

Talley Road to access the two new homes. Although the applicant reviewed this with Village representatives before beginning the DEIS, it would be suboptimal from the owner's perspective in terms of maximizing the value of the property. Moreover, this alternative plan would require variances, whereas the proposed four lot subdivision is an "as-of- right" plan.

With respect to the local preservation community, it is understood that this property has certain local historic value. However, it is noted that none of the local preservation organizations has been able to proffer unidentified alternative solutions, or reached out to the owners for more information about the property.

2.3 Summary of Existing Conditions

The 2.23±-acre subject property is located at 2A Melby Lane, within the well-established Nob Hill residential neighborhood in the Incorporated Village of East Hills (the "Village"), Town of North Hempstead (Figure 1), known on the Nassau County Land and Tax Map as Section 19 Block 27 Lot 46 (Figure 2). It is bounded to the east by Melby Lane, the backyards of three single-family residences along Hummingbird Drive to the north, a single-family residence to the south along Melby Lane, and the backyards of three single-family residences to the west along Talley Road. The property has frontage on and access from Melby Lane, to the east of the residence; there is also frontage on Talley Road, although vehicular access to the property is not currently available from this roadway. Views of the subject property from the adjacent single-family residences and roadway network are generally obscured by dense vegetation around the perimeter of the property. Some portions of the lot have a gradient of more than 20 percent.

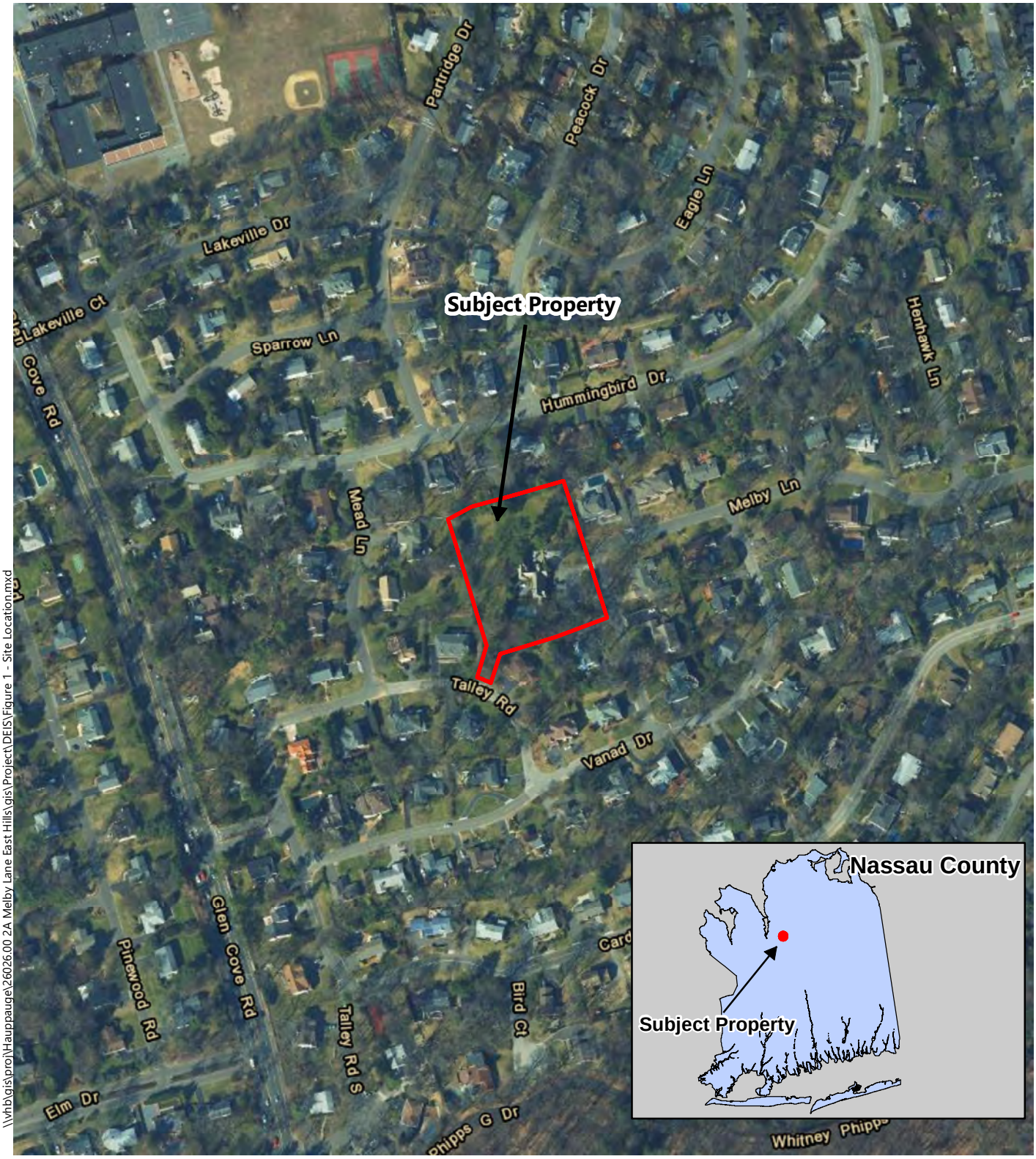
The subject property is developed with a six-bedroom, 6,239± square-foot (SF), two-story single-family residence (with full basement and attic), as well as several ancillary features, including: a two-car garage (attached to the residence at the northeast corner); slate driveway/motor court (east side of the residence); koi pond (southern part of the property); swimming pool (southern part of the property); sports court (northwest part of subject property); and a putting green (northeast of garage). A small shed is located north of the garage (Appendix B).

The existing residence is served by public water (Roslyn Water District), an individual on-site sanitary system and an on-site surface inlet drain (which captures a small portion of the stormwater runoff). The property is located within the Roslyn Fire District (served by Roslyn Rescue and the Roslyn Highlands Fire Department) and the Roslyn School District. Police protection is provided by Nassau County Third Police Precinct.

Existing site coverages at the subject property are as follows:

Table 1 Existing Site Coverage

Land Cover Type	Existing Acreage
Roads, Buildings and Other Paved Surfaces	0.41 ± Acre
Trees and Landscaping	1.82± Acre
TOTAL	**2.23± Acres**



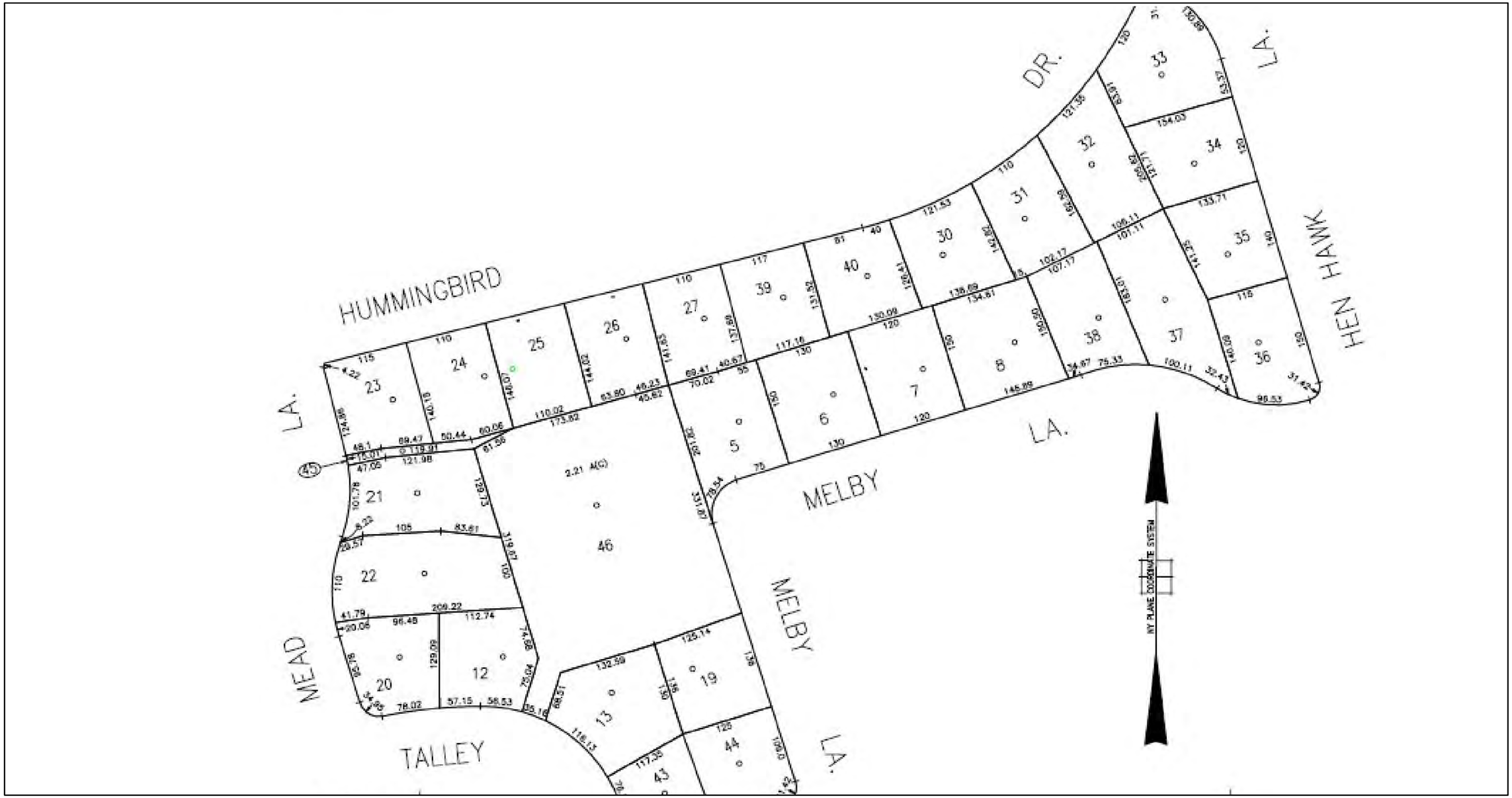
\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure 1 - Site Location.mxd

0 180 360 720 Feet

2A Melby Lane Subdivision | East Hills, NY

Site Location
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO)



NOT TO SCALE

Subject Property

2A Melby Lane Subdivision | East Hills, NY

Excerpt of Nassau County Tax Map
Section 19 - Block 27 - Lot 46
2A Melby Lane
Incorporated Village of East Hills
Nassau County

2.4 Proposed Action and Project Description

The proposed action consists of an application to subdivide the 97,335±- SF (2.23±-acre) subject property into four lots and to create a private road and cul-de-sac (shown as "Melby Court"), which would provide access to these lots. The action would require the razing of the existing residence and removal of all accessory structures. The gross lot sizes of the newly-created parcels (each of which would include a portion of the newly-created Melby Court) would all be over one-half-acre.

However, according to the Village Code (§271-7), all area within a lot with a slope of greater than 20 percent may not be counted toward the total lot area. Therefore, since a portion of the subject property (proposed Parcels 3 and 4) contains slopes over 20 percent, the net lot area would be less than the gross lot area. Furthermore, a portion of the proposed Melby Court cul-de-sac right-of-way (ROW) would fall within each of the four proposed parcels, as noted above. Therefore, in addition to not including the slopes, as noted above, the ROW area has been deducted. Thus, the following are the net buildable areas of the proposed parcels:

Table 2 Gross and Net Lot Area (in SF)

	Parcel 1	**Parcel 2**	**Parcel 3**	**Parcel 4**
Gross Lot Area	23,694.1 SF (0.54±-acre)	22,345.6 SF (0.51±-acre)	27,763.9 SF (0.64±-acre)	23,531.9 SF (0.54±-acre)
Area of Road Right-of-Way	5,461.9 SF	1,920.9 SF	3,427.5 SF	2,597.3 SF
Area of Steep Slopes	2,601.4 SF	1,513.2 SF	N/A	N/A
Net Lot Area	15,630.8 SF (0.36±-acre)	18,911.5 SF (0.43±-acre)	24,336.4 SF (0.56±-acre)	20,934.6 SF (0.48±-acre).

As shown above, all of the lots exceed the R-1 zoning district's minimum lot size of 15,000 square feet.

In order to consider the whole action,[3] as required by SEQRA, the DEIS also includes an analysis of the potential future development the four proposed housing lots. The limit of disturbance for the subdivision phase of the proposed action (1.28 acres) is shown on Sheet 2 of 7, and the estimated limit of disturbance for the overall subdivision with lot development (1.71 acres) is shown on Sheets 5 of 7 through 7 of 7 in Appendix C. The improvements on the lots would include the construction of the four new dwellings, four driveways and on-site sanitary systems, as well as drywells and drainage reserve areas (DRAs) for stormwater management, retaining walls and landscaping. This analysis also considers the incorporation of typical accessory uses (i.e., a patio and a pool) on each of the lots. Subsequent to subdivision, the development of each of the four lots would be subject to site plan review by the Village Planning Board, wherein each proposed residence (and appurtenant structures, if any), as well as proposed landscaping, would be evaluated on an

[3] *The SEQR Handbook*, page 60 of the DRAFT Fourth Edition, 2019 indicates that "reviewing the 'whole action' is an important principal in SEQR; interrelated or phased decisions should not be made without consideration of their consequences for the whole action…" Page 61 provides an example, indicating that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out…"

individual basis, in accordance with the requirements of the R-1 zoning district and other relevant sections of the Village Code.

A reasonable worst-case development scenario for each of the lots was developed based on the size of the proposed lots, the configuration of the building envelopes, the presence of steep slopes on some of the lots and the character of other lots within the neighborhood (e.g., the size of the houses and the size of the accessory uses/structures in relation to the lot size).Upon implementation of the proposed action, including future lot development, it is estimated that land cover types would be modified as follows, based on the assumptions for future lot development as discussed above (see Sheet 6 of 7 in Appendix C):

Table 3 Existing and Potential Future Land Coverage*

Land Cover Type	Existing Acreage	Proposed Acreage	Change
Roads, Buildings and Other Paved Surfaces	0.41 ± Acre	0.64± Acre	+0.23± Acre
Trees and Landscaping	1.82± Acres	1.59± Acres	-0.23± Acre
TOTAL	**2.23± Acres**	**2.23± Acres**	

*For illustrative and analysis purposes the lots include a residence, driveway, patio and a pool.

Water Supply, Sewage Disposal and Stormwater Management

Potable water would be supplied to the subdivision by the Roslyn Water District via the existing six-inch water main located in the west side of Melby Lane. Connections would be made within the new cul-de-sac to service the four proposed lots. The addition of four new (net increase of three) single-family residences on the subject property would increase the overall daily potable water demand.

Wastewater generation would be handled by the installation of four new on-site sanitary disposal systems; the existing subsurface sewage disposal system would be either abandoned in place or removed, based on evaluation and decision by the Nassau County Department of Health (NCDH). The addition of four new (net increase of three) single-family residences on the subject property would increase the overall daily wastewater generation.

Stormwater runoff would be handled via the installation of drywells and the creation of three drainage reserve areas (DRAs). These DRAs would contain a system of drywells with an effective depth ranging from eight± feet to 20± feet.

See Section 3.2 for a more detailed discussion of water resources.

Energy Supply

Electricity for the existing single-family residence on the subject property is provided via overhead distribution lines. PSEG Long Island (PSEG LI) is the electricity provider and is anticipated to continue should the proposed four lots be developed. Heating is provided to the existing residence via two 275-gallon No. 2 fuel oil tanks (to be removed). A heating source would be determined for the new residences once designed. Although natural gas is available in the vicinity of the property, at this time National Grid has stopped processing new applications for service for all residences, small businesses and large development projects due to NYSDEC's rejection of the water quality permit for the Williams Pipeline, also known as the Northeast Supply Enhancement (NESE) project. The applicant for the pipeline has begun to address NYSDEC's concerns and is hopeful that a mutually agreeable solution can be achieved. However, at this time, a development that would have required a new gas connection may be required to seek alternate fuel sources as National Grid cannot be relied upon to supply natural gas.

2.5 Purpose Need and Benefits of the Proposed Project

The purpose of the proposed action is to subdivide the subject property in accordance with the existing R-1 zoning to allow future development of a total of four new (three additional) single-family homes. The proposed parcels would match the size of most of the surrounding lots and the future residences would fit into the established development pattern within the existing neighborhood. In the applicant's opinion, the proposed action would maximize the economic value of property, would increase tax base for the village, is consistent with the Village's current regulations and would have a long-term positive impact on welfare of the community, while not meaningfully increasing congestion, safety risks or traffic.

2.6 Demolition and Construction Schedule

It is the applicant's intent, upon approval of the proposed subdivision of the subject property and securing all applicable approvals and permits, to build four new single-family homes. The general construction sequence presented below may, and probably would, change depending on the time of year approvals are secured. This construction schedule encompasses only the creation of the subdivision. As noted above, the current application is only for a four-lot subdivision in accordance with the existing zoning of the subject property; each individual lot would subsequently undergo separate approval for development. Should the subdivision be approved, single-family homes would be designed and constructed. It is unknown at this time whether all the lots would be developed at one time, or whether each lot would be individually developed. Therefore, it is not possible to determine the total duration of construction. However, it was estimated that the total duration of demolition and construction would be approximately 24 months. The construction sequencing for the subdivision phase of the proposed action are as follows:

- Delineate the limits of disturbance;
- Install soil erosion control measures, including silt fencing and anti-tracking pad for construction entrance (at Melby Lane and future Melby Court);

- Strip topsoil and stockpile in designated area;
- Demolish all existing structures and remove vegetation as noted on Sheet 7 of 7 (Appendix C of this DEIS);
- Excavate and install DRA drywells;
- Excavate and construct the cul-de-sac;
- Install drywells with protection over open grates;
- Install drainage pipes;
- Complete grading and place topsoil, screening and other landscaping trees, and plant grass on disturbed areas;
- Install fencing and additional seed on areas of disturbance; and
- Remove temporary soil erosion control measures only after vegetation has been well established.

Construction activities would be scheduled to occur between the hours of 8:00 a.m. and 5:00 p.m. on weekdays only, in accordance with the Village Code. Construction activities are not permissible on Saturdays, Sundays, or legal holidays. Construction activities are subject to the relevant restrictions of the Village Code including, but not limited to, Chapter 127, Noise and Chapter 225, Building Construction, Permitted Times, of the Village Code.

A discussion of construction impacts and proposed mitigation is included in Section 3.8 of this DEIS.

2.7 Required Permits and Approvals

The following table identifies permits and approvals required for implementation of the proposed action. The approvals noted with an asterisk (*) in the table below would be required for future development of the individual lots.

Table 4 Required Permits and Approvals

Agency	Approval
Village of East Hills Planning Board	Subdivision Approval Site Plan Approval for Individual Lots*
Village of East Hills Architectural Review Board	Review of the exterior of new construction* Tree Removal Permit for Subdivision Tree Removal for Individual Lots*
Village of East Hills Code Enforcement Officer	Demolition Permit
Roslyn Water District	Water Supply*
Nassau County Department of Health	Sanitary*
Village of East Hills/New York State Department of Environmental Conservation	SWPPP Approval/SWPPP General Permit
PSEG-Long Island	Electrical Connection*

3

Existing Conditions, Potential Impacts and Proposed Mitigation Measures

3.1 Subsurface Conditions, Soils and Topography

3.1.1 Existing Conditions

3.1.1.1 Subsurface and Environmental Conditions

2018 Phase I Environmental Site Assessment Findings and Recommendations

VHB completed a Phase I Environmental Site Assessment (ESA) for the property owners, dated October 25, 2018 (Appendix D). The Phase I ESA was prepared to determine recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or business environmental risks (BERs) in connection with a residential property. The property was inspected by VHB personnel on September 14, 2018 and the results of the Phase I ESA are summarized below.

Based on historical document research, VHB was able to establish a history for the subject property dating back to 1929, at which time the central portion of the subject property was improved with a residence (the subject residence), which was accessible via unpaved roadways traversing the northern portion until at least 1953. By 1962, the present roadway network surrounding the subject property had been developed, providing access to the subject property from Melby Lane, to the east, with visible frontage along Talley Road, to the southwest.

Based on site reconnaissance, typical household quantities of cleaning and maintenance products are present within the subject building. In addition, although not observed during the visual inspection, it is assumed that minor quantities of pool chemicals are present. The presence of these materials does not represent a REC for the overall property. No other evidence of hazardous materials handling, storage and disposal was observed at the subject property during the site inspection.

The subject property is not identified on the petroleum bulk storage databases in the EDR database report, included in the Phase I ESA. However, VHB observed two approximately 275-gallon No. 2 fuel oil above-ground storage tanks (ASTs) within the subject residence basement during the September 14, 2018 visual inspection. These ASTs are used in association with the two fuel oil-fired boiler systems located in the basement. The ASTs were observed to be in good condition, with no evidence of leaks or release to the concrete basement floor. In addition, during the September 14, 2018 visual inspection, VHB identified one propane UST located to the west of the in-ground pool.

Sanitary wastes generated at the subject property discharge to a sanitary system located in the southwestern portion of the subject property. VHB observed two at-grade covers associated with the sanitary system. Stormwater generated at the subject property generally discharges into the ground in unpaved areas. In addition, roof drains on the subject building were observed to discharge into the ground. Sump pumps were identified in several locations within the building basement. The discharge location from these sumps could not be determined. However, it is assumed that same discharge to the on-site sanitary system. One floor drain was observed within the basement of the subject building, proximate to the older of the two boilers. Same is assumed to drain in-situ.

Two transformers were observed on a utility pole located to the southeast of the building on the subject property. The age of the transformers could not be determined. As such, there is a potential for same to contain PCB-containing transformer oil. However, the transformers were observed to be in good condition with no evidence of leaks or release. While the presence of the transformers does not represent a REC for the subject property, should same be removed during future development of the subject property, the transformers should be handled in accordance with prevailing regulations.

Painted surfaces of the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject residence, constructed circa 1929, there is a potential for lead-based paint to be present within same.

Also based upon the age of the residence, there is a potential for building materials and roofing materials to contain asbestos. Several areas of suspected asbestos-containing pipe insulation were observed within the subject building basement. In addition, the exterior of one of the two fuel oil-fired boilers within the basement of the subject building was observed to consist of suspected asbestos-containing insulation.

Visual and olfactory evidence of mold and/or water damage was not observed during VHB's visual inspection. However, as noted, in-ground sump pumps were observed in various locations within the basement of the subject residence.

The subject property does not appear in listings, databases or registries of Superfund sites, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites, hazardous waste treatment facilities, petroleum or hazardous materials releases known or suspected hazardous waste disposal sites, or landfills maintained by the United States Environmental Protection Agency (USEPA) or the New York State Department of Environmental Conservation (NYSDEC).

The conclusions of the Phase I ESA indicate that no RECs, CRECs or HRECs were identified for the subject property. However, several BERs were identified, as discussed in Section 3.1.2.1, below.

3.1.1.2 Soils

According to the *Soil Survey of Nassau County, New York*[4] (*Soil Survey*), soils are classified according to distinct characteristics and placed (according to these characteristics) into "series" and "mapping units." A "series" is a group of mapping units formed from disintegrated and partly weathered rocks that lie approximately parallel to the surface and that are similar in arrangement and differentiating characteristics such as color, structure, reaction, consistency, mineralogical composition and chemical composition. "Mapping Units" differ from each other according to slope, and may differ according to characteristics such as texture.

The USDA Web Soil Survey indicates that the subject property is predominately comprised of soil/land type mapped as Urban land-Riverhead complex (UrA), and Urban land-Montauk complex (UnB and UnC) (Figure 3). Much of the western half of the subject property is comprised of the UrA soil/land type, the southeast corner of the property is comprised of the UnC soil/land type and the northeast corner is comprised of the UnB soil/land type.

Table 5 Soils/Land Types

Symbol	Soil/Land Type	Approximate Percentage (%) of Site
UrA	Urban land-Riverhead complex, 0 to 3 percent slopes	55
UnB	Urban land-Montauk complex, 3 to 8 percent slopes	34
UnC	Urban land-Montauk complex, 8 to 15 percent slopes	11

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. *Web Soil Survey*. Available online at https://websoilsurvey.sc.egov.usda.gov/. Accessed July 25, 2018.

[4] Wulforst, John P. *Soil Survey of Nassau County, New York.* United States Department of Agriculture and Cornell University Agricultural Experiment Station. 1987

\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure X - USDA Soils.mxd

0 45 90 180 Feet

2A Melby Lane Subdivision | East Hills, NY

UnB - Urban land-Montauk complex, 3 to 8 percent slopes

UnC - Urban land-Montauk complex, 8 to 15 percent slopes

UrA - Urban land-Riverhead complex, 0 to 3 percent slopes

USDA Soils
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
United States Department of Agriculture, Web Soil Survey (accessed August 2018)

Based on the description above, the soil/land type found at the subject property is not natural and has been disturbed by previous development. The USDA Natural Resources Conservation Service website and the *Soil Survey* were consulted for information regarding the potential limitations to development that each of the soils may possess. The limitations for these soils are slight-to-moderate and are summarized in the table below. Information conveyed on the website is general and is useful for preliminary assessments and presents guidelines as to the characteristics of soils to depths of approximately five feet.

Table 6 Soil Engineering and Planning Limitations

Symbol	Mapping Unit	Slopes	Dwellings without Basements	Dwellings with Basements	Local Roads and Streets	Lawns and Landscaping
UrA	Urban land-Riverhead complex	0-3%	Slight	Slight	Moderate (B)	Slight
UnB	Urban land-Montauk complex	3-8%	Moderate (C)	Moderate (C)	Moderate (B,C)	Slight
UnC	Urban land-Montauk complex	8-15%	Moderate (A,C)	Moderate (A,C)	Moderate (A,B,C)	Moderate (A)

Reasons for Limitations:
(A) Slope
(B) Frost Action
(C) Wetness
(D) Percs slowly, slope
(E) Deep to water
Source: *Soil Survey of Nassau County, New York*, United States Department of Agriculture, Soil Conservation Service (1987).

Due to the generalities of the above-described mapping unit and the potential for actual on-site soils to differ from the *Soil Survey*, preliminary on-site investigations were performed on May 30, 2017 to characterize soils on the subject property.

The on-site investigation involved a total of three test holes, one each to coincide with proposed new Parcels 2, 3 and 4 on the subject property. Samples from the test holes were taken from ground surface to 34 feet below grade surface (bgs). No groundwater was encountered in any of the three test holes. Soil encountered in Test Hole #1 on proposed Parcel 2 ranged from topsoil at ground surface, loam at two feet bgs, fine to medium graded sand at 22-feet bgs, to sandy clay lens at 30 feet bgs, to well-graded sand at 34 feet bgs. Soil encountered in Test Hole #2 on proposed Parcel 3 ranged from topsoil at ground surface, sandy loam at five-feet bgs, to fine to medium graded sand at 29 feet bgs. Soil encountered in Test Hole #3 on proposed Parcel 4 ranged from topsoil at ground surface, sandy loam at two-feet bgs, fine to medium graded sand at 22 feet bgs, to sandy clay lens at 30-feet bgs, to well-graded sand at 34 feet bgs. The locations of these test holes are shown on the

Topographic Map (Appendix B). According to the project engineer, overall, the soils on the subject property were found to be suitable for development of single-family residences.

3.1.1.3 Topography

Per a review of the United States Geologic Survey (USGS) topographic map for the Hicksville Quadrangle and the site-specific Topographic Map (Appendix B), elevations at the subject property range from approximately 191 feet above mean sea level (amsl) in the northwestern portion of the site to approximately 212 feet amsl on the southeastern portion of the site. Based on the following, the property slopes gently upward toward Melby Lane from northwest to southeast.

The Village Code, §271-128.3, *Steep Slopes*, specifies that "development or alteration of any slope, as defined in § 271-7B,[5] with a gradient of 20% or greater is prohibited." Areas of 20 percent or greater slope were delineated on the subject property and are shown on Sheet 2 of 7 (Appendix C) and encompass approximately four percent of the total lot area. These areas are generally located between the southerly property line and the existing house and driveway.

3.1.2 Potential Impacts

3.1.2.1 Subsurface and Environmental Conditions

The Phase I ESA concluded the subject property was not listed on any of the databases or other resources reviewed and did not identify any RECs, CRECs or HRECs. However, as the existing structures on the property are proposed to be razed and the land subdivided, several Business Environmental Risks (BERs) were identified and described below:

- The existing two approximately 275-gallon No. 2 fuel oil AST's and one propane UST, located in the basement of the subject property and adjacent to the swimming pool, should be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities.
- The existing sanitary waste system, located in the southwest portion of the subject property, which receives discharge from the existing single-family residence should be abandoned and/or removed in accordance with prevailing regulations during any site demolition and/or subdivision activities.
- The two existing transformers on utility poles located southeast of the single-family residence could contain PCB transformer oil as their age could not be determined. Although both transformers were in good condition when observed, PCB's are subject to federal disposal restrictions and should be managed accordingly during any proposed site redevelopment and/or demolition.
- The subject property was first disturbed in 1929 for development and could contain lead-based paints. It is not expected the ratio of lead-impacted materials to total demolition debris would require additional actions. The demolition contractor

[5] Slope - Any area, whether or not located on a single lot, having a topographical gradient of 20 percent (the ratio of vertical distance to horizontal distance) or more. For purposes of this definition, area measurements must be made along a horizontal plane from within the boundaries of a lot.

should be alerted to potential presence of lead-based paint in order to take necessary worker protection precautions.

- The age of the existing single-family residence also increases the potential presence for asbestos in building materials and roofing materials. The basement of the structure has asbestos-containing pipe insulation as did one of the two exterior fuel oil-fired boilers. Prior to any demolition, VHB encourages an Asbestos-Containing Materials (ACM) survey be completed for the subject property. ACM encountered during the demolition of the existing residence would be abated in accordance with New York State Department of Labor (NYSDOL) Industrial Code Rule 56.

No significant adverse impacts are anticipated with respect to subsurface, groundwater and environmental conditions from the proposed action.

3.1.2.2 Soils

Implementation of the proposed action (and future development of the new parcels should the subdivision be approved) would result in the disturbance of soils on the subject property. The soils on the subject property have already been disturbed due to past activities associated with the construction of the existing residence and accessory structures, as demonstrated by the fact that they are all classified as urban land. Based on a review of the *Soil Survey* and the site-specific soil tests, the soils on the property have been determined to be suitable for development.

A limit of disturbance for the subdivision phase of the proposed action (1.28 acres) is shown on Sheet 2 of 7. The limit of disturbance shown on Sheets 5 of 7 through 7 of 7 of the site plans (1.71± acres) incorporates the individual lots, as well as the subdivision. Specific erosion and sediment control measures would be implemented prior to and during the proposed development of the subdivision (e.g., roadway and associated drainage, and overall site grading), as well as the development lots. To protect soils from erosion and sediment transport and to prevent sediment from entering the drainage/drywell systems, measures would be implemented per the Preliminary Stormwater Management Pollution Protection Plan (SWPPP) that has been created for the proposed subdivision (Sheet 7 of 7 in Appendix C). The Preliminary SWPPP has been developed in accordance with Article II of the Village Code and the *New York State Standards and Specifications for Erosion and Sediment Control*. Periodic maintenance of all erosion control measures for the duration of the construction would occur by cleaning, repairing and/or replacing the control measures as may be necessary or directed by the project engineer. The measures would be subject to periodic inspection, and specifically after heavy or prolonged storms. Erosion and sediment control are also discussed in Section 3.8.2 of this DEIS.

Based on the foregoing analysis, the soils on the site are suitable for development, and there are no engineering limitations associated with on-site soils that could not be addressed with standard engineering controls or that would hinder site development. Also, as noted above, no history of storage or release of hazardous materials was found at the subject property, based on a review of existing federal, state and other databases. In addition, erosion and sediment controls would be installed to minimize impacts to on-site soils. Therefore, no significant adverse impacts to on-site soils are expected as a result of the implementation of the proposed action.

3.1.2.3 Topography

As with any typical development project, disturbance of land (as described above) is expected. Implementation of the proposed action would require the removal of existing structures, including the residential building, garage and swimming pool, and the subsequent construction of four new single-family residences. Thus, clearing of existing vegetation and regrading would occur as part of the proposed action.

Information regarding the grading of the proposed cul-de-sac is presented on the *Preliminary Map of Melby Court Grading and Drainage* drawing (Sheet 2 of 7 in Appendix C) and the *Preliminary Map of Melby Court Road Profile* and is summarized below. No steep slopes, as defined by the Village Code, are located within the area of the proposed cul-de-sac. In order to create Melby Court, the following is the anticipated cut and fill.

Table 7 Anticipated Cut and Fill Associated with Melby Court

	Cut (in cubic yards)	Fill (in cubic yards)
Site Grading	(250)	
Drywells and Sanitary	(525)	
Existing Dwelling (with Basement) and Pool		1,425
Total	(775)	1,425

Based on Table 7, a net quantity of approximately 650 cubic yards of material is proposed to be brought to the site to fill the area of the existing residence and pool.

Under future conditions, should the subdivision be approved and developed, all structures would be situated outside of the 20 percent slope area, in accordance with §271-128.3 of the Village Code, as described in Section 3.1.2.1. Sheet 6 of 7 shows that only two of the proposed parcels would contain such steep slopes, Parcel 1 and Parcel 2. Potential residences, accessory uses, drainage facilities, sanitary systems and driveways on these two parcels were sited outside of the steep slope areas. No steep slopes were identified within proposed Parcels 3 and 4.

In addition to grading that would occur for the proposed subdivision, grading for the future residences would result in the following, based on the potential development scenario shown on Sheet 6 of 7 (Appendix C):

Table 8 Anticipated Cut and Fill Associated with Future Development

	Cut (in cubic yards)	Fill (in cubic yards)
Site Grading	(150)	
Dwelling Foundations	(3,200)	
Drywells and Sanitary	(500)	
Pools and Patios	(500)	
Total	(4,350)	0

As shown on Table 8, the net result of earthwork during the lot development phase of the project would be approximately 4,350 cubic yards of cut, which would need to be removed

from the site. A discussion of truck trips associated with the earthwork is included in Section 3.8.3 of this DEIS.

As discussed herein, specific erosion and sediment control measures would be implemented prior to and during construction on the subject property. The measures that would be employed to minimize potential impacts are detailed on Sheet 7 of 7 in Appendix C and include, but are not limited to:

- installation of hay bales and silt fence to be used for soil stabilization during construction
- anti-tracking pad for construction entrance
- seeding and planting with native vegetation
- installation of drywells with protection over open grates.

As specified in Chapter 260 of the Village Code, Stormwater Management and Erosion and Sediment Control, all erosion control measures would be designed in accordance with both the *New York State Stormwater Management Design Manual* (current version) and the *New York State Standards and Specifications for Erosion and Sediment Control* (current version).

The proposed action would adhere to the construction best management practices as outlined in Section 3.8 of this DEIS. In addition, an erosion and sediment control plan has been developed for the demolition and construction on the subject property. This plan, which is outlined above in Section 3.1.2, and included on Sheet 7 of 7 in Appendix C of this DEIS, would be fully developed into a final SWPPP and implemented. Furthermore, the proposed action would comply with relevant construction-related regulations as they are outlined in Chapters 223, 225 and 226 of the Village Code,[6] amongst others.

Based on the analysis presented above, and with the avoidance of alteration and development on the steep slopes, no significant adverse impacts to site topography are expected to result from the implementation of the proposed action or future development of the individual lots.

3.1.3 Proposed Mitigation Measures

No significant adverse impacts to soils and topography have been identified. However, measures have been incorporated into the proposed project design to minimize potential impacts to soils and topography, including the following:

- There would be no alteration of steep slopes (over 20 percent) and minimal disturbance of slopes with gradients between 15 and 20 percent.
- Implementation of the SWPPP, including, but not limited to: installation of hay bales and silt fence to be used for soil stabilization during construction; stockpiling of stripped topsoil and covering to minimize erosion; prompt application of fertilizer, seeding, mulch to stabilize distributed topsoil; and planting of disturbed areas with native vegetation for soil erosion control.

[6] Chapter 223 is *Building Construction*, Chapter 225 is *Building Construction, Permitted Times*, and Chapter 226 is *Building Protections and Safeguards*.

In addition, if some or all of the residences are built at the same time as the subdivision roadway, it may be possible to reduce the volume of imported fill that would be needed for the roadway, and the associated number of truck trips, through the on-site reuse of some of the cut material generated by lot development (as noted in Table 8), if the material excavated on-site is suitable.

3.2 Water Resources

3.2.1 Existing Conditions

3.2.1.1 Groundwater

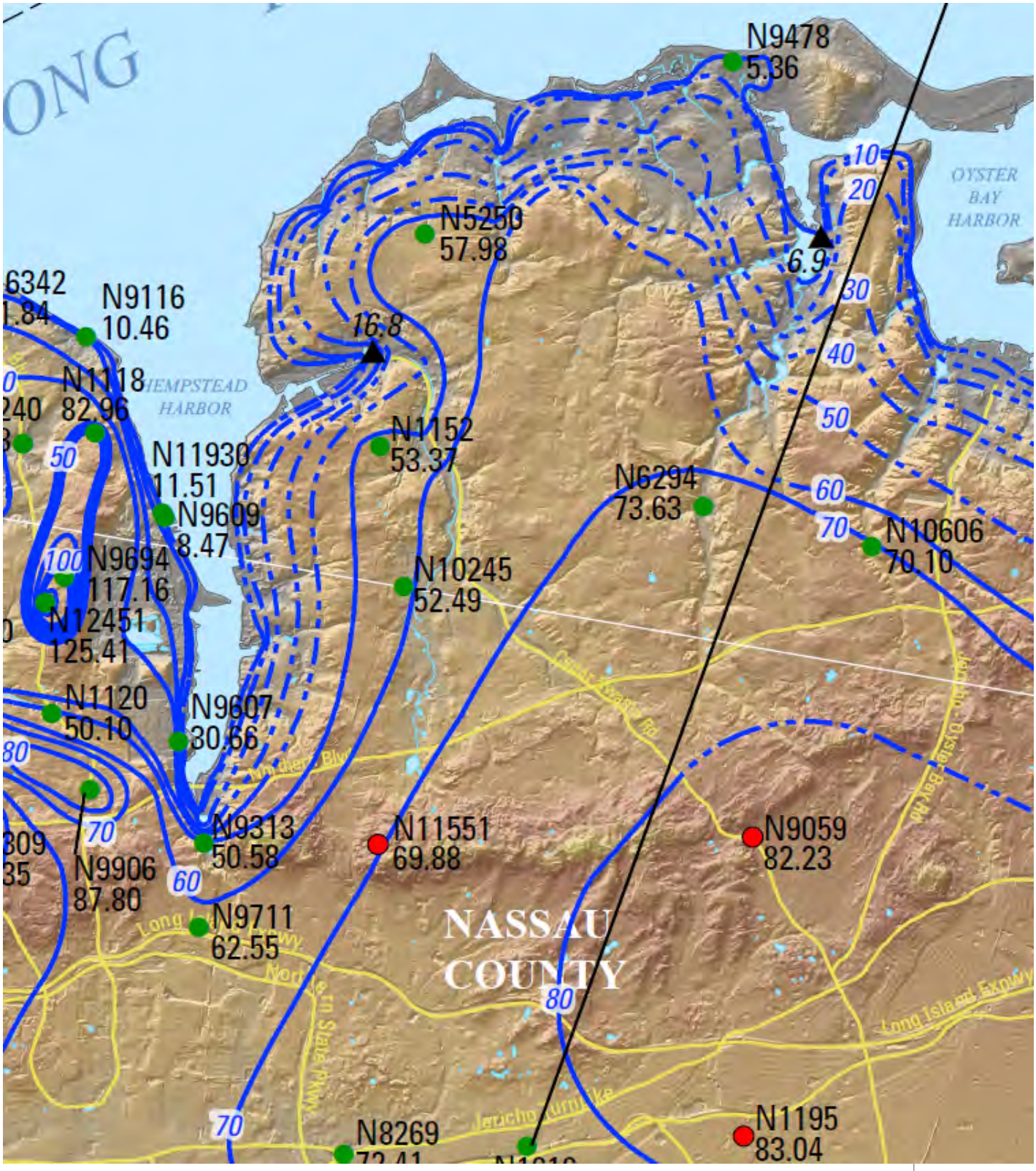
Long Island is considered to be a sole source aquifer region, which means that groundwater is the single water supply source. Thus, land uses have the potential to impact the quality of the water supply. According to NYSDEC, "the aquifers underlying Long Island are among the most prolific in the country. Almost all of Long Island's drinking water is from groundwater with surface water an insignificant contributor… The three most important Long Island aquifers are the Upper Glacial Aquifer, the Lloyd Aquifer, and the Magothy Aquifer."

Groundwater flow on Long Island is characterized by a groundwater divide, extending east-west along its length. To the north of the groundwater divide, horizontal groundwater flow is generally to the north; in areas south of the divide, it is toward the south. The subject property is located north of the groundwater divide and, as shown on the United States Geological Survey (USGS) on-line map entitled *Groundwater Conditions on Long Island, New York in 2013*,[7] groundwater is expected to flow to the northwest towards the inlets of Hempstead Harbor, as shown on Figure 4. This map indicates that the surface of the water-table aquifer (water table elevation) in the area of the site is approximately 63 feet (Figure 4). With the elevation of the of the site between 191 feet and 212 feet (see Appendix B), this would mean that the depth to groundwater is approximately 128 feet and 149 feet. This is corroborated by the on-line USGS *Depth to Long Island Groundwater Viewer*,[8] which indicates the depth to groundwater at the site is approximately 126 feet to 150 feet bgs. As noted in the Phase I ESA, since groundwater is very deep under the subject property, it is not expected that the existing underground propane tank nor existing septic tank currently impact groundwater resources.

Below is a brief summary of the *Long Island Comprehensive Waste Management Program* and *Long Island Comprehensive Special Groundwater Protection Area Plan*, which are pertinent to the issue of groundwater resources with respect to the proposed action; a review of the proposed project's consistency with same is presented in Section 3.2.2 of this DEIS.

[7] https://ny.water.usgs.gov/maps/li-gc13/

[8] https://ny.water.usgs.gov/maps/li-dtw13/



↑ Not To Scale

2A Melby Lane Subdivision East Hills, NY

Water Table Elevation

2A Melby Lane
Incorporated Village of East Hills
Nassau County

Source: Water Table and Potentiometric Surface Altitudes in the Upper Glacial, Magothy and Lloyd Aquifers Beneat Long Island, ESRI Light Grey Canvas

The Long Island Comprehensive Waste Treatment Management Plan (208 Study)

In 1978, Long Island was divided into eight hydrogeologic zones in the *Long Island Comprehensive Waste Treatment Management Plan* (hereinafter referred to as the *208 Study*). According to the "Hydrogeologic Zones" map within the *208 Study*, on page 45 of Volume 1, the subject property is located in Hydrogeologic Zone I (Figure 5).

Zone I is a deep aquifer recharge area and a primary source of public water supply. Therefore, protection of the groundwater quality within this zone is very important. Structural and non-structural recommendations with respect to protection of this resources include: sewering; controlling stormwater to minimize transport of sediments, nutrients, metals, organic chemicals and bacteria to surface and groundwater resources; and reducing the use of fertilizers on turf and promoting the uses of low-maintenance lawns.

A discussion of the consistency of the proposed project with the relevant portions of the *208 Study* is provided in Section 3.2.2.

The Long Island Comprehensive Special Groundwater Protection Area Plan (SGPA Plan)

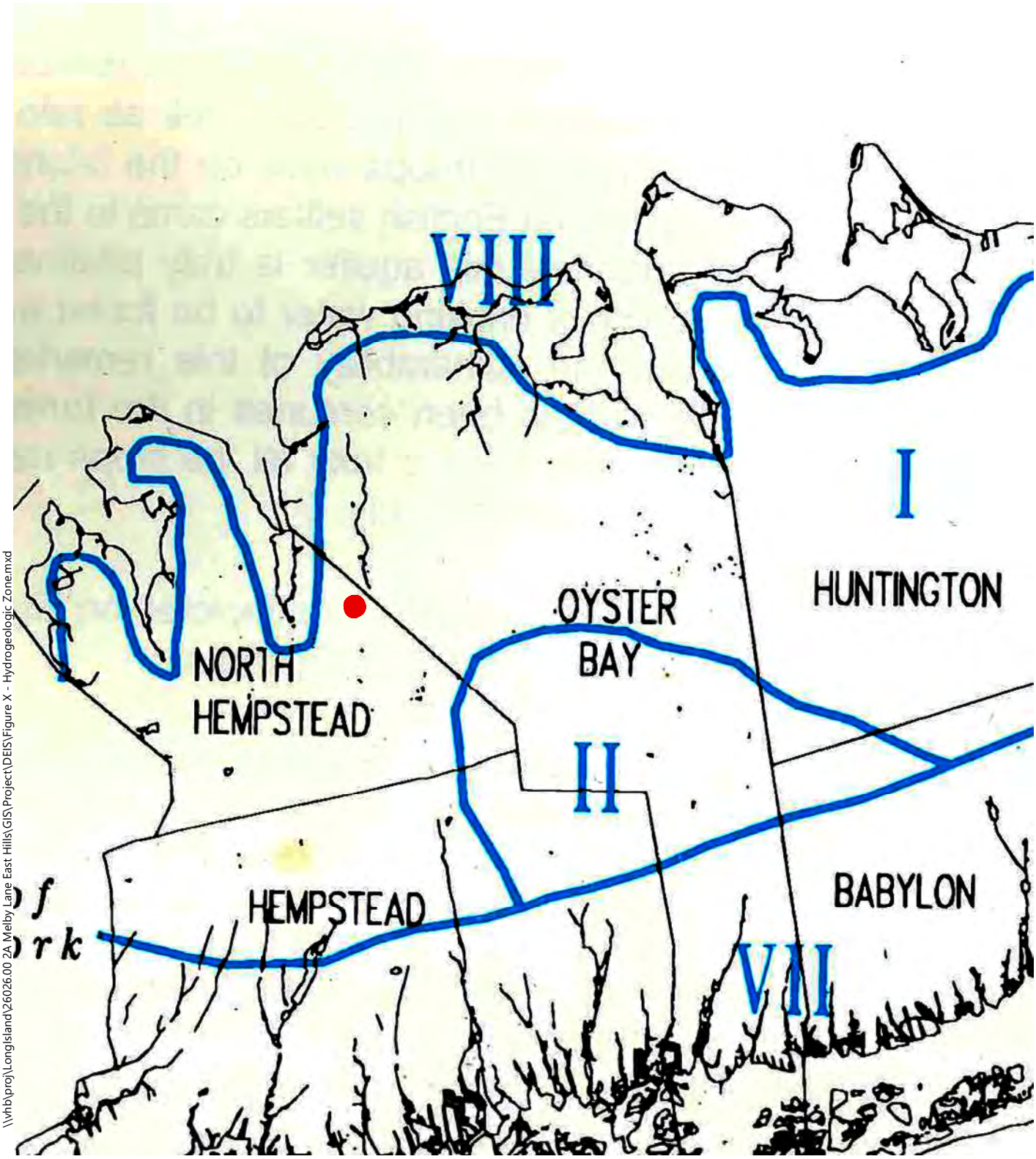
As indicated in the *Special Groundwater Protection Area Plan* (*SGPA Plan*), dated July 27, 1992, Special Groundwater Protection Areas (SGPAs) are significant, largely undeveloped or sparsely developed geographic areas of Long Island that provide recharge to portions of the deep flow aquifer system. They represent a unique final opportunity for comprehensive, preventative management to preclude or minimize land use activities that can have a deleterious impact on groundwater. Nine SGPAs are located on Long Island: North Hills; Oyster Bay; West Hills/Melville; Oak Brush Plains; South Setauket Woods; Central Suffolk; Southold; South Fork; and Hither Hills. The subject property is not situated within an SGPA (Figure 6). Therefore, no further discussion is warranted.

3.2.1.2 Stormwater Runoff

Stormwater runoff is rainwater or melted snow that flows over land, including pavement, roofs, lawns and other landscaping, and does not directly soak into the ground. As noted by the USEPA, there are four potential paths of stormwater runoff - some of the flow will be intercepted by vegetation and evaporate into the atmosphere, some of it will fall onto the ground surface and evaporate, some will infiltrate into the soil, and some will run directly off from the ground surface. According to the EPA, "when stormwater is absorbed into soil, it is filtered and ultimately replenishes aquifers or flows into streams and rivers."[9]

In its current condition, the subject property relies, in part, on a surface inlet drain on the western side of the site, which picks up some surface runoff. The remainder of site-generated runoff is handled via overland flow/infiltration. Below is a summary of several planning documents and Village policies pertinent to the issue of stormwater runoff. The proposed project's consistency with same is presented in Section 3.2.2.2 of this DEIS.

[9] https://www.epa.gov/greeningepa/epa-facility-stormwater-management



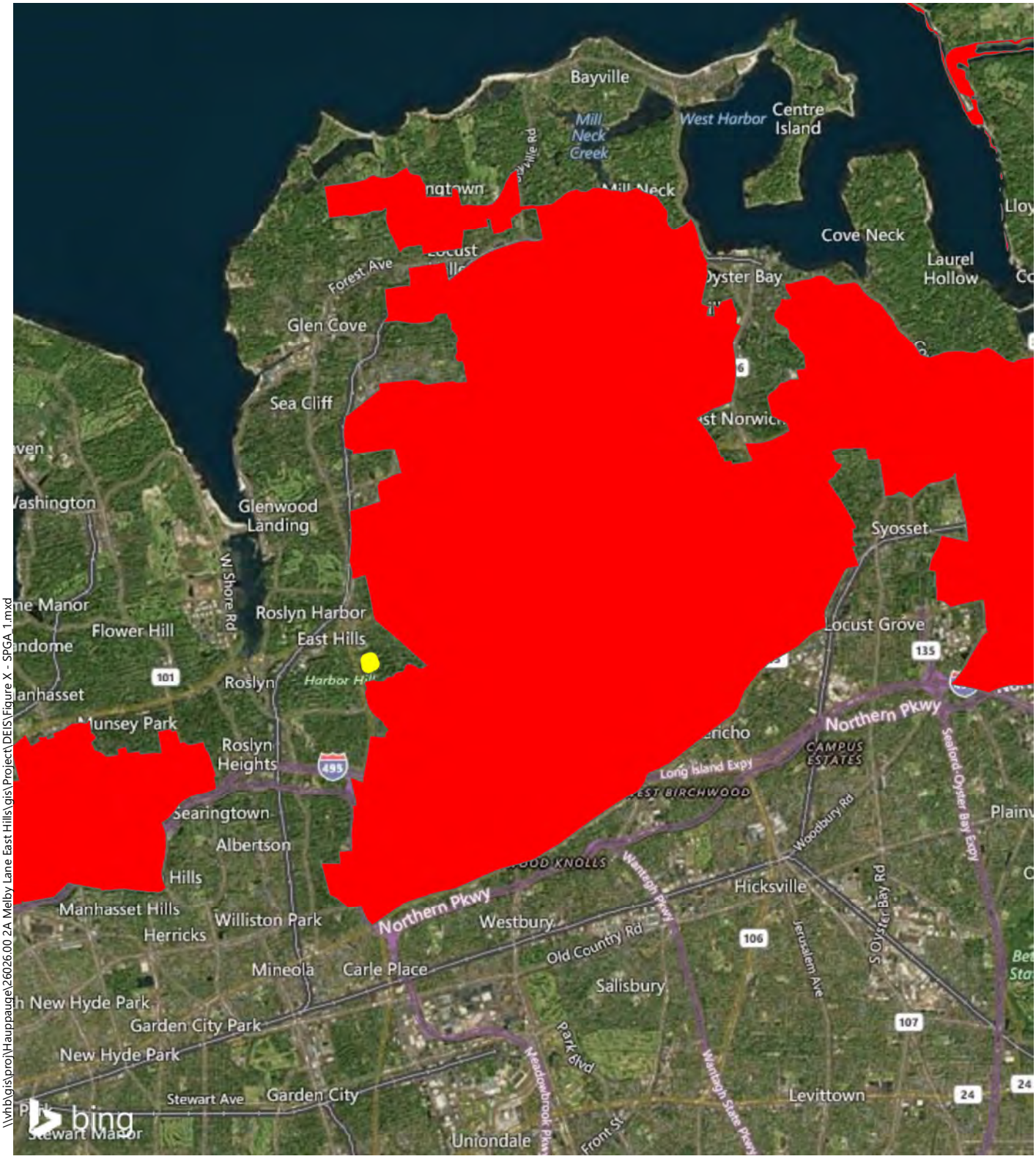
\\vhb\proj\LongIsland\26026.00 2A Melby Lane East Hills\GIS\Project\DEIS\Figure X - Hydrogeologic Zone.mxd

0 9000 18000 36000 Feet

2A Melby Lane Subdivision | East Hills, NY

Hydrogeologic Zone
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: Long Island Regional Planning Board (1992)



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0 5000 10000 20000 Feet

2A Melby Lane Subdivision | East Hills, NY

Special Groundwater Protection Areas

Subject Property*

Special Groundwater Protection Areas
2A Melby Lane
Incorporated Village of East Hills
Nassau County

*The Subject Property does not lie within a Special Groundwater Protection Area

Sources: NYS Ortho Imagery (2016);
NYS SGPA, NYS Office of Information Technology Services GIS Program Office (GPO)

New York State Stormwater Management Design Manual

As indicated in the *New York State Stormwater Management Design Manual* (*NYS Stormwater Manual*)[10], stormwater management planning consists of a calculation of the stormwater volume for a site, incorporating any runoff reduction features or techniques in place, and use of standard stormwater management practices (SMPs) and control practices, as applicable given site-specific considerations. Acceptable SMPs for stormwater treatment can capture and treat the full stormwater volume, and meet performance standards designed in the *NYS Stormwater Manual*, including the removal of pollutants before stormwater reaches groundwater. Broad categories of acceptable practices include stormwater wetlands, infiltration practices (capturing and temporarily storing stormwater before allowing it to infiltrate into the soil), filtering practices (capturing, temporarily storing stormwater and passing it through a filter bed of treatment media) and open channel practices (capturing and treating stormwater within designed dry or wet cells).

According to the *NYS Stormwater Manual,* infiltration practices can be used as an accepted quantity control for stormwater from up to a 10-year storm, provided the infiltration rate is greater than five inches per hour.

Village of East Hills Stormwater Management Requirements

Chapter 260 of the Village of East Hills Village Code addresses *Stormwater Management and Sediment and Erosion Control*. This chapter was adopted by the Board of Trustees of the Village of East Hills in December 2007.

Section 260-2 of the Village Code sets forth the overall purpose of the chapter, which is to "establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing within the jurisdiction and to address the findings of fact in §260-1, hereof." The objectives of the chapter are as follows:

A. *Meet the requirements of minimum measures 4 and 5 of the SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s), Permit No. GP-0-08-002, or as amended or revised;*

B. *Require land development activities to conform to the substantive requirements of the New York State Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities GP-0-08-001, or as amended or revised;*

C. *Minimize increases in stormwater runoff from land development activities in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and to maintain the integrity of stream channels;*

D. *Minimize increases in pollution caused by stormwater runoff from land development activities which would otherwise degrade local water quality;*

[10] New York State Department of Environmental Conservation (originally prepared by Center for Watershed Protection), *New York State Stormwater Management Design Manual* (Albany, NY: NYSDEC, 2015). http://www.dec.ny.gov/chemical/29072.html.

E. *Minimize the total annual volume of stormwater runoff which flows from any specific site during and following development to the maximum extent practicable; and*

F. *Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management practices and to ensure that these management practices are properly maintained and eliminate those threats to public safety.*

Land development activities are subject to the review and approval of a SWPPP prepared in accordance with Section 260 of the Village Code. The Preliminary SWPPP is discussed in Sections 3.1.2.2 and 3.1.2.3, above and included as Sheet 7 of 7 in Appendix C.

3.2.1.3 Surface Water, Wetlands, and Floodplains

Based on review of the NYSDEC Environmental Resource Mapper database and the NYSDEC Freshwater and Tidal Wetland Maps, no NYSDEC-regulated surface waters or wetlands are located within the subject property (Figure 7).

The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps are non-regulatory maps created as a guidance resource to provide information on the abundance, characteristics and distribution of the Nation's surface waters and wetlands.[11] According to the NWI, there are no wetlands located on or adjacent to the subject property (Figure 8).

In addition, no surface water or inundated soils were observed on or directly adjacent to the subject property at the time of the site visit on September 14, 2018.

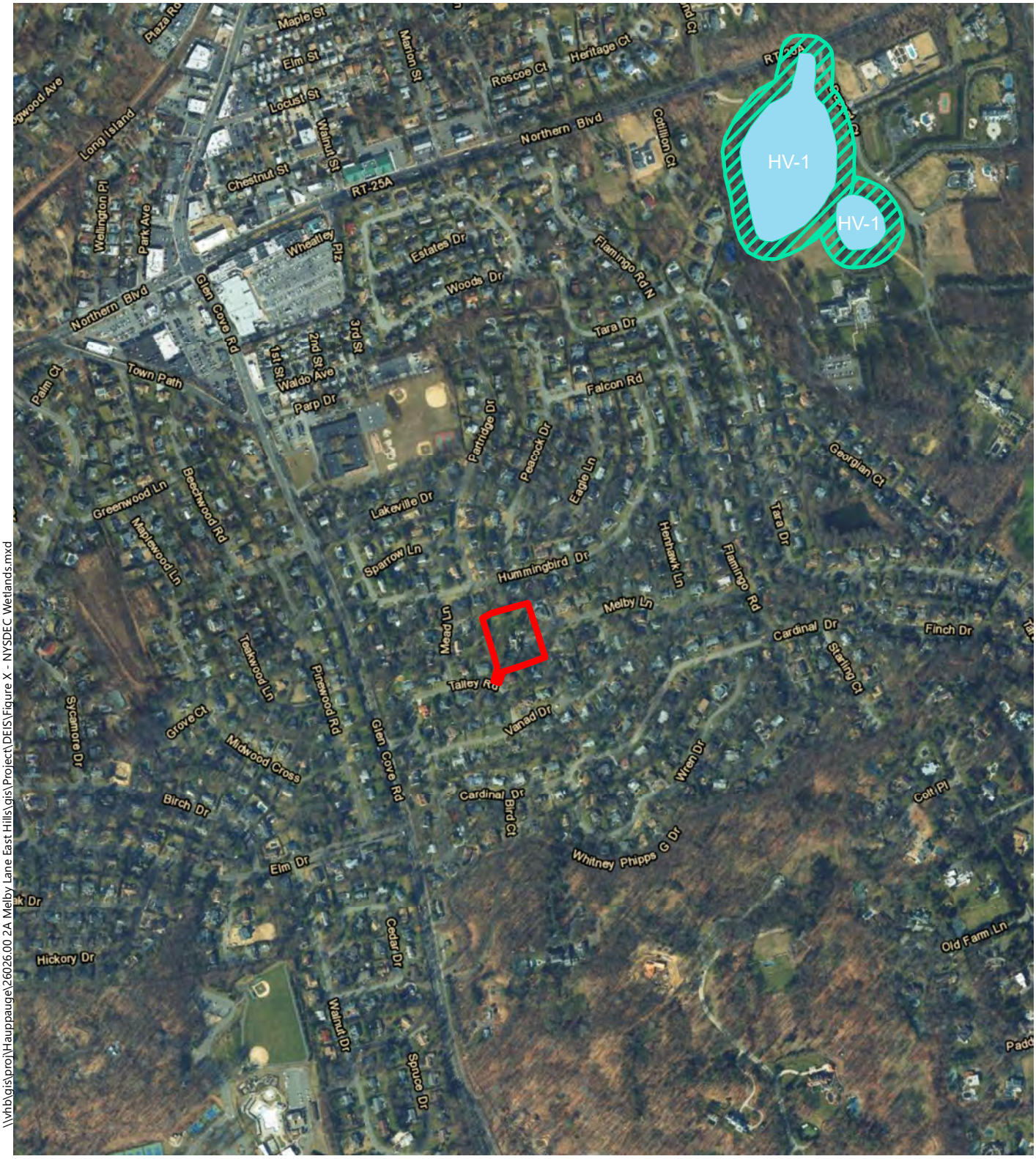
The federal Flood Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Index Map indicates that the subject property is located within FIRM Map No. 36059C0140G, for which no panel is printed. Therefore, the subject site is not located within a special flood hazard area.

3.2.1.4 Sewage Disposal and Water Supply

Nassau County standards for sewage flow in areas that are not sewered were used to calculate the sewage flow from the existing residence. The subject property is currently occupied by a six-bedroom residence and generates sewage effluent of approximately 900 gallons per day (gpd), based on 150 gpd/bedroom.[12] Sanitary waste currently generated on the site discharges to a 1,500-gallon septic tank in the southwestern portion of the subject property. Additional water demand for irrigation is estimated at approximately 3,500 gpd during the six-month irrigation season. The residence is connected to public water supply via an existing water main and receives potable water from the Roslyn Water District.

11 United States Fish and Wildlife Service National Wetlands Inventory. Available online at https://www.fws.gov/wetlands/Data/Mapper.html. Accessed November 2018.

[12] Nassau County Department of Health, *Manual of On-Site Sewage Disposal* – Table 4: Realty Subdivision – Sizing Requirements (1983)



\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure X - NYSDEC Wetlands.mxd

0 455 910 1820 Feet

NYSDEC Freshwater Wetlands (HV-1)

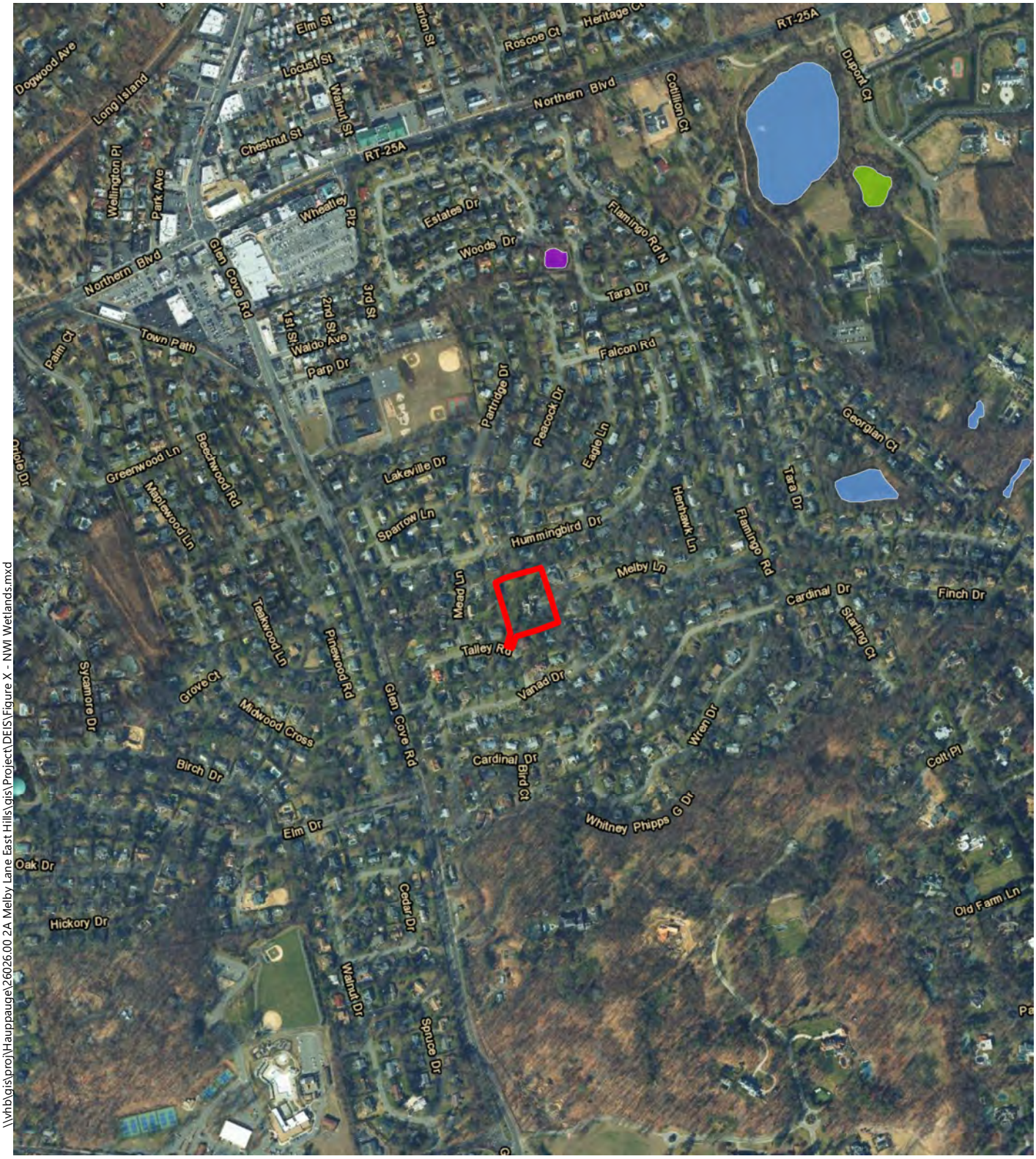
100-ft Regulated Adjacent Area

Subject Property

2A Melby Lane Subdivision | East Hills, NY

NYSDEC Freshwater Wetlands
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
New York State Department of Environmental Conservation Freshwater Wetlands (2013)



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0 455 910 1820 Feet

2A Melby Lane Subdivision | East Hills, NY

Freshwater Emergent Wetland (PEM1C)

Freshwater Forested/Shrub Wetland (PSS1F)

Freshwater Pond (PUBHx)

Subject Property

National Wetlands Inventory
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
United States Fish and Wildlife Service National Wetlands Inventory (2018)

3.2.2 Potential Impacts

3.2.2.1 Groundwater

The proposed subdivision of the subject property would add impervious surface in the form of the Subdivision roadway, but would remove impervious surfaces in the area of the existing residence and accessory structures. No specific issues were identified with existing USTs on the subject property, including any issues with respect to groundwater resources. However, based on the recommendations of the Phase I ESA, two approximately 275-gallon No. 2 fuel oil AST's and one propane UST, located in the basement and adjacent to the swimming pool, would be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities. Impacts to groundwater are not anticipated during the decommissioning of the existing tanks or other subsurface structures, including, but not limited to, the existing sanitary system.

Future development of the single-family homes also is not expected to have a significant adverse impact on groundwater resources, as discussed below.

The existing sanitary system would either be abandoned in place or removed (based on evaluation and decision by NCDH) and replaced with four new sanitary systems. Although the number of subsurface sewage disposal systems (septic tanks and leaching pools) would increase from one to four, such facilities would be installed with the oversight of the NCDH and in accordance with NCDH regulations.

In addition, where currently there is primarily overland stormwater flow (with an existing drainage inlet at the western portion of the property), a new stormwater management system, including on-site subsurface infiltration structures such as drywells with domes, would be installed to collect and recharge stormwater on the site of the proposed project. As the depth to groundwater is approximately 126 feet to 150 feet bgs and the proposed in-ground infrastructure has effective depths ranging from eight feet bgs to 20 feet bgs, and given that the surrounding area already is developed at a residential density similar to what is proposed, it is not expected groundwater resources would be significantly adversely impacted.

As the future residences have not yet been designed, it is speculative as to the type of energy that would be used for heating/cooling purposes. As noted previously, natural gas is available in the area of the property; however, at this time, National Grid has stopped processing new applications for service for all residences, small businesses and large development projects due to NYSDEC's rejection of the water quality permit for the Williams Pipeline, also known as the Northeast Supply Enhancement (NESE) project. Developments that require new gas connections may be required to seek alternative fuel sources as National Grid cannot be relied upon to supply natural gas. If natural gas is not available at the time of construction and new No. 2 fuel oil tanks are installed for the proposed residences, these installations would be in accordance with the latest prevailing regulations for tank structural integrity, leak prevention and other applicable parameters.

The analysis of groundwater included a review of the project's consistency with relevant plans and policies. Overall, the proposed action would be consistent with the *208 Study*. As indicated in Section 3.2.1, the subject property is within Hydrogeologic Zone I. Among the

highest priority areawide alternatives recommended in the *208 Study* for Zone I include the following, which are analyzed below:

› *Minimize population density by encouraging large lot development (one dwelling unit/one or more acres), where possible, to protect the groundwater from future pollutant loadings.*

The proposed project consists of residential development in accordance with the prevailing zoning, and the proposed single-family homes would be located within a previously-disturbed area near the central portion of the subject property. Further, the proposed residential development would be connected to public water, minimizing impacts to groundwater resources. Stormwater runoff would be captured and recharged on-site and the installation of the proposed stormwater management system would assist in reducing the pollutant loading to groundwater.

› *Control stormwater runoff to minimize the transport of sediments, nutrients, metals, organic chemicals and bacteria to surface and groundwaters.*

As noted, a stormwater management system will be installed on the subject property which is to consist of a series of drywells that would be dispersed throughout the site. As shown on the Preliminary SWPPP, measures would be installed during construction to prevent off-site transport of sediments and associated contaminants to groundwater.

› *Provide for routine maintenance of on-site disposal systems.*

› *Prohibit the use of certain chemical cleaners in on-lot systems.*

Post-construction, the residences would use on-site septic systems for the disposal of sanitary wastewater. All maintenance of the proposed on-site sanitary wastewater systems would occur as needed by the homeowner, as is the case for all the residences in the surrounding neighborhood. Any chemical cleaners that may be used during maintenance would be required to comply with applicable prevailing regulations.

› *Reduce the use of fertilizers on turf. Promote the use of low-maintenance lawns.*

Fertilizer use would be in conformance with prevailing regulations for such activity, consistent with the manner in which these materials are used on the subject property and in the surrounding neighborhood at the present time, and would not result in a significant increase in the area of fertilizer-dependent vegetation. Therefore, no significant adverse impacts to groundwater are anticipated.

3.2.2.2 Stormwater

In the NYSDEC manual, *Reducing Impacts of Stormwater Runoff from New Development*, the concept of stormwater management is such that there are quantitative controls, or a system of vegetative and structural measures, which can be used "to control increased volume and rate of surface runoff caused by man-made changes to the land" to convey stormwater flows and avoid flooding, and qualitative controls, that can also be used "to control or treat pollutants carried by surface runoff" (page 5). The goal of stormwater management is to

prevent substantial alteration of the "quantity and quality of stormwater run-off from any specific development…from predevelopment conditions" (page 6).[13]

Although the proposed action would increase the overall amount of impervious surface on the subject property from 0.41± acre to 0.64± acre, a new stormwater management system would be installed to improve conditions on the subject property, which currently has one drywell (to remain), but primarily relies on overland runoff to catch basins on Melby Lane. Under the proposed action, drywells would be installed throughout the subject property, within three DRAs (A, B, and C) to accommodate runoff from the proposed development, as shown on Sheets 2 and 6 of 7 and detailed on Sheet 4 of 7 in Appendix C. DRAs are typically left in a natural condition, but include the installation of drywells to capture and recharge stormwater runoff. For the proposed action, it is the intent of the DRAs to accommodate the County-mandated eight inches of stormwater runoff from the subdivision roadway. Stormwater is recharged through the drywells to the ground via infiltration – a green infrastructure measure. The drywells are designed to control the water quality volume, and the volume and peak rate of stormwater discharge anticipated from the development. The roadway and cul-de-sac would contain three catch basins that would be connected to the drywells in the proposed DRAs. Drainage calculations for each of the three DRAs, based on an eight-inch storm event, are included under *Private Roadway Drainage Calculations* on Sheet 4 of 7 and depicted on Sheet 2 of 7 (Appendix C).

- DRA 1 (Drywell "A"), located between proposed Parcels 1 and 2, contains two 20-foot by 10-foot drywells with an effective depth of 20-feet. This DRA is proposed to accommodate up to 2,628.1 cubic feet (cf) of stormwater runoff.
- DRA 2 (Drywell "B"), located between proposed Parcels 3 and 4, contains two 18-foot by 10-foot drywells with an effective depth of 18-feet. This DRA is proposed to accommodate up to 2,398.9 cf of stormwater runoff.
- DRA 3 (Drywell "C"), located between proposed Parcels 2 and 3, contains four 20-foot by 10-foot drywells with an effective depth of 20-feet. This DRA is proposed to accommodate up to 5,207.7 cf of stormwater runoff.

Furthermore, two reticuline road grates with associated drywells are proposed within Melby Lane at the entrance to the new subdivision roadway. Both of these drywells would have an effective depth of 10 feet.

Drainage calculations for the four developed lots (*Proposed New Dwelling Drainage Calculations*), based on a three-inch storm event, are shown on Sheet 4 of 7 (Appendix C), depicted on Sheet 6 of 7, and summarized herein:

- Parcel 1 would provide approximately 947.2 cf of stormwater storage.
- Parcel 2 would provide approximately 958.9 cf of stormwater storage.
- Parcel 3 would provide approximately 1,660.6 cf of stormwater storage.
- Parcel 4 would provide approximately 1,246.0 cf of stormwater storage.

[13] New York State Department of Environmental Conservation, *Reducing the Impacts of Stormwater Runoff from New Development* (Albany, NY: NYSDEC, 1992).

The expected location of the drywells for the proposed development is shown on Sheet 6 of 7 in Appendix C. It is anticipated that the lots would be subject to a restrictive covenant that outlines drainage and any potential road maintenance requirements. As all the lot owners would benefit from the subdivision roadway drainage system, they would share equally in the cost of any maintenance and/or repair of such facilities. Each homeowner would be responsible for the maintenance on their own individual on-lot drywells.

The Village of East Hills has an existing 15-foot wide drainage easement over the northern portion of the subject property (proposed Parcels 3 and 4) and this would remain under the proposed action.

Implementing the proposed stormwater management system would permit the recharging of stormwater on-site and minimizing pollutant loadings reaching groundwater. There would be an overall benefit to the subject property, and surrounding properties as stormwater would be managed in a more efficient manner than existing conditions, and additional drainage structures would be installed within Melby Lane to capture runoff associated with stormwater. Therefore, no significant adverse impacts to stormwater runoff are anticipated.

Relevant Plans and Policies

A review of the proposed project's consistency with the relevant plans and policies in Section 3.2.1 are presented below.

New York State Stormwater Management Design Manual

The proposed Preliminary SWPPP has been designed to meet the criteria of the *NYS Stormwater Manual* noted in Section 3.2.1.2. The proposed stormwater management system has been designed to capture and store the required volume and to remove pollutants before stormwater reaches groundwater. The drywells will have a variety of effective depths to capture runoff before it is recharged into the ground. The Preliminary SWPPP (Sheet 7 of 7) shows the limits of disturbance and erosion control measures that include the individual lots, as well as the overall subdivision.

Village of East Hills Stormwater Management Requirements

A Preliminary SWPPP, compliant with Chapter 260 of the Village Code, has been developed and is included on Sheet 7 of 7 of Appendix C. As the proposed stormwater management system for the subdivision and the future development would provide sufficient storage for runoff, and erosion and sediment control measures would be installed to protect water resources, the proposed action would be consistent with the requirements of Chapter 260.

3.2.2.3 Surface Water, Wetlands, Floodplains

As no natural surface water bodies or wetlands are located on or directly adjacent to the subject property, no impacts to such features would result from implementation of the proposed project.

Further, as the subject property is not located within a special flood hazard area, there would be no impact to such resource.

3.2.2.4 Sewage Disposal and Water Supply

The proposed subdivision, itself, would not generate any new sewage nor demand for potable water. However, development of four new homes (three net additional) would generate additional sewage and water demand.

The standards for calculating sewage flow in areas that are not sewered, when a lot is less than or equal to one acre and the number of bedrooms is unknown, requires the use of a minimum of five bedrooms at 150 gallons per day per bedroom. Based on this standard, the four future residences are expected to generate approximately 750 gpd of effluent each, based on an assumption of five bedrooms for each residence. As discussed in Section 3.2.1.4, the existing single-family residence generates approximately 900 gpd of sanitary waste. Therefore, the total sewage flow under the proposed action would be 3,000 gpd, with net new sewage flow of 2,100 gpd.

The existing septic tank would be either abandoned in place or removed during the demolition of the existing residence., and each new lot is expected to have a 1,500-gallon septic tank and associated leaching pools with an effective depth of 12 feet.

The subject property would continue to be serviced by the Roslyn Water District under the proposed action, and the increase in the potable water demand for the subject property would be approximately 2,100 gpd, for a gross total for the residences of 3,000 gpd. Approximately 6,200 gpd of water is expected to be used for irrigation of the four lots during the six-month growing season, based on a calculation of 27,154 gallons of water to cover one acre of land with one inch of water per week.[14] This is approximately 2,700 gpd more than used by the existing property (3,500± gpd). The average of 6,200 gpd of irrigation during the growing season is conservative since the entire 1.59 acres of landscaping/trees in the proposed development may not be irrigated.

To minimize the demand for irrigation, a landscaping plan has been developed for the subdivision road that includes native plants and low-maintenance vegetation (see Sheet 5 of 7 in Appendix C). Landscaping plans for the future residences would be reviewed upon design and application for site plan approval for the individual lots.

3.2.3 Proposed Mitigation Measures

No significant adverse impacts to water resources have been identified. However, measures have been incorporated into the proposed project design to minimize potential impacts to water resources, including the following:

- The proposed development would be connected to the public water system.
- The landscaping associated with the proposed subdivision roadway includes the planting of native and low-maintenance vegetation to reduce irrigation demand and fertilizer needs. The landscaping of the individual parcels would be developed in the future, on a site-specific basis, and would be subject to application for site plan approval.

[14] https://www.usgs.gov/special-topic/water-science-school/science/rain-and-precipitation?qt-science_center_objects=0#qt-science_center_objects and https://www.bigsprinkler.com/faq/how-many-gallons-water-does-it-take-cover-1-acre-land-1-inch-water .

- Prior to construction of the subdivision roadway, the SWPPP would be finalized and implemented to ensure there will be no significant adverse impact to surrounding properties or roadways due to erosion and sediment transport throughout the construction period.
- Stormwater runoff generated by the proposed subdivision would be captured and recharged on-site via an integrated stormwater management system, including DRAs containing drywells, catch basins within the cul-de-sac and road grates within Melby Lane and individual, lot-specific drywells, once residences are developed on each lot within the subdivision.

3.3 Ecology

3.3.1 Existing Conditions

Based on the existing site conditions described in Table 3, the vast majority of the subject property consists of developed vegetated, landscaped surfaces. Impervious cover is limited to approximately 18.4 percent of the subject property. The landscaping is composed of a high diversity of flora, containing common ornamental trees, shade trees, shrubs, and grasses. There are approximately 157 trees over six inches in diameter located on the subject property, the majority of which provide a planted screening along the existing boundary of the property. Specifically, the predominant species of trees found on the subject property consist of maple, cherry, white pine, oak, beech, fir, yew, tulip and dogwood. These trees have been identified within the Tree Schedule located on the several plans, including the *Landscape and Tree Removal* plan (Sheet 5 of 7 in Appendix C). In addition, the Tree Schedule identifies the conditions of the existing trees which ranges from fair to dead, damaged and diseased. According to the Tree Schedule, the majority of the trees listed on the are in fair condition.

Correspondence was transmitted to the New York Natural Heritage Program (NYNHP) on July 23, 2018 requesting any NYNHP records for rare/protected plants, wildlife, and/or natural communities on, or proximate to, the subject property. Appendix E contains the NYNHP response, which indicated "[w]e have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity." In addition, the New York State Department of Environmental Conservation's New York Nature Explorer was reviewed and revealed there are no threatened, endangered or species of concern at the subject property.

3.3.2 Potential Impacts

Implementation of the proposed action of the proposed subdivision and future development would result in changes in site coverage. As compared to existing conditions, the area of buildings, pavement and other impervious surfaces would increase by 10.3 percent (from approximately 18.4 percent to 28.7 percent), with a corresponding decrease of 10.3 percent in maintained landscape area (81.6 percent to 71.3 percent).

Creation of the proposed subdivision would result in the removal of 14 trees from the subject property in the area of the proposed Melby Court cul-de-sac. A Tree Removal Permit per Chapter 186 of the Village Code would be required prior to the commencement of construction. Although 14 trees would be removed for the construction of the proposed roadway and cul-de-sac, 18 trees would be planted (at a 3-inch caliper, in accordance with Section 186 of the Village Code), within the new road right-of-way. Specifically, as identified on the Planting List on the *Landscape and Tree Removal* plan (Sheet 5 of 7 in Appendix C), Japanese Zelkova (*Zelkova Serrta),* Sweet Gum *(Liquidambar Stytraciflua),* and Ginkgo (*Ginkgo Biloba*) tree species will be planted on the subject property. In addition, grasses such as Switchgrasses (*Panicum virgatum* will be used on the subject property. Based on the tree removal and planting associated with the construction of the cul-de-sac, there would be a

net of five additional trees post-construction. The existing and new trees would provide a screen buffer along the property boundary as well as along the proposed roadway and cul-de-sac. Trees located adjacent to the proposed work area would be protected by construction grade rails, pressure treated corner posts and optional mechanical post holders. Specifically, the protection enclosures would be constructed with a wood snow fence to be installed at zero-to-nine-inches of radius per inch of trunk diameter or at the tree drip line. The protection enclosure would be a minimum of four inches high. The protection of these trees would remain until completion of construction and all grading activities.

As shown on Sheet 5 of 7 in Appendix C, the majority of the existing trees are located either around the property perimeter of the site or on steep slopes, which would remain undisturbed. Upon development of the four new lots, it is expected that a total of 18 additional trees would be removed for the construction of the residences, typical accessory uses and the driveways on the development lots. Overall, considering the subdivision and lot development, 32 trees are anticipated to be removed. All tree removal would require Tree Removal Permits from the Village (see Appendix C Sheet 5 of 7). The houses and accessory uses shown on the *Preliminary Map of Melby Court Grading and Drainage Parcels 1 – 4*, are for illustrative purposes only. It may be possible to avoid the removal of certain trees, once specific designs for the houses and appurtenances are developed..

As with future tree removal, future landscaping of the individual lots cannot be determined at this time. However, landscaping plans (including the installation of new trees) would be submitted per future application for site plan approval for the individual lots.

Accordingly, no significant adverse impacts to the landscaping and vegetation are anticipated as a result of the proposed action.

In addition, as indicated by the NYNHP there are no records for rare/protected plants, wildlife, and/or natural communities on, or proximate to, the subject property. Furthermore, as identified by the NYSDEC Nature Explorer, there no threatened, endangered or species of concern found on the subject property. Based on the foregoing, although some existing trees would be removed, the proposed four lot subdivision and future development of the lots are not expected to result in significant adverse impacts to ecological resources.

3.3.3 Proposed Mitigation Measures

No significant adverse impacts to ecological resources have been identified. However, the following measures have been incorporated into the proposed project:

- Installation of trees to replace those that have been removed to permit construction of the Subdivision road.
- The landscaping associated with the proposed subdivision roadway would consist of native vegetation.

3.4 Zoning, Land Use and Community Character

3.4.1 Existing Conditions

3.4.1.1 Zoning

According to the Village of East Hills Zoning Map, adopted October 16, 1995, the subject property is situated within the R-1 Residence District. Per Article IV, §271-27.B, the R-1 zoning district permits, among other uses, single-family detached dwellings, fences, parks, public library, public art gallery, public museum, municipal firehouse, municipal recreational use, Village hall and accessory garage, Courthouse, police station and Roslyn Water District water pumping stations, booster stations, tanks and appurtenant facilities, office of a doctor, dentist or lawyer residing on premises, churches and other similar places of worship (subject to conditions and restrictions) and private swimming clubs as a conditional use. The bulk and dimensional regulations R-1 zoning district are provided in the following table.

Table 9 Bulk and Dimensional Requirements

Dimensional Requirement	Required/Permitted
Maximum Height	31 feet – principal building 20 feet – accessory building 4 feet – boundary line fence
Minimum Required Lot Area	15,000 square feet[1]
Maximum Lot Coverage	25%
Minimum Floor Area	1,500 square feet
Minimum Front Yard	35 feet
Minimum Side Yard (One/Both)	15 feet/40 feet
Minimum Rear Yard	30 feet
Minimum Street Frontage	110 feet

Notes:
[1] The lot area is subject to the requirements of §271-128.3, which indicates that development or alteration of any slope, as defined in § 271-7B, with a gradient of 20 percent or greater is prohibited. Thus, the area of a lot containing slopes of a gradient of 20 percent or greater does not count toward the total lot area. Furthermore, by definition (§271-7B), net site area the total area within the property lines excludes external streets.

Accessory buildings on single-family lots are subject to the locational requirements set forth in §271-23 and §271-123 of the Village Code.

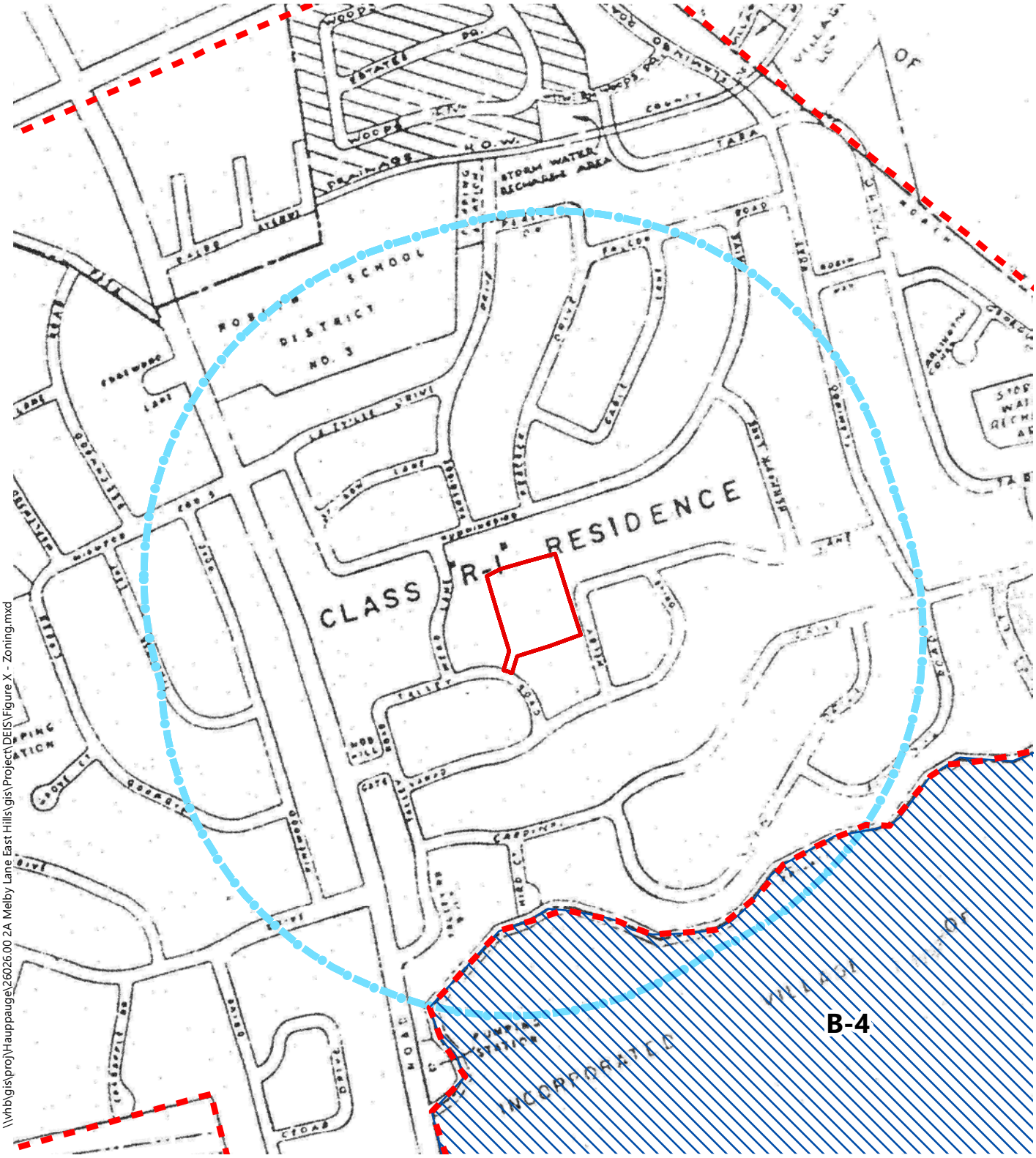
The existing zoning of the site and within a quarter-mile radius around the subject property is depicted in Figure 9 and noted below.

North: R-1 Residence district of the Village of East Hills.

East: R-1 Residence district of the Village of East Hills.

South: R-1 Residence district of the Village of East Hills; and, south of Whitney-Phipps-Garvan Road, B-4 Residence district of the Village of Old Westbury.

West: R-1 Residence district of the Village of East Hills.



0 300 600 1200 Feet

2A Melby Lane Subdivision | East Hills, NY

R-1 Residence District of Village of East Hills
B-4 Residence District of Village of Old Westbury
Subject Property
Quarter-Mile Radius

Note: The subject property and the majority of the study area is predominately zoned within the R-1 residence zoning district.

Zoning
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: Incorporated Village of East Hills, Zoning Map (1995); Village of Old Westbury, Zoning Map (2001)

3.4.1.2 Land Use and Community Character

Land Use

The 2.23±-acre subject property, consisting of a single Nassau County Tax Map parcel, contains the following uses: a 6,239± square-foot, two-story single-family residence with two-car garage, driveway, koi pond, swimming pool, sports court, putting green and shed. Landscaped areas (pervious surfaces) comprise approximately 21.5 percent of the property, while road, buildings and pavement (impervious surfaces) comprise approximately 78.5 percent of the property.

The property is bounded to the north by other single-family residences along Hummingbird Drive; bounded to the south and west by single-family residences on Mead Lane, Talley Road and Vanad Drive; and bounded to the east by single-family residences on Melby Lane.

Land uses of properties surrounding the subject property, within a quarter-mile radius, are as follows (see Figure 10):

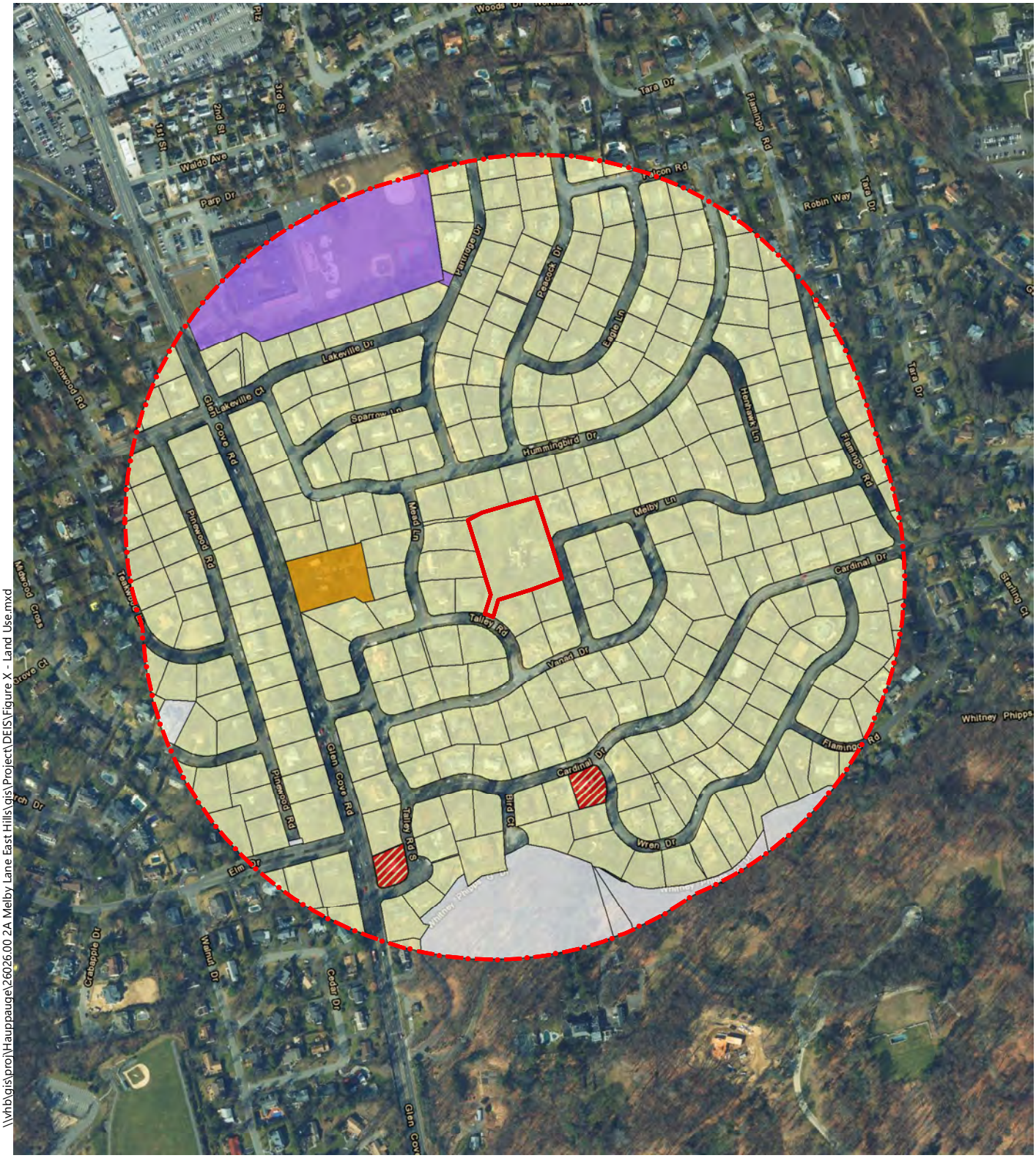
North: The land uses to the north of the subject property along local roads (such as Hummingbird Drive, Sparrow Lane and Partridge Drive) and Glen Cove Road are predominantly single-family residences. Further north along Glen Cove Road is an educational facility.

East: Directly east of the subject property is Melby Lane. Uses to the east of Melby Lane are single-family residences.

South: The uses to the south of the subject property are almost entirely single-family residences. A residence on Cardinal Drive, to the southwest, and a residence on Talley Road South, directly south of the subject property also contain professional home offices.

West: The uses located immediately west of the subject property on both sides of Mead Lane, Talley Road, Glen Cove Road and Pinewood Road are all single-family residences.

As indicated above, the land use pattern generally reflects the zoning of the area. The subject property is located within a single-family neighborhood of homes situated on lots that are around one-half-acre in in size. See the *Community Character* discussion below.



\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure X - Land Use.mxd

0 300 600 1200 Feet

2A Melby Lane Subdivision | East Hills, NY

Subject Property
Quarter-Mile Radius

Single-Family Residence
Multi-Family Residence
Professional Home Office
Community Services
Vacant

Land Use
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
VHB Representative Field Survey conducted on September 14, 2018

Community Character

Community character reflects the interaction amongst a number of factors unique to a community that define its context and feeling, and may include the following: types of landforms present; presence and type of surface waters; ecological resources; land use mix and pattern and density of development; volume of and mix of vehicular traffic; and socioeconomic characteristics. The height, bulk and architectural treatment of buildings and their relative visibility within an overall landscape setting are also components of community character.

There are no surface waters or specific land forms or other geographic features that define this community. Vegetation generally comprises tree-lined streets and the well-maintained landscaping on the single-family lots, consisting of lawn, ornamental vegetation and large trees. Many of the residences, which are one-to-two stories in height, tend to have brick, stone and/or wood facades, as well as garages and driveways for off-street parking. The streets in the neighborhood were observed to be relatively low-trafficked, contributing to the residential character of this area.

The community character is homogenous across the Nob Hill neighborhood. The uses within the area are predominantly residential (well-maintained single-family detached houses) with lots averaging just less than one-half-acre in size. The subject property's lot size within this area is an outlier, at 2.23± acres, in comparison to the much smaller neighboring lots containing homes. According to Nassau County Geographic Information System (GIS) tax lot data, the mean size of the approximately 316 residential lots within the quarter-mile radius study area is approximately 0.43 acre. The minimum size is 0.33 acre and the maximum lot size is 2.23± acres (i.e., the subject property). As identified in Section 3.7.1 of this DEIS, the subject property was part of the 60-acre John William Mackay III Estate. Due to financial difficulties, the estate was subdivided and redeveloped into a residential subdivision in the mid-to late- 20th century, leaving the main house and its immediate surroundings extant (approximately 2.2 acres of land). After this initial subdivision of land, small subdivided lots were created to line major roadways which, in turn, created the small-lot single-family residential development that exists today.

One of the defining characteristics of the neighborhood is its location near Glen Cove Road, a major arterial roadway running north to south. This transportation corridor allows quick access to Northern Boulevard to the north and the Long Island Expressway (LIE) to the south, both of which provide connections to the east and west. The Glen Cove Road corridor is developed with a mix of uses, including retail, restaurants, office (as well as residences), which serve the adjacent residential subdivisions.

Socioeconomic conditions also help to define a community's character. The American Community Survey identified the median household income for the Village of East Hills as $199,000, with a median family income is $213,008.[15] In Nassau County the comparable figures are $105,744 and $123,898 for median household income and median family income,

[15] United States Census Bureau American Fact Finder. Accessed January 2019. Available at: https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

respectively. Furthermore, the median home price within the Village of East Hills is $970,000 in comparison to Nassau County's median home price of $460,700.

3.4.2 Potential Impacts

3.4.2.1 Zoning

As indicated in Section 3.4.1.1, the subject property is within the R-1 Residence District of the Village of East Hills. With the creation of the Melby Court cul-de-sac, the proposed subdivision of the property into four lots is compliant with the R-1 zoning district and requires no variances. The minimum required lot area in the R-1 zoning district is 15,000 SF. However, net lot area is determined by subtracting the road ROW and the area of steep slopes (gradient of 20 percent or greater) from the gross lot area. All of the lots exceed one-half acre, but per the Village Code, the net buildable lot area is between 15,530 SF and 24,336 SF, as indicated in the table below.

Table 10 Gross and Net Lot Area

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Gross Lot Area	23,694.1 SF	22,345.6 SF	27,763.9 SF	23,531.9 SF
Area of Road Right-of-Way	5,461.9 SF	1,920.9 SF	3,427.5 SF	2,597.3 SF
Area of Steep Slopes	2,601.4 SF	1,513.2 SF	N/A	NA
Net Lot Area	15,530.8 SF	18,911.5 SF	24,336.4 SF	20,934.6 SF

Table 11, below, summarizes the consistency of the proposed subdivision with the bulk and dimensional requirements applicable to the R-1 Residential District as set forth in §271-28 through §271-33 of the Village Code. Building envelopes based on the yard setback requirements (Table 9) are depicted on the site plans (including Sheets 2 and 6 of 7 in Appendix C), and typical homes and driveways, meeting Village Code requirements are shown on Sheet 6 of 7 for illustrative purposes.

Table 11 Project Consistency with Bulk and Dimensional Requirements of the R-1 Zoning District[1]

Dimensional Requirement	Required/Permitted	Provided
Maximum Height	31 feet – principal building 20 feet- accessory building 4 feet – boundary line fence	N/A[1]
Minimum Required Lot Area	15,000 square feet	Parcel 1: 15,630.8 SF[2] Parcel 2: 18,911.50 SF[2] Parcel 3: 24,336.40 SF[2] Parcel 4: 20, 934.60 SF[2]
Maximum Lot Coverage	25%	Parcel 1: 11.52%[3] Parcel 2: 9.52%[3] Parcel 3: 13.87%[3] Parcel 4: 12.90%[3]
Minimum Floor Area	1,500 square feet	Parcel 1: 1,800 SF[4] Parcel 2: 1,800 SF[4] Parcel 3: 3,375 SF[4] Parcel 4: 2,700 SF[4]
Minimum Front Yard	35 feet	Parcel 1: 35 feet Parcel 2: 35.6 feet Parcel 3: 36.4 feet Parcel 4: 35.7 feet
Minimum Side Yard (One/Both)	15 feet/40 feet	Parcel 1: 26.4 feet/97.8 feet Parcel 2: 24.2 feet/59.5 feet Parcel 3: 15.5 feet/71.4 feet Parcel 4: 16 feet/41 feet
Minimum Rear Yard	30 feet	Parcel 1: 37.2 feet Parcel 2: 32.9 feet Parcel 3: 38.1 feet Parcel 4: 53.9 feet
Minimum Street Frontage	110 feet	Parcel 1: 268.98 feet Parcel 2: 110.00 feet Parcel 3: 110.00 feet Parcel 4: 136.48 feet

1 The development of each lot would undergo site plan review by the Village. Either the future residences would adhere to the permitted bulk and dimensional requirements within this zoning district or a variance would be requested.

2 See Table 10.

3 As shown on Sheet 6 of 7 of the Site Plans in Appendix C. These maximum lot coverage percentages assume the development of a residence, the size of which was maximized to the extent practicable on each lot, based on its size, building envelope, the presence of steep slopes, and the installation of accessory uses such as a patio and a pool, which would limit the installation of accessory buildings/structures that contribute to building coverage.

4 These figures represent only the building footprint. Therefore, each residence, whether one or more stories, would meet the minimum floor area.

As shown in the table above, the proposed subdivision meets the applicable requirements for lot size, lot frontage and coverage for the R-1 District. Total permitted lot coverage is 25 percent. A reasonable worst-case development scenario for each of the lots was developed based on the size of the lots, the configuration of the building envelopes, the presence of

steep slopes on some of the lots and the character of other lots within the neighborhood (e.g., building size and accessory use size relative to lot size). Based on these characteristics, the building coverages on each lot were maximized by maximizing the size of the principal residence (rather than by showing potential accessory buildings/structures). The coverages on the four proposed lots, as shown on the plans, range from 9.52 percent to 13.87 percent. The maximum building coverage of the residences also considered the development of typical accessory uses (e.g., patios and pools), which, while they do not contribute to building coverage, do contribute to the impervious surface calculation and would restrict the placement of additional accessory buildings on the lots.

3.4.2.2 Land Use

The proposed action consists of demolishing the existing single-family residence and accessory structures to subdivide the 2.23±-acre property into four lots for future construction of four single-family residences. While the type of land use (i.e., single-family residence) would be retained, the overall density of the land use on this lot would increase from a single residence on 2.23 acres to four residences. As described above in Section 3.4.2.1, the subdivision is designed in accordance with the requirements of the R-1 zoning district, and would be consistent with the character of surrounding residential land uses.

As part of the proposed action, there would be some changes in the types of land cover at the subject property, as impervious surfaces associated with the subdivision roadway and single-family residences would increase from 0.41± acre to 0.64± acre and landscaping would decrease from 1.82± acre to 1.59± acre.

Table 12 Potential Future Land Coverages (including Melby Court)

Type of Coverage	Existing Coverage in Acres (Percent)	Potential Future Coverage in Acres (Percent)
Roads, buildings, and other paved surfaces (Impervious)	0.41± (18.4%)	0.64± (28.7%)
Landscaping (Pervious)	1.82± (81.6%)	1.59± (71.3%)
Total	2.23± (100%)	2.23± (100%)

While the proposed development would alter the occupancy of the subject property from one single-family residence to four single-family residences, the lot size and character would be consistent with the predominantly single-family character of the area. As discussed above, the study area consists almost entirely of single-family residences on approximately half-acre lots. Thus, the proposed land use would be compatible with the pattern and intensity of existing development in the surrounding community. Accordingly, the proposed action would not have a significant adverse impact on land use.

3.4.2.3 Community Character

While the subject property would be divided into four separate lots developed with four new houses, as compared to a larger house on the overall parcel, the proposed development would be more in character with the existing development pattern by converting a single 2.23±-acre residential lot, in favor of four smaller lots that are consistent with the general lot

size within the neighborhood. The addition of three more houses would not change the character, but would mirror the established density within the neighborhood. In addition, there are other, existing cul-de-sacs within the neighborhood and overall Village, including Bird Court and Arlington Court near the subject property (see Figure 11). Thus, the creation of a cul-de-sac on the subject property would not significantly modify the established the roadway pattern and development layout. The proposed subdivision would not significantly change the general nature of the neighborhood as a single-family residential community, would not alter the low-traffic condition of the roadways, and would not change the socioeconomic characteristics of the neighborhood.

Based on the foregoing, no adverse significant impact to community character is expected due to implementation of the proposed action.

3.4.3 Proposed Mitigation Measures

No significant adverse impacts upon zoning, land use and community character have been identified. Therefore, no mitigation is proposed.

\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure 11 - East Hills Cul-De-Sacs.mxd

0 175 350 700 Feet

Legend
Incorporated Village of East Hills

2A Melby Lane Subdivision | East Hills, NY

Cul-De-Sac Examples in the Village
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO)

3.5 Transportation and Parking

A Traffic Impact Statement (TIS) was completed by R&M Engineering (R&M) for the proposed action. This section of the DEIS summarizes the findings of the TIS with respect to future parking supply/demand, estimates of the volume and pattern of traffic generated by the proposed action, and the effect of additional traffic on the surrounding roadway network. The complete TIS is included in Appendix F of this DEIS and should be consulted to obtain more detailed information on the traffic analysis completed.

3.5.1 Existing Conditions

The subject property is within the well-established Nob Hill subdivision and the immediately surrounding roadways are residential. Access to the subject property is currently provided via one drop-curb entrance on Melby Lane leading to a single driveway. Vehicles can enter the driveway from both northern and southern approaches along Melby Lane.

3.5.1.1 Study Methodology

The following describes the methodology used in the TIS:

- A detailed review of existing land use, roadway characteristics and traffic conditions in the vicinity of the subject property.
- Turning movement counts were collected at the key intersections on a typical weekday during the morning and evening (a.m. and p.m.) and midday peak periods during a typical weekday, and again during midday peak period on a typical Saturday. Additionally, vehicle speed data were collected on Melby Lane using a Bushnell Velocity Radar Gun.
- The existing traffic volumes at the key intersections were expanded to the future No-Build year (assumed to be 2020).
- The results of the analyses for the Existing condition, No-Build (2020 future condition without the proposed action), and 2020 Build condition (with the proposed action) were compared to assess any significant traffic impacts due to the proposed project.
- Traffic volumes were analyzed to determine the key intersections' "Level of Service."

3.5.1.2 Roadway and Intersection Conditions

The principal roadways and intersections in the project area are described below.

Principal Roadways

Glen Cove Road

Glen Cove Road is a north/south arterial roadway. In the vicinity of the property, the roadway consists of two travel lanes in each direction with left turn lanes where appropriate. In addition to the two travel lanes, at the intersection with Nob Hill Gate, which allows entry to the subdivision, there is one dedicated left turning lane in the southbound direction. The New York State Department of Transportation (NYSDOT) Traffic Data Viewer, the Annual

Average Daily Traffic is 43,119 vehicles per day (vpd) based on the 2016 forecast. The posted speed limit is 30 miles per hour (mph).

Melby Lane

Melby Lane is a local roadway adjacent to the subject property, to the east. The roadway consists of one travel lane in each direction and is approximately 26-feet in width. Melby Lane terminates at the intersection with Vanad Drive to the south and Flamingo Road to the east. The posted speed limit is 30 mph. Sidewalks, crosswalks and street lighting are not installed along this roadway, as is consistent with the remainder of the residential neighborhood surrounding the premises. However, due to the low volume of traffic within the neighborhood, this does not represent a significant safety hazard to pedestrians.

Vanad Drive

Vanad Drive is an east/west local roadway directly south of the subject property. The roadway consists of one travel lane in each direction and approximately 26-feet in width. Vanad Drive terminates at the intersection with Talley Road to the west and Melby Lane to the east. The posted speed limit is 25 mph. Sidewalks, crosswalks and street lighting are not installed along this roadway, as is consistent with the remainder of the residential neighborhood surrounding the premises. However, due to the low volume of traffic within the neighborhood, this does not represent a significant safety hazard to pedestrians.

Talley Road

Talley Road is a U-shaped local roadway directly west of the subject property. The roadway consists of one travel lane in each direction and terminates at the intersection with Vanad Drive to the south. The posted speed limit is 30 mph. Sidewalks, crosswalks and street lighting are not installed along this roadway, as is consistent with the remainder of the residential neighborhood surrounding the premises. However, due to the low volume of traffic within the neighborhood, this does not represent a significant safety hazard to pedestrians.

Nob Hill Gate

Nob Hill Gate is an east/west local roadway. The roadway consists of one travel lane in each direction and terminates at the intersection with Talley Road to the east and Glen Cove Road to the west. The posted speed limit is 30 mph.

Intersections

To determine the potential traffic impacts of the proposed action, the following study intersections were identified for analysis under the Existing, No-Build and future Build conditions:

- Glen Cove Road and Nob Hill Gate (signalized)
- Vanad Drive and Melby Lane (unsignalized)
- Vanad Drive at Talley Road (unsignalized).

3.5.1.3 Existing Traffic Volume Data

Weekday turning movement counts were collected at the unsignalized intersection of Vanad Drive and Talley Road on December 13, 2018 from 7:00 a.m. to 9:00 a.m., 11:00 a.m. to 2:00 p.m., and 4:00 p.m. to 6:00 p.m. Weekend turning movement counts were collected at the same location on December 15, 2018 from 11:00 a.m. to 3:00 p.m. Appendix F of this DEIS contains figures depicting existing traffic volume data and tabulated peak hour traffic volumes.

3.5.1.4 Existing Capacity Analysis

A capacity analysis was performed using the procedure outlined in the *Highway Capacity Manual* (HCM, 6th Edition), published by the Transportation Research Board. Under existing conditions, the study intersections are operating at or less than capacity during peak hours studied. Appendix F of this DEIS includes worksheets detailing the capacity analysis/Level of Service (LOS) results for the study intersections.

3.5.1.5 Speed Study

A speed study was completed for northbound and southbound traffic flows on Melby Lane approximately 400 feet north of the intersection at Vanad Drive. A Bushnell Velocity Radar Gun was used to assess vehicular travel speeds. The weekday portion of this study was completed on November 28, 2018 from 7:00 a.m. to 9:00 a.m., 11:00 a.m. to 2:00 p.m., and 4:00 p.m. to 6:00 p.m. The weekend portion of this study was completed on December 1, 2018 at the same location from 11:00- a.m. to 3:00 p.m. The 85th percentile speed was determined by R&M to be approximately 37.3 mph, within the reasonable range relative to the posted speed of 30 mph for Melby Lane. R&M further concluded that the observed travel speeds were not excessive and mitigation measures are not required. Appendix F of this DEIS includes greater detail related to the speed study.

3.5.1.6 Stopping Site Distance Analysis

A sight distance analysis was performed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) publication, *A Policy on Geometric Design of Highways and Streets, 6th* Edition. The analysis concluded the stopping sight distance (SSD) when looking from the driveway of the subject property to Melby Lane is approximately 207 feet when looking to the right and approximately 260 feet when looking to the left under existing conditions. Appendix F of this DEIS includes greater detail related to the stopping site distance analysis.

3.5.2 Potential Impacts

As noted in Section 3.5.1, the residential development in which the proposed subdivision is located does not contain sidewalks, crosswalks or street lighting and no such features are proposed for Melby Court or the new driveways that are located within this proposed cul-de-sac. However, as with the existing neighborhood roadways, the absence of these features from the proposed subdivision roadway would not represent a significant safety hazard to pedestrians due to the low volume of traffic within the neighborhood.

Furthermore, the exclusion of street lighting from the proposed action would help to maintain "dark skies" nocturnal conditions.

The analysis of future conditions, with and without the proposed action ("Build" and "No Build" conditions, respectively), was performed to evaluate the effect of the proposed development on future traffic conditions. Background traffic volumes in the study area were projected to the year 2020, reflecting the year when the proposed action is expected to be completed and operational. As indicated previously, the No-Build scenario represents future traffic conditions that can be expected to occur in 2020 if the proposed development were not constructed. The No-Build Condition serves as a basis of comparison to the Build Condition, which represents expected future traffic conditions resulting from both the proposed action and non-project-generated traffic. See Appendix F for the detailed analysis.

3.5.2.1 No-Build Condition

Future traffic conditions were determined by applying the NYSDOT ambient traffic annual growth rate of 0.6 percent to the 2018 volumes to depict the 2020 design conditions. Subsequent to comments received on the DEIS, a letter was submitted to the Superintendent of Buildings for the Village on July 12, 2019 requesting information regarding other proposed/pending projects in the vicinity of the proposed action. A response was received from the Village on July 19, 2019 indicating there are no recently-approved or planned developments in the vicinity of the project site (see Appendix K for correspondence).

3.5.2.2 Build Condition

The Institute of Transportation Engineers (ITE) publication, *Trip Generation, 9th Edition*, a nationally recognized and adopted reference for forecasting trip generation was used to estimate the peak number of weekday a.m., weekday p.m. and Saturday midday trips for the proposed action. The ITE Land Use Code (LUC) category for single-family detached housing (#210) is applicable to the proposed action. The calculations were performed using the regression equations provided by the ITE. The table below summarizes the trip generation estimates for the proposed action.

Table 13 Trip Generation Projections

Project Component	Component Size	AM Peak Hour		Weekday Midday Peak Hour		PM Peak Hour		Saturday Midday Peak Hour	
ITE #210 Single-Family Detached Housing	4 single-family detached houses	3 entering trips	10 exiting trips	4 entering trips	11 exiting trips	4 entering trips	2 exiting trips	6 entering trips	6 exiting trips
	TOTAL	**13 trips**		**15 trips**		**6 trips**		**12 trips**	

As shown in the table above, a maximum of 15 vehicle trips per hour have been calculated for the weekday midday peak hour travel time, or approximately one vehicle every four minutes. This traffic generation does not take credit for the traffic currently generated by the existing residence and, thus, is a gross vehicle trip calculation. This can be considered a negligible volume increase and is not anticipated to have a significant effect on existing traffic flow on the surrounding roadways of the subject property. Additional information related to trip generation can be found in Appendix F.

A trip distribution and assignment for the proposed action was completed, as discussed in Appendix F.

3.5.2.3 Level of Service and Delay Criteria

A capacity analysis was performed for the proposed action. The increased level of traffic due to implementation of the proposed action would result in a negligible effect on the operation of existing roadway network. When compared to the "No Build" condition, the "Build" results indicated that:

- the unsignalized intersection of Vanad Drive at Talley Road would experience a slight increase in delay and no degradation of LOS. No delay or degradation in LOS will be experienced during the a.m. peak, p.m. peak, or Saturday midday peak hours. During midday peak hour, a 0.1-second increase in delay is projected for the operation of a single movement of this intersection; however, there would be no degradation in LOS (LOS A).
- the signalized intersection of Glen Cove Road and Nob Hill Gate would experience an imperceptible increase in delay and no LOS degradation during the time periods studied.
- the unsignalized intersection of Vanad Drive and Melby Lane would experience an imperceptible increase in delay and no LOS degradation during the time periods studied.

Appendix F of this DEIS includes greater detail related to the LOS analysis completed for the proposed action.

3.5.2.4 Speed Study

Based on the speed study, the average speeds are not considered excessive, and no mitigation measures are required due to the implementation of the proposed action. Appendix F of this DEIS includes greater detail related to the speed study completed for the proposed action.

3.5.2.5 Stopping Sight Distance Analysis

For the proposed action, the sight distance analysis concluded the SSD is approximately 260 feet when looking to the right and approximately 340 feet when looking to the left from the proposed subdivision roadway entrance. According to AASHTO, the sight distance in both directions is more than adequate for drivers to be able to make safe and informed decisions before entering or exiting from the proposed cul-de-sac. Appendix F of this DEIS includes greater detail related to the SSD analysis completed for the proposed action.

3.5.2.6 Parking

Although no off-street parking is required per Article IV Residence R-1 District of the Village Code, a parking capacity analysis was performed. Using industry standard data provided by the ITE *Parking Generation Manual, 4th Edition*, a single-family detached home generates 1.88 vehicles parked per dwelling unit. Therefore, the proposed action would generate a demand for approximately eight parking spaces. Proposed driveways for each subdivision lot would satisfy this demand. Additional capacity would exist on-street to accommodate additional

parking demand, as is typical of residential cul-de-sacs. R&M estimates that approximately 18 additional parked vehicles could be accommodated along the private subdivision roadway. Appendix F of this DEIS includes greater detail related to the parking for the proposed action.

3.5.2.7 Conclusions

Based on the results of the analyses, R&M arrived at the following conclusions:

- The proposed action would generate a de minimis volume of new traffic in the future condition based on ITE *Trip Generation* Manual criteria.
- The proposed traffic to be generated under the proposed action equates to approximately one newly generated trip every four minutes.
- The traffic to be generated by the proposed action would result in imperceptible increases in delay based on HCM 7 criteria.
- Adequate sight distance would exist under the proposed action for the entrance to the subdivision roadway to accommodate the safe entry and exit of vehicles per the relevant standards.

3.5.3 Proposed Mitigation Measures

The traffic and parking assessment indicates that the proposed action would not result in any significant traffic or parking impacts. Therefore, no mitigation is required.

3.6 Aesthetics Resources

3.6.1 Existing Conditions

In order to determine the visual characteristics of the subject property and the surrounding area, site and area visits were conducted, and photographs were taken to record the existing conditions. Photographs of the subject property and the surrounding community are contained in Appendix G of this DEIS.

3.6.1.1 Subject Property

The subject property is currently developed with a two-story single-family residence with attached garage, accessory pool, sports court and putting green on 2.23± acres abutting Melby Lane to the east and Talley Road to the southwest (Photographs 1-4 in Appendix G). A complete architectural description of the residence is included in Section 3.7.1, below, and is briefly summarized herein. The main façade of the existing building is oriented towards Melby Lane. The façade of the single-family building and attached garage is predominantly stone and brick with a gabled roof, consistent with the period in which it was built (1929). Windows are on each side of the residence and consist of long stained glass with no shutters. The residence is only visible along Melby Lane through the driveway due to evergreen and deciduous screening vegetation along the property frontage on either side of the driveway (Photograph 5 in Appendix G). Due to its orientation on the lot, and since much of the vegetation along the property line is densely planted, the residence and appurtenant structures are either not visible or are barely visible from neighboring properties and not visible from any surrounding roadways (except, as indicated above, from Melby Lane in the immediate vicinity of the existing driveway). In addition, the lot extends to Talley Lane where there is a clearing along the vegetated property line between two existing single-family residences; however, none of the structures on the subject property are visible from this opening. Photograph 6 in Appendix G illustrates the dense vegetation along the property line and the manicured lawn within the property boundaries.

3.6.1.2 Surrounding Area

The visual character of the project area and the development patterns of the surrounding area can be described as a suburban, single-family residential community. The residences within the immediate surrounding area along Melby Lane, Vanad Drive, Talley Road and Mead Lane, while all single-family, are not cohesive in appearance, as they range in styles, construction, materials and height (from one to two stories). Sidewalks are not present on either side of these residential roadways. Utility poles and associated overhead lines stretch across Melby Lane and run behind the single-family residences in this area.

Views of existing residential uses in the immediate surrounding area are primarily comprised of one-to-two-story single-family residential uses on lots averaging approximately one-half-acre in size. The single-family residences surrounding the subject property have varying facades consisting of brick, wood and various other materials. The age of the structures within the neighborhood (mid-late 20th century) are generally similar, as the majority of

these properties are more recent builds. This is in contrast to the residence on the subject property, which was built circa 1929 (see Photographs 7 – 14 in Appendix G).

Front yards are typically improved with landscaping. Many residences have vegetated buffers alongside of their homes acting as screening between neighbors; in general, fencing was not observed.

3.6.2 Potential Impacts

The proposed action involves the demolition of an existing single-family residence to subdivide the 2.23±-acre property into four lots for future construction of four single-family residences. Demolition of the existing residential structure would require review by the Village's Architectural Review Board.

The demolition of the existing structures and subdivision of the property would change the visual characteristics of the property and views of the property from surrounding lots and streets. The proposed plan identifies 14 trees that would be removed for the construction of the proposed roadway and cul-de-sac. Removal of existing trees and the paving of a portion of the site for the cul-de-sac would open up views of the property that are not currently available from the public roadway. To minimize the opening of views into the site, the 14 trees to be removed would be replaced with 18 trees to be planted along the proposed roadway and cul-de-sac to help screen the future homes from the roadway and vice versa (see Sheet 5 of 7 in Appendix C). As discussed in Section 3.3.2, a total of 18 additional trees would be removed for the construction of the residences, accessory uses and the driveways on all four lots. Thus, overall, considering the subdivision and lot development, 32 trees are anticipated to be removed, although this may be reduced during the site plan review phase for the individual lot development. Future tree planting for the developed lots has not been determined. However, the future design and construction of the four single-family residences are expected to be consistent with the residences within the surrounding community. Furthermore, construction of the individual residences, including future landscaping would require review by the Village's Planning Board and Architectural Review Board.

3.6.3 Proposed Mitigation Measures

While trees would be removed to create the proposed cul-de-sac and associated subdivision infrastructure, new trees and other landscaping would be installed during the subdivision phase of the project to serve as mitigation for potential aesthetic impacts.

The design of the individual lot developments has not yet been undertaken, and would not be advanced to the necessary level of detail to fully define aesthetic characteristics until after the subdivision has been approved and the lots are actually are available for construction. However, the Village has in-place a process, overseen by the Planning Board and Architectural Review Board (ARB), to implement the Village's aesthetic goals and objectives. Specifically, future lot development must undergo site plan review and approval by the Planning Board, while the ARB has authority over the review and approval of new construction. To mitigate potential aesthetic impacts that may be associated with the proposed new home sites, it is expected that future lot development would include the

installation of additional landscaping, as may be required for receipt of site plan approval from the Planning Board, if the proposed subdivision is approved. Additionally, review and approval by the ARB would be needed for the development of houses and accessory structures on the individual lots in the subdivision. This ARB process is specifically intended to ensure that such construction conforms with the requirements that have been established in Article XX of Chapter 271 of the Village Code "…to preserve and promote the character, appearances and aesthetics of the Village, to conserve the property value of the Village…," particularly as evaluated under the review standards set forth in §271-190.

Based on the foregoing, no significant adverse impacts to aesthetics resources have been identified. Therefore, no further mitigation is proposed, beyond the installation of new landscaping as part of the subdivision phase of the project, in addition to whatever measures may be identified at the time of subsequent lot development in connection with the Planning Board's site plan review process and the ARB's consideration of the new construction on the individual lots.

3.7 Historic Resources

3.7.1 Existing Conditions

The subject 2.23-acre property was part of what was originally a 60-acre estate owned by John William Mackay III. The Mackay family's land holdings in this area also included a much larger, adjacent property known as the Harbor Hill Estate, which was demolished in 1947 and subdivided for residential development. The financial difficulties that beset Harbor Hill, leading to its demolition and redevelopment, were tied to the John William Mackay III property as well, which was similarly subdivided and redeveloped, leaving the main house and its immediate surroundings extant. Appendix H contains the Historic Background report (including maps and photographs), and the following discussion opens with a summary of the Mackay family on Long Island and the Harbor Hill Estate to provide historical context.

Mackay Family on Long Island and the Harbor Hill Estate

John William Mackay (1831-1902), an Irish immigrant and the progenitor of the family, embodied the rags-to-riches story when he and his "Bonanza King" mining partners discovered the Comstock Lode in Nevada (then western Utah) in 1859. He later became the founder of the Postal Telegraph Company and the Commercial Pacific Cable Company, formed to lay cable across the Pacific Ocean.[16]

In 1902, following the deaths of John William Mackay and his oldest son (John William Mackay II), who died in an accident, Clarence Hungerford Mackay (1874-1938), the second son, became the primary heir and inherited the estate and businesses. Clarence Mackay continued in his father's footsteps and completed the Pacific cable project, before selling part of his assets to the International Telephone and Telegraph Company in 1928.[17]

Upon Clarence's first marriage to Katherine Duer (1878-1930) in 1898, John Mackay had gifted his son and his new bride the Harbor Hill property. Stamford White was engaged to design the showpiece estate, which was completed in 1902. The couple had three children, Katherine, Ellin, and John William Mackay III. Clarence was known for his first-class collection of art and antiquities, on display at Harbor Hill and the couple's house in New York City. Katherine Mackay was heavily involved in local philanthropy and advocacy, funding renovations at the Roslyn Library and the construction of the Roslyn Trinity Episcopal Church,

[16] (*New York Times*, 7/21/1902)

[17] (www.mackayhistory.com)

and serving on the local school board. She was founder and president of the Suffragette organization the Equal Franchise Society.[18]

Although Harbor Hill was the premier Long Island society venue in the 1910s and 1920s, the Great Depression hit Clarence Mackay hard, setting the scene for his son's development of, and later sale of, the John Mackay III House and the subject property. Clarence and his second wife, Anna Case (1888-1984), were forced to move out of the grand house at Harbor Hill in favor of a smaller farmhouse on the property for a time. Though they opened the main house again in 1935, Clarence had already begun selling his extensive art collection. Some of the sold pieces became the basis for collections at the Metropolitan Museum of Art and the British National Gallery.[19]

The John William Mackay III House

John William Mackay III (1905-1990) married Josephine Gwendolyn Rose (1908-2004, referred to in documents as "Gwen") in 1929.[20] They developed their 60-acre estate across from Harbor Hill, hiring the New York City firm of Cross and Cross to design the main house and outbuildings (including a garage, cottage, kennel, and stable in the Tudor Revival style.[21] This 60-acre estate was the original extent of the John William Mackay III House and property; today, only the house and approximately 2.2 acres of land (the subject property) are extant, while the rest of the former estate was developed into a residential subdivision in the mid- to late-20th century.

As with his mother, John Mackay III and his wife were involved in charitable organizations and local politics. They supported the Architects' Emergency Commission, the Nassau County Society for the Prevention of Cruelty to Children, and the Red Cross, and Gwen was a founding member of the Glen Cove Boys and Girls Club.[22] In 1931, when the residents of the future East Hills voted to incorporate as an independent village from North Hempstead, the first village election took place in the barn on John Mackay III's estate and meetings were held in a farmhouse on his father's Harbor Hill property for several years. John Mackay III served as one of the first village Trustees.[23]

In 1938, when Clarence Mackay died, his collective East Hills real estate, including Harbor Hill, was inherited by John Mackay III, as per an earlier agreement between Clarence and his first wife, Katherine. The financial portion of the estate went to Clarence's second wife Anna,

[18] (*New York Times*, 3/26/1909; www.digitalhistoryproject.com)

[19] (www.mackayhistory.com; *New York Times*, 11/13/1938)

[20] (*New York Times*, 2/3/1929)

[21] (www.oldlongisland.com/2010/10/happy-house.html)

[22] (OPRHP 4/27/2017; *New York Times*, 2/4/2004)

[23] (Deonath, 2016).

however, leaving John Mackay III responsible for one of the largest Gilded Age estates on Long Island with little cash to maintain the already-troubled property[24]. John III and Gwen Mackay continued to live at their home on the Project site while attempting to sell off the inherited real estate, but were unsuccessful. They sold the subject property and surrounding estate in the 1950s, shortly after the 1947 demolition of the grand house at Harbor Hills. The 1950s real estate brochure for the John William Mackay III House and property (then reduced to 28 acres) describes it as "well protected in a group of large estates".[25] By the 1960s, the 2.2-acre subject property was surrounded by the current neighborhood and John III and Gwen Mackay had settled in Locust Valley, Long Island. John Mackay III continued to be involved in real estate and became known as an avid sportsman and nature lecturer, purchasing two private islands to support his interests.[26]

Development of the Subject Property

Historical maps show the transition of East Hills from a rural area into large estates and eventually into suburban subdivisions during the mid-20th century, which was the story of the Project site as well. The 1873 Atlas map (Figure 1 in Appendix H) indicates a sharp density contrast between the nearby village center of Roslyn and the sparsely populated area that is now East Hills, separated by the Long Island Railroad. The Project site was identified as woodland at that time. At the turn of the 20th century, the subdivision of land had begun in earnest east of what is now Glen Cove Road. This subdivision includes the subject property and the approximate extent of the original 60-acre John William Mackay III estate, and the layout of Mortimer Whitney Stow Road along the approximate route of today's Main Drive (Figure 2 in Appendix H). Though settlement remained fairly sparse, the parcels were large, indicating the preference for large estate holdings, and the Mackay family owned land throughout what was to become East Hills. By 1914, the subject site is shown as being owned by Katherine Mackey (sic), and later by John's sister Katherine (identified by her married name, Mrs. K. O'Brien) in 1927 (Figures 3 and 4 in Appendix H). In 1939, John Mackay III had inherited his father's real estate holdings and both Harbor Hill and the subject property are shown to the John William Mackay estate on the map, though the estate had been decreased in size from approximately 60 acres to 43.2 acres by the subdivision of a parcel from the southeast corner (Figure 5 in Appendix H).

The trend from large estates to residential subdivisions occurred throughout East Hills during the 1930s and 1940s. Though the area remained characterized by large landholdings into the mid-20th century, smaller subdivided lots began to line major roads. The 1947 *Hicksville* and *Sea Cliff* USGS topographic maps show the layout of buildings on the subject property and surrounding estate, with an elongated circular driveway connecting the main house with the barns and outbuildings located closer to Glen Cove Road (Figure 6 in Appendix H). The subdivision layout of Harbor Hill (which became known as "Country Estates") had already begun in 1947 and the 1954 USGS maps show a number of houses along the streets closest to Glen Cove Road (Figure 7 in Appendix H). On the subject property and surrounding property, additional outbuildings appear near the road, though a

[24] (*New York Times*, 12/8/1938; 3/26/1939)

[25] (www.oldlongisland.com/2010/10/happy-house.html)

[26] (*New York Times*, 3/30/1969)

large barn shown on the north side of the private driveway in 1947 is not depicted on the 1954 maps. By 1968, the subdivision of both the former Harbor Hill estate and the John William Mackay III House's surrounding land was complete, reflecting the current street pattern and residential neighborhoods (Figure 8 in Appendix H).

Architectural Description

The John William Mackay III House was designed by John Cross of the firm Cross and Cross (active 1907-1942) in 1929, with alterations completed in 1936 and 1995. Although known for urban architecture such as the General Electric Building (1931) and the Tiffany & Co. Building (1940) in New York City, the firm also completed 18th and 19th century revival style residential estates for wealthy clients living on the north shore of Long Island, Connecticut, and Newport. John Cross's Tudor Revival-style design for the John William Mackay III House fits well into this pattern, indicating the ongoing preference for revival styles for country estates well into the 20th century.[27]

The two-story Tudor Revival-style house is of steel frame construction, with limestone ashlar walls, sandstone trim, and a slate shingle roof. As a showpiece residence, materials and detailing are carried all the way around the house, creating front and rear central-entrance façades of equal prominence. The house is set back from Melby Lane in the center of the subdivision that was formed out of the original estate; the house's main block faces the road but is largely obscured by shrubs and mature trees, while a perpendicular garage (1995) frames a large flagstone driveway in front of the house and a rear ell (1936) frames a flagstone patio in the rear. The steep, side gable roof of the main block is complicated by a large front gable dormer, several rear shed dormers of various sizes, one- and two-story side and rear ells, and multiple prominent limestone chimneys, including two interior end chimneys that flank the main block. Tudor Revival-style details include grouped casement windows, tabbed masonry surrounding window and door openings, the use of stucco to imitate half-timbering, and flattened arches that are just shy of the slightly pointed traditional Tudor arch. Solid wood-paneled and flush doors are used throughout the house, and many of the leaded casement windows contain stained glass panels.

The interior of the house retains several original features in the common rooms, including wood wall paneling and built-in bookcases, pegged oak flooring, hand-hewn decorative ceiling beams, and fireplace surrounds. The main staircase is extant, featuring heavy newel posts and turned balusters.

Two major renovations have been completed since the 1929 construction of the house. In 1936 a rear ell added bedrooms and a study; the two-story addition utilized the same

[27] The house is identified as "Happy House" in a local history (http://www.oldlongisland.com/2010/10/happy-house.html). It is unknown when the house gained this moniker.

materials and architectural details of the main block. A 1995 renovation continued the tradition of modernizing the house in a way that complements its original construction. Several dormers were added to the rear roof slope to extend living space on the second floor and into the attic story, and both a side entrance and attached garage were added to the main block. The new construction utilized masonry details, leaded windows, stucco-based half-timbering, and heavy wood doors. Some of the doors were salvaged from the basement of the house where they had been stored for an unknown length of time.[28]

Although the house currently sits on a parcel that is a small fraction of its original 40± acres, the property retains landscaping features immediately surrounding the house. Limestone walls with sandstone finials separate portions of the rear yard and form the foundation for modern fencing along the street. The rear flagstone patio has an extant fountain and in-ground lily pond. The c. 1950s listing brochure also shows the original limestone stable, thatched-roof garage, and half-timbered cottage and kennel near Glen Cove Road, as well as a barn, dog run, and in-ground swimming pool. None of these outbuildings are extant and it is assumed they were removed when the property was sold following the listing, as nearly the entire acreage was developed into a residential subdivision by the end of the 1960s.

Significance

The property is recorded in the New York Parks, Recreation and Historic Preservation's (OPRHP) Cultural Resources Information System (CRIS) as USN05910.000044, and was determined eligible for the National Register on April 27, 2017 under Criteria A and C. The resource assessment notes that the property is eligible under Criterion A for its associations with the Mackay family. Constructed for John William Mackay III, namesake of the famous Bonanza King, its development history was tied to that of Harbor Hill, the grand estate of Clarence Hungerford Mackay which became a premier social venue among the Long Island elite. All three generations of the Mackay family – John W. Mackay I, Clarence H. Mackay, and John W. Mackay III, along with their wives – were known for their philanthropic giving, support of the arts, and in the case of the latter two generations, the establishment of Roslyn institutions and the Village of East Hills. The property is eligible under Criterion C as a John Cross-designed example of residential Tudor Revival architecture. Although the outbuildings and most of the original property are not extant, the house and immediate landscape is well-preserved, featuring several architectural details such as original limestone and trim, leaded and stained glass windows, wood doors, a slate shingle roof, interior finishes, the main staircase, and multiple fireplaces.

3.7.2 Potential Impacts

The proposed action involves the demolition of the existing John William Mackay III house and associated features, to subdivide the 2.23±-acre property into four lots for future construction of four single-family residences.

The demolition of the existing structures and subdivision of the property would eliminate a resource that has been deemed eligible for the National Register, but is not listed on either the National or State Registers of Historic Places. While the property's integrity of setting,

[28] (W. Shenfeld, pers. comm., June 2017)

feeling, and association have already been compromised by prior subdivisions and the growth of the surrounding neighborhood in the mid- to late-20th century, demolition would remove the resource. In addition to the alternatives discussed in Section 4 to preserve the existing house as part of the land subdivision, the owners have explored moving the house in an effort to retain the house despite multiple unsuccessful attempts to market the property. As described in Section 2.2, moving the house is considered logistically and financially infeasible due to the density and placement of overhead utilities in the community surrounding the property, and the Village is unable to assist financially at this time.

The surrounding neighborhood has not been determined eligible as a historic district; therefore, indirect historical impacts to the neighborhood are not evaluated. However, any future new construction on the subdivided property would be subject to review by the Village's Planning Board and Architectural Review Board, and are therefore expected to be contextual and in keeping with the surrounding construction. A vegetative buffer is planned, similar to the concept of the existing tree screen that limits views to and from the house from the road.

3.7.3 Proposed Mitigation Measures

The following measures would be employed to mitigate potential impacts associated with the proposed demolition of the existing house on the subject property, in accordance with the protocols and standards of the OPRHP:

- Photodocumentation of the subject property, including the house, limestone yard walls, flagstone patio, fountain, and pond, would be undertaken by a professional who meets the Secretary of Interior's qualifications for Architectural History or Historic Architecture. This work would follow the standards detailed in OPRHP's *SHPO Structure Documentation Requirements*. A brief historic narrative would accompany the report. Two archival copies would be produced for local repositories, as identified by the Village of East Hills.
- The applicant would make architectural features and materials removed during demolition available to up to three entities that may utilize them to promote preservation, restoration, and reuse activities. These entities may include, but are not limited to, historical organizations seeking materials to enhance educational offerings; organizations that undertake the restoration of historic buildings; and architectural salvage companies.

3.8 Construction Impacts

3.8.1 Introduction

This section identifies potential impacts that may occur during construction of the proposed subdivision. It describes and assesses the traffic associated with removal of demolition debris, earthwork, material deliveries and construction equipment. Additionally, this section of the DEIS discusses the potential impact of construction vehicle traffic on local streets. Furthermore, potential noise impacts associated with the demolition and construction activities will be evaluated for consistency with Chapters 127 and 225 of the Village Code. Potential construction-related erosion and sedimentation due to ground disturbance and grading, air quality (including fugitive dust), vibration and the removal of any subsurface storage tanks is discussed below. Also, a brief discussion of the potential hazardous materials associated with the removal of the existing structures (e.g., asbestos removal) is included in this section.

The development of four new residences would require the construction of a new road on the subject property (shown as Melby Court on the site plans in Appendix C), and the installation of new septic systems, new water lines, drainage systems, and dry utilities. Site grading and new landscaping would also happen in accordance with approved plans.

Site preparation would consist of shutting off and abandoning all existing utilities on site, demolishing and removing existing structures and improvements designated for demolition. The limits of disturbance would be established on the property prior to any demolition or construction work. Silt fencing, as well as the other proposed erosion and sediment control measures would be installed to delineate these limits (Sheet 7 of 7 of Appendix C). The construction entrance would be installed along Melby Lane prior to the start of construction. The contractor would be required to clean and maintain the condition of the entrance pad throughout the construction process, so as not to track debris off the site and onto the neighboring roadways.

All work would be subject to the requirements of a SWPPP, including regular SWPPP inspections by the Village's Stormwater Management Officer. Comprehensive oversight would ensure the use of best practices during construction. Site preparation would also include the installation of protection for trees and other flora designated to remain. Existing utilities mains such as water, gas, and electric, as well as drainage structures and sanitary structures, would be removed and taken away from the subject property per all pertinent regulations and procedures.

An application for "rodent-free certification prior to demolition" will be submitted to the NCDH, and demolition permits would be obtained from the NCDH and the Village prior to any demolition.

As noted previously, it is estimated that demolition and construction associated with the proposed project would occur over a total of approximately 24 months; however, since it is unknown at this time whether all the lots would be developed concurrently, or whether each lot would be individually developed, it is not possible to establish a definitive schedule of

construction. In any case, implementation of the proposed action would adhere to the required laws and regulations set forth by the Village, County and State, as applicable.

The proposed construction schedule is outlined in Section 2.6 of this DEIS. This schedule is subject to change, depending upon the permit and approval schedule and once finalized, and is intended to serve as a guideline during the construction process. If approved, single-family residences would be constructed subsequent to the construction of the subdivision roadway and associated infrastructure.

As discussed below, although there is the potential for adverse effects during construction, such impacts would be temporary and would not result in significant adverse impacts to the surrounding community with the incorporation of mitigation measures into the construction phase of the project.

3.8.2 Earthwork and Demolition Debris

As discussed in Section 3.1.2.3 and shown on Table 7 and Sheet 2 of 7 of Appendix C, grading for the removal of the existing facilities and the construction of the proposed subdivision roadway and associated drainage facilities would result in 1,425 CY of fill and 775 CY of cut, or a net fill of 650 CY. Independent of potential simultaneous lot development (see below), this amount of material would need to be brought to the site. The construction of these improvements would be primarily limited to the subject property itself, although a portion of Melby Lane abutting the subject property would also be affected for site access and utility improvements.

Under proposed conditions, based on the assumptions shown on Sheet 6 of 7 in Appendix C, grading of the subject property for the future residences and accessory uses, above and beyond the subdivision earthwork, would result in the total additional cut of 4,350 CY, as shown on Table 8. As noted in Section 3.1.2.3, if the residences are built at the same time as the subdivision roadway, it may be possible to minimize truck trips by reusing some of the cut material generated by lot development as fill for the roadway, if the material is suitable. A discussion of truck trips associated with the earthwork is included in Section 3.8.3, below.

Demolition of the residence and accessory structures is expected to yield approximately 1,200 CY of construction and demolition (C&D) debris. The C&D debris would be disposed of at a licensed municipal transfer facility or other facility licensed to receive such waste. Truck trips associated with the removal of C&D debris are discussed in Section 3.8.3, below.

The disturbance of soils for construction and grading activities associated with the subdivision and the development of the individual lots increases the potential for erosion and sedimentation. The clearing and grading of the site would be scheduled to minimize the size of the exposed area and the duration of time that areas are exposed. Furthermore, to minimize the potential for adverse erosion and sediment impacts, a SWPPP would be implemented (see Sheet 7 of 7 in Appendix C). Measures to be undertaken in accordance with the *Preliminary SWPPP* include the establishment of a stabilized construction entrance, installation of drainage inlet protection measures, silt fencing/straw bales, and covered stockpiles.

These erosion and sediment control measures are designed to be consistent with the relevant portions of the *New York State Stormwater Manual* and the *New York Standards and Specifications for Erosion and Sediment Control,* as required by Chapter 260 of the Village Code. With the aforementioned control measures employed, no significant adverse erosion or sedimentation-related impacts are expected.

3.8.3 Traffic

The proposed action would include minor modifications to the current roadway in order to accommodate site access. Additionally, the proposed action will incorporate the construction of a new private road. The construction entrance would be from Melby Lane. Construction activities would generate approximately three trips per hour in the AM and PM Commuter periods. Additionally, periodic deliveries or the arrival or departure of construction vehicles would also be present throughout the typical workday, depending on construction scheduling. However, this traffic activity would be intermittent throughout the day and would ultimately be contained within the bounds of the subject premises.

The volume of trips per hour is a conservative estimate based on the estimated trips per hour generated by the excavation and grading stage of construction. This was assumed because excavation and grading is typically the most traffic-intensive period as it requires the exporting and importing of materials to the site. Based on the total cut and fill numbers provided by the project engineer, and assuming an eight-hour workday and that an average dump truck has a capacity of 12 cubic yards, the amount of material would require three trips per hour and would occur over a four-week (20-work day) period, conservatively. When C&D debris is considered, material removal would take an additional four working days.

As depicted on Sheet 7 of 7 in Appendix C of this DEIS, a construction entrance would be installed on the new Melby Court at Melby Lane. Construction staging would occur on the subject property, and proposed areas for stockpiling and storing materials are depicted on future Parcels 1 and 4, to accommodate on-site construction.

Construction worker parking would be provided on-site and would be accessible via the aforementioned construction entrance. The actual location of the parking on the site would be fluid in order to accommodate construction activities occurring in different areas throughout the scheduled activities and may vary depending on when the proposed lot development occurs. However, it is estimated that there would be no more than 10 construction worker vehicles at the site at one time, as some construction crew members may carpool. Upon construction of Melby Court, vehicles would be parked along this new roadway. Therefore, the potential for spill-over onto adjacent streets is expected to be minimized or avoided completely.

During the construction period when staging and activity within the Melby Lane right-of-way occurs (specifically connections to utilities or construction of the access point for the cul-de-sac), traffic controls, such as flagging operations, may need to be put in place along Melby Lane in order to assure the protection of motorists within the vicinity of the subject property as construction activities occur.

Overall, construction-related traffic impacts would be minimized to the maximum extent practicable.

3.8.4 Noise

Construction activities (including demolition of the existing structures) would introduce new sources of temporary noise on the subject property that have the potential to impact sensitive receptors adjacent to the site (i.e., neighboring residences). Such activities would result in temporary increases of nearby sound levels due to the intermittent use of heavy machinery during the construction of the proposed project. The proposed project is expected to generate typical sound levels from construction activities, including foundation construction, truck movements, heavy equipment operations, and general construction activities. Heavy machinery, such as front end loaders, graders, bulldozers, and backhoes, would be used intermittently throughout the Project's construction. Every reasonable attempt would be made to minimize construction noise impacts.

Demolition and construction of the proposed subdivision and ultimately, the single-family residences, would be in accordance with the Village of East Hills *Noise* Ordinance (Chapter 127) and *Building Construction, Permitted Times* (Chapter 225) of the Village Code. These regulations implement the Village's policy to prevent excessive and unnecessary noise, and to protect and promote the public health, welfare, safety and prosperity of the Village and its inhabitants. Noise level limits, restrictions on activities and other controls set forth within the ordinance that are expected to apply under the proposed action are presented below.

The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of Chapter 127, but said enumeration shall not be deemed to be exclusive, specifically:

- *Loading, unloading or opening boxes.*
- *Construction or repairing of buildings. The erection (including excavation), demolition, alteration or repair of any building other than between the hours of 8:00 a.m. and 5:00 p.m. on weekdays, and not on Saturdays, Sundays or legal holidays, so as to create loud or unnecessary noise, except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Village Clerk, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of up to three days while the emergency continues.*
- *Domestic tools and equipment; vehicle repair.*
- *Bulldozer, crane, excavating machines, etc.*
- *Garden equipment.*

During the construction phase of the proposed action, activities that are expected to generate noise include demolition of the existing single-family residence and associated improvements, grading and excavation, installation of drainage and utility infrastructure, construction of the subdivision roadway, landscaping of the roadway, and construction and landscaping for the four new residences.

Based on the Chapters 127 and 225, daily construction is limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, only.

Construction activities may result in temporary increases of nearby sound levels due to the intermittent use of heavy machinery. The project is expected to generate typical sound levels

from construction activities, including foundation construction, truck movements, heavy equipment operations and general construction activities. To minimize construction noise impacts, best management practices would be utilized, including the following:

› Construction equipment would be required to have installed and properly operating noise muffler systems.

› Hours of construction would comply with Village requirements.

Overall, based on the above, although construction would result in increased noise levels, this impact would be temporary in duration and is not expected to be significant.

3.8.5 Air Quality

Construction activities associated with the proposed action could result in temporary air quality impacts, primarily from construction vehicle emissions and fugitive dust from construction operations (e.g., clearing, grading). Fugitive dust consists of soil particles that becomes airborne when disturbed by heavy equipment operations or through wind erosion of exposed soil after groundcover (e.g., lawn, pavement) is removed.

Erosion and sedimentation control measures would be undertaken prior to and during construction to minimize or eliminate the potential for significant fugitive dust generation during the temporary construction period. Such measures are expected to include, as needed, the following: temporary seeding, establishment of stabilized construction entrances, wetting of accessways, stockpiles and materials, limit on-site vehicular speeds, and covering trucks carting loose material and construction debris (Sheet 7 of 7 in Appendix C).

Exposed soils would be permanently stabilized and paved or planted as soon as practicable, and, upon completion of construction, the potential for fugitive dust would be eliminated as all surfaces on the subject property would be either paved or landscaped.

Overall, based on the above, potential dust impacts would be minimized to the maximum extent practicable.

3.8.6 Potential Hazardous Materials

Demolition will be performed in compliance with applicable environmental, health and safety laws and regulations that would ensure all necessary measures are taken to prevent any release of hazardous substances, wastes or pollutants into the environment (ground or air).

As described in Section 3.1.1.1., a Phase I ESA was prepared for the subject property by VHB in October 2018. The Phase I ESA identifies several areas of suspected asbestos-containing pipe insulation within the basement of the existing single-family residence. Further, the exterior of one of the two fuel oil-fired boilers located within the basement was observed to consist of suspected asbestos-containing insulation. In addition, due to the age of the existing residence, there is a potential for building and roofing material to contain asbestos. The Phase I ESA recommends an ACM survey to be conducted at the subject property. ACM encountered during the demolition of the existing residence would be abated in accordance with NYSDOL Industrial Code Rule 56.

In addition, painted surfaces on the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject residence as constructed circa 1929, there is a potential for lead-based paint to be present within same. Although lead-based paint may be encountered, it is not expected the ratio of lead-impacted materials to total demolition debris would require additional actions. The demolition contractor should be alerted to potential presence of lead-based paint in order to take necessary worker protection precautions.

The Phase I ESA also identified two approximately 275-gallon No. 2 fuel oil ASTs within the basement of the existing single-family residence. The ASTs are utilized in association with the two fuel oil-fired boiler systems in the basement. The ASTs were observed to be in good condition with no evidence of leaks or release onto the basement floor. In addition, the Phase I ESA noted one propane UST located to the west of the in-ground pool. It was identified that the propane UST is utilized to heat the in-ground swimming pool. According to the Phase I ESA, these tanks would be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities.

The existing sanitary waste system, located in the southwest portion of the subject property is expected be abandoned and/or removed in accordance with prevailing regulations during site demolition activities.

Finally, the two existing transformers on utility poles located southeast of the single-family residence could contain PCB transformer oil as their age could not be determined. Although both transformers were in good condition when observed, PCB's are subject to federal disposal restrictions and should be managed accordingly during site redevelopment and/or demolition.

Based on the foregoing, with oversight and removal in accordance with prevailing regulations, no significant adverse impact with respect to the release of hazardous materials, wastes or pollutants is anticipated during the construction period.

4

Alternatives

This section of the DEIS presents an analysis of alternatives to the proposed action. Based on discussions with the Village's and its planning consultant, the following development alternatives were analyzed:

- SEQRA-mandated no-action alternative, pursuant to 6 NYCRR §617.9(b)(5)(v).
- Subdivision Layout Retaining Existing Residence and Garage with Two Additional Proposed Lots; Access to Subdivision from Talley Road and Melby Lane (Alternate A-1)
- Subdivision Layout with Four Proposed Lots, Access to Subdivision from Talley Road only (Alternate B).

Note: A variant of Alternate A-1 (A-2), involving a Subdivision Layout Retaining Existing Residence and Removing Garage with Three Additional Proposed Lots, was also examined, in furtherance to discussion with the Village's Planning Consultant. However, it was determined by the project engineer that a scenario involving removal of the garage while retaining the house would not allow for a lot layout that is substantially different from a scenario in which the house and garage are both retained. Therefore, this A-2 variant of was deleted from further consideration.

A description of each alternative is provided herein. A comparison of some of the quantitative impacts of each alternative to the proposed action is provided in Table 14, below.

Table 14 Comparison of Alternatives

Parameter	Proposed Action with Development	No Action	Alternate A-1	Alternate B
Number of Lots	4 new lots	4 new lots	2 new lots and existing residence	4 new lots
Limit of Disturbance	1.71 acres	0 acres	0.93 acres	1.78 acres
Trees Removed	32 removed	0 removed	46 removed	83 removed
Cut and Fill (CY)				
Subdivision Roadway Total	650 CY fill	0 CY cut/fill	N/A	585 CY fill
Road/Site Grading	250 CY cut	0 CY cut/fill	N/A	550 CY cut
Drywell and Sanitary	525 CY cut	0 CY cut/fill	N/A	290 CY cut
Existing Dwelling and Pool	1,425 CY fill	0 CY cut/fill	N/A	1,425 CY fill
Development Lots Total	4,350 CY cut	0 CY cut/fill	1,660 CY cut	3,900 CY of cut
Site Grading	150 CY cut	0 CY cut/fill	225 CY cut	250 CY cut
Proposed Dwelling Foundation	3,200 CY cut	0 CY cut/fill	850 CY cut	2,500 CY cut
Drywell and Sanitary	500 CY cut	0 CY cut/fill	235 CY cut	450 CY cut
Proposed Pool and Patio	500 CY cut	0 CY cut/fill	350 CY cut	700 CY cut
Impervious Surface	0.64 acre	0.41 acre	0.70 acre	0.69 acre
Population	12	2*	9	12
Domestic Water (exc. Irrigation)/Sewage (gpd)	3,000± gpd	900± gpd	2,400± gpd	3,000± gpd
Solid waste (pounds per day)	42± lb/day	7± lb/day	31.5± lb/day	42± lb/day

* Number of existing residents.

4.1 No-Action

According to *The Draft SEQR Handbook,*[29] "the 'no action' alternative must always be discussed in a DEIS to provide a baseline for evaluation of impacts and comparisons of other impacts. The substance of the 'no action' discussion should be a description of the likely circumstances at the project site if the project does not proceed."

The no action alternative assumes the subject property would continue to operate as it does under existing conditions (i.e., one single-family residence). The no action alternative is inconsistent with the applicant's right to pursue development/redevelopment of the site and does not meet the applicant's objectives. As detailed in Section 2.2, the applicant has attempted to sell the property with the existing residence through multiple real estate brokers and listing agents, but has received no viable offers. Therefore, the property owner has concluded that selling the subject property in its current condition is not feasible. Nevertheless, as required, the subsections below analyze the potential impacts of the no action alternative.

4.1.1 Subsurface Conditions, Soils and Topography

Implementation of the no action alternative would not require disturbance to the land or the demolition of any structures. As such, the environmental conditions of the residence and property would remain unchanged (including the presence of ACM within the house). The no action alternative would have no adverse impact on subsurface environmental conditions, soils or topography.

4.1.2 Water Resources

Under the no action alternative, the amount of potable water and sewage generation, approximately 900 gpd, would not change. In addition, the amount of irrigation would not change. Services would continue to be provided by the Roslyn Water District for potable water and an on-site sanitary system would accommodate wastewater generated. Stormwater would continue to be collected by the one existing drywell located on the northwestern side of the subject property and the remainder would run off into Melby Lane. Overall, there would be no change to water resources under the proposed action.

4.1.3 Ecology

Under the no action alternative there would be no change to the ecological resources (consisting of trees and maintained landscaping) on the subject property.

4.1.4 Zoning, Land Use, Community Character

There would be no change to the existing zoning, land use or community character under the no action alternative. However, this alternative would not permit subdivision of the

[29] New York State Department of Environmental Conservation. *The Draft SEQR Handbook 4th Edition 2019*. (Page 129). The 3rd Edition of *The SEQR Handbook* is currently being revised to conform with the amended SEQRA regulations.

property, which is allowed under the R-1 zoning district. The size of the existing single-family residence and the lot is inconsistent with surrounding development within the Nob Hill subdivision. Thus, the pattern of land development that has occurred throughout the remainder of the neighborhood would not be realized in this location.

There would be no significant adverse zoning, land use or community character impacts, under this alternative.

4.1.5 Transportation and Parking

Under the no action alternative, traffic and parking conditions would remain the same as under the existing condition. Therefore, there would be no adverse impact to transportation and parking.

4.1.6 Aesthetic Resources

Under the no action alterative, conditions would remain unchanged and the existing single-family residence and accessory uses would remain. Therefore, there would be no adverse impact to aesthetic resources.

4.1.7 Historic Resources

Under the no action alternative, the existing single-family residence on the subject property, originally part of the John William Mackay III estate, as detailed in Section 3.7 of this DEIS, would remain in its current condition. Therefore, under the no action alternative, there would be no adverse impact to local historic resources. However, it is noted that even if the applicant were able to sell the property with the residence, there is no guarantee that a future owner would not considerably alter or even demolish the existing residence.

4.1.8 Construction Impacts

The no action alternative would result in no construction associated with the demolition of the existing structures or future lot development at this time. Therefore, there would be no construction-related impacts under this alternative.

4.2 Subdivision Layout Retaining Existing Residence and Garage with Two Additional Proposed Lots; Access from Talley Road and Melby Lane (Alternate A-1)

This alternative includes subdividing the subject property into three parcels (Appendix I). All portions of the existing single-family residence (Parcel 1), including the garage, would be retained within one of the subdivided lots. Two additional lots (Parcels 2 and 3) would be created north of the existing single-family residences. This alternative would create a new curb cut at Talley Road and extend a driveway along the western boundary of the subject property for access to Parcel 2, and would maintain the existing driveway curb cut to the subject property from Melby Lane for Parcel 1, and would extend a driveway along the eastern boundary of the subject property

for access to Parcel 3. Unlike the proposed action, no new private roadway and cul-de-sac would be created; however, there would be access from both Talley Road and Melby Lane via two new driveways. Also, unlike the proposed action, this alternative would require additional discretionary approvals for variances for the development of Parcels 2 and 3, as the minimum street frontage required under prevailing zoning would be deficient.

This alternate would provide the opportunity to retain the existing residence. However, imposition of this alternative would deny the applicant the right to develop the subject property with a fully conforming subdivision containing an additional (fourth) lot and receiving the economic benefit associated therewith. It should be noted that the existing house on the subject property was originally constructed in the context of being the main residence in a much larger (60±-acre) estate. That context has been substantially altered by subdivision and development of approximately 58 acres of the original estate; and an alternative that shrinks the remaining parcel surrounding this house by almost 50 percent would further diminish this context. As discussed previously, that the applicant has attempted to obtain a buyer for the subject house on the overall 2.23±-acre property, without success. There is no reason to believe that the house would be more appealing to potential buyers on a smaller lot, even at a reduced price that reflects the decrease in land area. Moreover, the two new lots, in a "flag" configuration lacking the minimum roadway frontage required under the Village Zoning Code, would not meet the standard for residential lots in the surrounding area of the Village of East Hills, and it is unclear whether this difference would adversely affect the desirability and marketability of Parcels 2 and 3, assuming the required variances could be obtained, which is far from certain.

4.2.1 Subsurface Conditions, Soils and Topography

Impacts related to environmental conditions related to the demolition of the house would not occur under this alternative in comparison to the proposed action. The existing ASTs would not need to be decommissioned. Additionally, should the existing residence be renovated, any disturbance of ACM would require abatement in accordance with the NYSDOL Industrial Code Rule 56 would not be required.

The impacts to soils and topography due to the implementation of this alternative would be less than those of the proposed action as this alternative would create three lots in lieu of the four proposed. The limit of disturbance would be approximately 0.93 acre and incorporates the individual lots as well as the subdivision, as compared to the 1.71 acres under the proposed action. It is noted that Alternate A-1 does not include a subdivision roadway, and access would be via driveways; so, unlike the proposed action, this alternate would not have a subdivision phase of development with respect to cut and fill. Based on the assumptions shown in Appendix I, grading of the subject property for the future residences and accessory uses would result in a total cut of 1,660 CY. This overall net earthwork would be less than the proposed action. As with the proposed action, an erosion and sediment control plan with similar measures would be developed and implemented as part of the overall SWPPP for this alternative. In compliance with Village Code, steep slopes greater than 20 percent would not be disturbed, as none are present in the northern portion of the subject property. However, a portion of the driveway access to Parcel 2 would traverse

slopes that contain 15-20 percent slopes, whereas such slopes would not be touched with implementation of the proposed action.

4.2.2 Water Resources

This alternative would decrease the gross potable water demand and sanitary waste generation for the subdivision to 2,400± gpd, approximately 600 gpd less than the proposed action. Each of the two newly-created parcel would be served by new sanitary facilities, consisting of a septic tank and leaching pools. Water lines associated with the Roslyn Water District would be extended to service the two new residences. The stormwater management system for the new residences would consist of drywells providing storage for a three-inch storm, and the existing drywell for Parcel 1 would likely have to be retrofitted to meet the current standards.

4.2.3 Ecology

As identified in Sections 3.3.1 and 3.3.2, no federal or New York State rare/protected plant or wildlife species and no NWI or NYSDEC wetlands were observed at or adjacent to the subject property. Thus, no significant adverse impacts to rare/protected species or to wetlands would be anticipated as a result of this alternative. However, to provide access to proposed Parcel 2, from Talley Road, numerous trees would need to be removed along the western property line to allow for construction of the driveway. In all, this alternative would require the removal of 46 trees in comparison to the 32 trees to be removed with development of the roadway and development of the lots for the proposed action.

4.2.4 Zoning, Land Use and Community Character

Under Alternate A-1, the following are the anticipated gross and net lot areas.

Table 15 Gross and Net Lot Area

	Parcel 1	Parcel 2	Parcel 3
Gross Lot Area	52,075.7 SF	25,075.3 SF	20,184.5 SF
Area of Steep Slopes	4,114.6 SF	None	None
Net Lot Area	47,961.1 SF	25,075.3 SF	20,184.5 SF

The following table depicts compliance with the bulk and dimensional regulations of this alternative.

Table 16 Alternate A-1 Consistency with Bulk and Dimensional Requirements of the R-1 Zoning District[1]

Dimensional Requirement	Required/Permitted	Provided
Maximum Height	31 feet – principal building 20 feet- accessory building 4 feet – boundary line fence	N/A
Minimum Required Lot Area	15,000 SF	Parcel 1: 47,961.1 Parcel 2: 25,075.3 Parcel 3: 20,184.5
Maximum Lot Coverage	25%	Parcel 1: 8.63% Note 1 Parcel 2: 11.96%Note 1 Parcel 3: 13.81%Note 1
Minimum Floor Area	1,500 SF	Parcel 1: 6,239 SF Note 2 Parcel 2: 3,000 SF Note 2 Parcel 3: 2,790 SF Note 2
Minimum Front Yard	35 feet	Parcel 1: 17.5 Note 3 Parcel 2: 35 Note 3 Parcel 3: 35 Note 3
Minimum Side Yard (One/Both)	15 feet/40 feet	Parcel 1: 23.8 /93.7 Parcel 2: 15.0/66.0 Parcel 3: 25.5.6/62.9
Minimum Rear Yard	30 feet	Parcel 1: 98.3 Parcel 2: 51,1 Parcel 3: 51.1
Minimum Street Frontage	110 feet	Parcel 1: 110 Parcel 2: 35.16[3] Parcel 3: 35.01[3]

Note 1: These maximum lot coverage percentages assume the development of a residence, the size of which was maximized to the extent practicable on each lot, based on its size, building envelope, the presence of steep slopes, and the installation of accessory uses such as a patio and a pool, which would limit the installation of accessory buildings/structures that contribute to building coverage.

Note 2: These figures represent only the building footprint. Therefore, each residence, whether one or more stories would meet the minimum floor area.

Note 3: Variance required.

As indicated above, under this alternative, the applicant would be required to obtain variances from Village Code §271-33 for the minimum street frontage on Parcels 2 and 3 requiring additional approvals that are not required under the proposed action, and creating non-conforming lots ("flag lots") that are not in character with respect to existing development in the surrounding area.

The land use of the site under this alternative would be the same, single-family residential, but the density would be slightly less than under the proposed action. Proposed Parcels 2 and 3 would be similar in net lot size to the proposed action, although proposed Parcel 1 would be over an acre in size, larger than most of the lots within the neighborhood.

4.2.5 Transportation and Parking

As shown in Appendix I, vehicular access to the subject property would be from Melby Lane for access to Parcels 1 and 3 and Talley Road for access to Parcel 2. Traffic flow would be different as compared to the proposed action as although vehicles accessing Parcels 1 and 3

would use the existing curb cut on Melby Lane and an extended driveway would be constructed for access to Parcel 2 from Talley Road. The trip generation and parking demand for this alternative would be slightly less than the proposed action as there would be only three total residences as compared to the four with the proposed action. Similar to the proposed action and consistent with conditions in the residential neighborhood surrounding the subject premises sidewalks, crosswalks and street lighting would not be installed on the subdivision roadway under this alternative. However, due to the low volume of traffic within the neighborhood, this does not represent a significant safety hazard to pedestrians.

4.2.6 Aesthetic Resources

As indicated in Section 4.2.3, it is estimated that approximately 46 trees (mostly along the western border) would be removed in order to retain the existing residence and accommodate the creation of the two new lots. The removal of these trees and installation of a paved driveway would change the aesthetic character in this portion of the site. It is likely that additional trees would be planted in the future to regain the vegetated buffer in this area. However, there would now be an additional paved driveway located on Talley Road, whereas now this area currently is mostly vegetated.

As the existing single-family residence would be maintained under this alternative in addition to the two new lots, some of the existing aesthetic character of the lot would be maintained. Future development on the new lots is expected to blend with the established aesthetics of the surrounding subdivision, although the "flag lot" configuration of the two new parcels would be at variance with the established pattern of development, and the associated aesthetics, in the neighborhood. As with the proposed action, future development of the individual residences under this alternative, including future landscaping and exterior construction, would require review and approval by the Planning Board and ARB.

4.2.7 Historic Resources

Under this alternative, the existing single-family residence on the subject property would remain, thereby retaining a relatively high degree of integrity of design, materials, workmanship, and location. However, the reduction in size of the parcel containing the existing house and the addition of two new residences on the subdivided lots in the north portion of the current property would diminish the integrity of setting, feeling, and association, which have already been compromised due to previous subdivisions of the former 60-acre estate.

4.2.8 Construction Impacts

While there would be construction of two fewer houses (due to retention of the existing residence and one less lot), impacts associated with construction of the subdivision under this alternative would be less than the proposed action. It is expected that construction duration would be shorter than the proposed action, as minimal demolition would be involved (only removal of some existing accessory structures) and two fewer new houses would be constructed.

4.3 Subdivision Layout with Four Proposed Lots, Access to Subdivision from Talley Road Only (Alternate B)

This alternative considers a subdivision of the subject property comparable to the proposed action, with a roadway and cul-de-sac providing access via Talley Road in lieu of Melby Lane (Appendix J). The subdivision roadway would be oriented along the western side of the subject property. As with the proposed action, the existing single-family residence and all appurtenant structures would be razed. As with the proposed action, subdividing the subject property into four parcels would provide for the future development of four single-family residences.

4.3.1 Subsurface Conditions, Soils and Topography

The impacts to subsurface conditions for this alternative would be the same as those of the proposed action, due to the removal of the existing residence and its accessory structures. The impacts to soils and topography due to the implementation of this alternative would be greater than those of the proposed action due to the extended length of the cul-de-sac roadway. The limit of disturbance would be approximately 1.78 acres and incorporates the individual lots, as well as the subdivision, as compared to 1.71 acres in the proposed action for same. Based on the assumptions shown in Appendix J, construction of the proposed subdivision roadway and drainage facilities would result in a net fill of 1,425 CY and 840 CY of cut, or a net fill of 585 CY. Grading of the subject property for the future residences and accessory uses, above and beyond the subdivision earthwork work, would result in the total additional cut of 3,900 CY, as shown in Appendix J. As with the proposed action, an erosion and sediment control plan with similar measures would be developed and implemented as part of the overall SWPPP. In compliance with Village Code, steep slopes greater than 20 percent would not be disturbed. However, there would be significantly more disturbance to slopes between 15 and 20 percent gradient to provide the cul-de-sac access from Talley Lane, as compare to the proposed action.

4.3.2 Water Resources

The impact on water demand and sewage disposal would be the same as with the proposed action. The difference would occur with stormwater management as a result of the location and length of the cul-de-sac roadway. Alternate B (Appendix J) shows the drainage calculations for both the subdivision roadway, as well as the individual lots. The private roadway would provide capacity for eight inches of stormwater runoff, whereas the individual lots are designed for three-inch storage.

4.3.3 Ecology

As identified in Sections 3.3.1 and 3.3.2, no federal or New York State rare/protected plant or wildlife species and no NWI or NYSDEC wetlands are at or adjacent to the subject property. Thus, as with the proposed action, no significant adverse impacts to rare/protected species or to wetlands would be anticipated as a result of this alternative. However, to provide access from Talley Road, numerous trees would need to be removed, particularly along the

western property line, to allow for construction of the subdivision roadway. In all, this alternative would require the removal of 83 trees, in comparison to the 32 trees to be removed with implementation of the proposed action.

4.3.4 Zoning, Land Use and Community Character

Under Alternate B, the following is the gross and net lot areas:

Table 17 Gross and Net Lot Area

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Gross Lot Area	27,718.9 SF	24,357.1 SF	20,601.8 SF	24,657.6 SF
Area of Road Right-of-Way	6,545.6 SF	2,418.3 SF	4,952.9 SF	2,860.1 SF
Area of Steep Slopes	4,114.6 SF	N/A	N/A	N/A
Net Lot Area	17,058.7 SF	21,938.8 SF	15,648.9 SF	21,797.8 SF

Table 18 below summarizes the consistency of Alternate B with the bulk and dimensional requirements applicable to the R-1 Residential District as set forth in §271-28 through §271-33 of the Village Code. As can be seen in this table, similar to the proposed action, no variance would be required.

Table 18 Alternate B Consistency with Bulk and Dimensional Requirements of the R-1 Zoning District[1]

Dimensional Requirement	Required/Permitted	Provided
Maximum Height	31 feet – principal building 20 feet- accessory building 4 feet – boundary line fence	N/A
Minimum Required Lot Area	15,000 SF	Parcel 1: 17,058.7 Parcel 2: 21,398.8 Parcel 3: 15,648.9 Parcel 4: 21,797.8
Maximum Lot Coverage	25%	Parcel 1: 12.9%Note 1 Parcel 2: 10.26% Note 1 Parcel 3: 13.42% Note 1 Parcel 4: 9.68% Note 1
Minimum Floor Area	1,500 SF	Parcel 1: 2,200 SF Note 2 Parcel 2: 2,250 SF Note 2 Parcel 3: 2,100 SF Note 2 Parcel 4: 2,400 SF Note 2
Minimum Front Yard	35 feet	Parcel 1: 87.6 Parcel 2: 76.7 Parcel 3: 35.6 Parcel 4: 100.0
Minimum Side Yard (One/Both)	15 feet/40 feet	Parcel 1: 25.0/50.3 Parcel 2: 15/40 Parcel 3: 16.8/41.8 Parcel 4: 15 feet/40 feet
Minimum Rear Yard	30 feet	Parcel 1: 87.5 Parcel 2: 69.0 Parcel 3: 47.7 Parcel 4: 32.6
Minimum Street Frontage	110 feet	Parcel 1: 218.2 Parcel 2: 128.13 Parcel 3: 110.00 Parcel 4: 155.16

Note 1: These maximum lot coverage percentages assume the development of a residence, the size of which was maximized to the extent practicable on each lot, based on its size, building envelope, the presence of steep slopes, and the installation of accessory uses such as a patio and a pool, which would limit the installation of accessory buildings/structures that contribute to building coverage.

Note 2: These figures represent only the building footprint. Therefore, each residence, whether one or more stories would meet the minimum floor area.

Like the proposed action, Alternate B would be in compliance with the dimensional standards of the Residence R-1 zoning district. Also, the land use and development density on the site would be the same as the proposed action.

Also, similar to the proposed action, there would be no adverse impact to community character under this alternative.

4.3.5 Transportation and Parking

As shown in Appendix J, vehicular access to the subject property would be from Talley Road via a new curb cut. This roadway would service all four new lots and the use of Melby Lane

for access would not occur. This alternate would generate the same number of vehicles and vehicle trips as the proposed action. As the cul-de-sac approach for this alternate is longer than the proposed action, parking for approximately 21 vehicles could be accommodated on this private roadway in comparison to 18 for the proposed action. Sidewalks, crosswalks and street lighting are not installed along Talley Road, as is consistent with the remainder of the residential neighborhood surrounding the premises. However, due to the low volume of traffic within the neighborhood, this does not represent a significant safety hazard to pedestrians and are not included as part of this alternative.

4.3.6 Aesthetic Resources

The demolition of the existing structures and subdivision of the property would change the visual characteristics of the property and views of the property from surrounding properties and streets. It is estimated that approximately 83 trees would be removed to accommodate the creation of the proposed subdivision roadway, approximately 51 more trees than under the proposed action. While existing trees would be removed from the area along the western property line and toward the middle of the site, it can be expected that new landscaping would be installed under this alternative to assist in screening the property from the surrounding properties. The aesthetic character of Melby Lane would change, as there would be no access driveway to provide views into the property. Due to the shape of the lot, the views into the site from Talley Road would change from the existing condition, but would be limited due to the distance between Talley Road and the building lots.

4.3.7 Historic Resources

Implementation of this alternative would have a similar effect as would occur under the proposed action. As detailed in Section 3.7.3, it can be expected that mitigation measures would be implemented under this alternative to document the proposed structure and setting and potentially preserve architectural features and materials removed during demolition for future use for the promotion of preservation, restoration, and reuse activities.

4.3.8 Construction Impacts

Construction-related duration and impacts would be similar to the proposed action. However, it is expected that all construction vehicles would access the site via Talley Road under this alternative. Furthermore, as with the proposed action, the existing residence and all accessory structures would be removed; however, there would be more earthwork associated with this alternative due to the length of the subdivision roadway.

5

Cumulative Impacts

As per The 2019 Draft SEQR Handbook,[30] cumulative impacts are defined as follows:

> *Cumulative impacts occur when multiple actions affect the same resource(s). These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present and reasonably foreseeable future actions. Cumulative impacts can result from a single action or from a number of individually minor but collectively significant actions taking place over a period of time. Cumulative impacts do not have to all be associated with one sponsor or applicant. They may include indirect or secondary impacts, long term impacts and synergistic effects.*

This is a revised DEIS. When the original (March 2019) DEIS was submitted for lead agency completeness review, the Village did not identify any other projects that should be accounted for in a cumulative impact analysis.

Subsequent to comments received on the DEIS, a letter was submitted to the Superintendent of Buildings for the Village on July 12, 2019 requesting information regarding other proposed/pending projects in the vicinity of the proposed action. A response was received from the Village on July 19, 2019 indicating there are no recently-approved or planned developments in the vicinity of the project site (see Appendix K for correspondence).

Also, it is noted that the area surrounding the proposed subdivision is primarily residential in nature and is virtually fully developed, with no major areas to accommodate significant subdivisions to provide a substantial number of new homes. As such, the small number of

[30] New York State Department of Environmental Conservation, *The Draft SEQR Handbook*, 4th Edition (2019) (Page 88). The 3rd Edition of *The SEQR Handbook* is currently being revised to conform with the amended SEQRA regulations.

additional residences on the site (three) under the proposed action, when taken together with any other potential developments, would not have a significant cumulative impact on the environmental issues examined (e.g., water use, sewage generation, solid waste generation, soils, topography, stormwater, surface waters, groundwater, ecology, land use, zoning, community character and aesthetics). Even though not significant under the proposed action, cumulative impacts were also considered for traffic in that the ambient increase in traffic (background growth) included in the analysis accounts for any minor future increases in traffic that would be expected in the future condition for the study area. Additionally, this DEIS addresses potential project-related impacts with respect to historic resources, including identification of appropriate measures to mitigate any such impacts; however, no other known development actions are pending that could cumulatively affect other such resources in the Village.

Overall, considering the small size of the proposed development, at a net increase of three homes over the existing condition, the proposed action would have minimal potential to contribute to a cumulatively significant environmental impact, given the built-out condition in the area of the subject property.

6

Unavoidable Adverse Effects

The environmental impacts and mitigation measures associated with implementation of the proposed action and future development have been described in Section 3. Those impacts that cannot be either entirely avoided or fully mitigated are described below.

6.1.1 Short-Term Impacts

Although not considered significant or adverse, the proposed action will have several temporary construction-related impacts that cannot be completely mitigated. These impacts are associated with site preparation and development (including demolition, grading, installation of utilities and construction of the roadway and cul-de-sac). In addition, there would be short-term impacts associated with the construction of the four new residences. Specific impacts are identified below:

- Soils have been disturbed by past construction activities on the subject property. These soils would be further disturbed by grading, excavation, and mounding activities during the subdivision of the subject property.
- Despite the implementation of the erosion and sedimentation control plan and the use of extensive and strategically placed erosion and sediment control measures, minor occurrences of erosion and fugitive dust may occur.
- There is the potential for minor releases of air contaminants that would occur from construction equipment and emissions of fugitive dust during dry periods, although dust would, for the most part, be controlled by covering of soil piles and watering down of the subject property.

- Operation of construction equipment, trucks and worker vehicles may temporarily impact traffic in the area of the subject property.
- Increases in noise levels at the subject property may result from construction activities. However, construction would occur only during hours permitted by the Village of East Hills, and construction activities would comply with the prevailing regulations.
- There would be a change in visual character during the construction period due to the presence of construction vehicles and equipment at the subject property and immediately surrounding area.

It is anticipated that these impacts would be of short duration and would cease upon completion of construction activities.

6.1.2 Long-Term Impacts

No long-term significant adverse environmental impacts associated with either the proposed subdivision or the future development of the four new single-family residences on the subject property have been identified with the exception of the removal of 14 trees during the subdivision phase of the project. It is possible that additional trees may be proposed for removal during lot development, depending on the design preferences of each purchaser. However, the majority of the existing trees are located around the perimeter of the subject property or on steep slopes, and not within the area of the building envelopes. Therefore, lot development under the proposed action could occur in a manner that avoids or minimizes additional tree removal, as shown on the Tree Schedule on the Tree Removal Plan (see Sheet 5 of 7 in Appendix C).

7

Irretrievable and Irreversible Commitment of Resources

This chapter discusses natural and man-made resources that would be irretrievably committed during construction and/or operation of the proposed project, which would be unavailable for future use. More specifically, the irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed.

Irreversibly and irretrievably committed resources include land, energy, construction materials, and human effort (i.e., time and labor). Some of these resources generally are irreversible and irretrievable for the life of the project, such as land and building materials (even if they may eventually become available again). Other resources are irretrievable beyond the project's lifespan, such as energy and human effort.

Subdivision of the subject property in accordance with the proposed action would require a commitment of natural and manmade resources, as well as time. The existing single-family residence and associated structures would be demolished and the site would be prepared in accordance with the grading plan for subdividing the parcel. Demolishing the existing residence would eliminate a resource deemed eligible for the National Register, but which is not listed on either the National or State Registers of Historic Places. It is noted that the property's integrity, setting, feeling, and associations have been significantly compromised by prior subdivision and development of the surrounding neighborhood in the mid- to late-20th century. Implementation of the proposed action would eliminate the existing improvements and commit this land long-term to four single-family parcels, and preclude other development from occurring on site. Although 14 trees are expected to be removed from the subject property for the proposed roadway, 18 trees would be planted. As noted above, approximately 18 additional trees would be removed for the construction of the

residences, driveway, drainage and sanitary structures, as well as accessory uses; however new trees would be planted on each individual lot upon development. A landscape plan (including new trees) would be required to be submitted with each site plan application for individual lot development. Therefore, implementation of the proposed action would not permanently remove significant existing natural resources from the site.

8

Growth-Inducing Aspects

Growth-inducing aspects are generally described as the long-term secondary effects of the proposed action. Specifically, with respect to growth inducement, *The Draft SEQR Handbook* 4th Edition (2019)[31] indicates:

> *Some activities will encourage or lead to further increases in population or business activity. This type of secondary impact is called growth inducement…it is important to recognize activities which may induce growth because a consideration of the whole action must examine likely impacts of such growth, such as the need for additional sewer, water and other services; increased traffic congestion; or accelerated loss of open space.*

Since the subject property is located in a well-established Village, with well-developed infrastructure and businesses serving the existing residential community, and consists of only four residences (three additional), it is not likely that the redevelopment of the subject property would induce additional growth in the area.

[31] New York State Department of Environmental Conservation, *The Draft SEQR Handbook*, 4th Edition (2010) (Page 92). The 3rd Edition of *The SEQR Handbook* is currently being revised to conform with the amended SEQRA regulations.

9

Impacts on the Use and Conservation of Energy

PSEG Long Island currently provides electricity to the existing single-family residence on the subject property. The single-family residence is currently serviced by two 275-gallon No. 2 fuel oil above ground storage tanks, which would be removed upon approval of the proposed action, and demolition of the existing residence. The subdivision of the subject property would not, in and of itself, require the provision of electricity or a heat source. While it is assumed that electricity would continue to be provided by PSEG Long Island, at the time they are designed and application is made for site plan approval, the plans for the new single-family residences would specify any other energy sources to be used.

Although natural gas is available in the vicinity of the property, at this time National Grid has stopped processing new applications for service for all residences, small businesses and large development projects due to NYSDEC's rejection of the water quality permit for the Williams Pipeline, also known as the Northeast Supply Enhancement (NESE) project. The applicant for the pipeline has begun to address NYSDEC's concerns and is hopeful that a mutually agreeable solution can be achieved. However, developments that require new gas connections may be required to seek alternate fuel sources as National Grid cannot be relied upon to supply natural gas.

10

Impacts on Solid Waste Management

Solid waste management in the Village is addressed in Chapter 173 of the Village Code.

The subject property is occupied by an existing single-family residence and generates solid waste. Currently two people occupy the existing residence. Using a factor of 3.5 pounds per day per person,[32] the existing residence is expected to generate approximately seven pounds of solid waste per day.

As the subject property currently generates solid waste, the projected increase in solid waste generation as a result of the construction of the four new (three additional) single-family residences has been calculated and added to the existing conditions. Based upon the United States Census American Community Survey for the Village of East Hills, the average household size of an owner-occupied unit is 2.89 persons per household.[33] The anticipated population generated by the proposed action, which would introduce four new single-family detached structures, will introduce approximately 12 residents. As discussed above, based on a factor of 3.5 pounds per person, per household, it is anticipated that the proposed action would generate approximately 42 additional pounds of solid waste per day. This would be approximately 35 pounds per day more than existing conditions. Each residence would be required to abide by §175-6 and §173-8 of the Village Code. Thus, the proposed action is not expected to have a significant adverse impact on solid waste management facilities.

[32] Salvato, P.E., DEE, Joseph, A., et.al. *Environmental Engineering, 5th Edition*. Hoboken, New Jersey: John Wiley & Sons, Inc. 2003.

[33] United States Census American Community Survey for the Village of East Hills (2017)

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Appendix A

Description

Positive Declaration

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 SEQRA).~~

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

Donna Gooch, Village Clerk
Incorporated Village of East Hills

Agency Use Only [If applicable]

Project: Melby Court Subdivision

Date: June 21, 2017

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

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

☐ NO ☑ YES

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

	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	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
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. 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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☑YES

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

	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	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: Roslyn Water District Letter - January 19, 2017	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
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	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
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	☑	☐
h. Other impacts: 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.		☑	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☑YES

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

	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	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: The proposed road and lot improvements will increase impervious surfaces on the site and potential for stormwater runoff impacts.		☐	☑

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑NO ☐YES

(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.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☑YES

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

	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	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐

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	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
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	☑	☐
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	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
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.		☐	☑

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑NO ☐YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐NO ☑YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
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	☑ ☑	☐ ☐
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	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: The proposed action will result in a change in the site aesthetics as viewed from neighboring properties and Melby Lane.		☐	☑

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐NO ☑YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☑	☐
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	☑	☐
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	☑	☐

d. Other impacts: The existing home proposed to be demolished has historic significance in the community.		☐	☑
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	☐	☑
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☑
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	☐	☑

11. Impact on Open Space and Recreation

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

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

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

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

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
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	☐	☐
c. Other impacts: _____		☐	☐

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	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
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.		☐	☑

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	☑	☐
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	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: The addition of three new homes will be expected to result in an overall increase in energy use.		☑	☐

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	☑	☐
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	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: Construction will result in increase in ambient noise that may occur for extended periods (over 1 year) and involve multiple construction projects concurrently.		☐	☑

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	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
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	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: The existing house may have underground storage tanks and or friable asbestos containing materials that will be disturbed during demolition.		☐	☑

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

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

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	☑	☐
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	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
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	☑	☐
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	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

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

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	☐	☑
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
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	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: 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.		☐	☑

PRINT FULL FORM

Agency Use Only [If Applicable]

Project: Melby Court Subdivision

Date: June 21, 2017

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: Steven Kafka Chair PB VEH Date: 6/26/17

Signature of Preparer (if different from Responsible Officer) 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

PRINT FULL FORM

Appendix B

Description

Topographic (Existing Conditions) Map

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF THE TITLE REPORT.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID, TRUE COPY.

TEST HOLE #1 – May 30, 2017

Depth From	Depth To	Classification Of Soil
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 From	Depth To	Classification Of Soil
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 From	Depth To	Classification Of Soil
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

LEGEND

C.B.	Catch basin
G.V.	Gas valve
M.H.C.	Manhole cover
Hyd.	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

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%

SLOPES 15%– 20%

Key
F = Fair Condition
D = Dead, Damaged, Diseased
X = Existing Tree to be Removed for Proposed Subdivision
▲ = Existing Tree to be Removed For Proposed Dwellings
W.Pine = White Pine
C. Apple = Crabapple

TREE SCHEDULE

Num.	Size	Spec.	Con.
393	20"		
394	10"	Maple	F
395	6"	Maple	F
396	10"	Cherry	D
397	12"	Cherry	D
398	24"	W.Pine	F
399	6"	Ailanthus	D
400	20"	Cherry	F
401	12"	Cherry	F
402	16"	Cherry	F
403	12"	Cherry	F
404	12"	Cherry	F
405	8"	Cherry	F
406	14"	Cherry	F
407	30"	W.Pine	F
408	16"	Maple	F
409	12"	Maple	F
410	8"	Cherry	F
411	16"	Cherry	F
412	12"	Cherry	F

Num.	Size	Spec.	Con.
413	16"	Maple	F
414	14"	Cherry	F
415	16"	Cherry	F
416	24"	W.Pine	F
417	24"	Maple	F
418	30"	Oak	▲
419			▲
420	26"	Oak	▲
421	30"	Oak	F
422	24"	Oak	F
423	50"	Oak	F
424	20"	Oak	F
425	30"	Oak	F
426	30"	Oak	F
427	30"	Oak	X
428	14"	Cherry	F
429	14"	Beech	F
430	6"	W.Pine	▲
431	14"	W.Pine	F
432	14"	W.Pine	F

Num.	Size	Spec.	Con.
433	16"	Cherry	F
434	12"	W.Pine	F
435	12"		X,D
436	24"	Oak	F
437	8"	W.Pine	F
438	10"	W.Pine	F
439	8"	Fir	D
440	10"	Fir	F
441	8"	W.Pine	F
442	12"	W.Pine	F
443	8"	Fir	F
444	6"	W.Pine	D
445	6"	Fir	D
446	6"	Styrax	F
447	6"	Fir	F
448	6"	Fir	F
449	30"	W.Pine	F
450	12"	W.Pine	F
451	12"Split	Beech	F

Num.	Size	Spec.	Con.
453	12"	W.Pine	F
454	12"	W.Pine	F
455	10"	W.Pine	F
456	8"	Fir	F
457	10"	W.Pine	F
458	20"	Yew	F
459	20"	Yew	F
460	20"	Yew	F
461	36"	W.Pine	F
462	36"	W.Pine	▲
463	6"	W.Pine	D
464	10"	W.Pine	F
465	8"	W.Pine	D
466	6"	W.Pine	F
467	6"	Fir	F
468	6"	W.Pine	F
469	6"	W.Pine	F
470	8"	W.Pine	F
471	12"	W.Pine	F
472	12"	W.Pine	F

Num.	Size	Spec.	Con.
473	8"	W.Pine	F
474	8"	W.Pine	F
475	10"	W.Pine	F
476	10"	W.Pine	F
477	10"	W.Pine	F
478	10"	W.Pine	F
479	30"	Maple	F
480	12"	W.Pine	F
481	12"	W.Pine	F
482	12"	W.Pine	F
483	12"	W.Pine	F
484	12"	W.Pine	F
485	6"	W.Pine	F
486	8"	W.Pine	F
487	6"	W.Pine	F
488	16"	Maple	F
489	10"	W.Pine	F
490	10"	W.Pine	F
491	12"	W.Pine	F
492	10"	W.Pine	F

Num.	Size	Spec.	Con.
493	6"	W.Pine	F
494	8"	W.Pine	F
495	8"	W.Pine	F
496	36"	Oak	F
497	10"	W.Pine	F
498	6"	W.Pine	F
499	32'	Cherry	F
500	12"	W.Pine	F
604	12"	W.Pine	F
605	8"	W.Pine	F
606	6"	Ailanthus	F
607	20"	Cherry	F
608	16"	Cherry	F
609	20"	Cherry	F
610	20"	Cherry	F
611	32"	Oak	▲
612	16"	Cherry	F
613	14"	Cherry	F
614	26"	Cherry	D
615	14"	Cherry	F

Num.	Size	Spec.	Con.
616	6"	Cherry	F
617	8"	Cherry	D
618	8"	Cherry	D
619	14"	Cherry	F
620	16"	Tulip	F
621	22"	Tulip	F
622	8"	Maple	F
623	10"	Maple	F
624	32"	Cherry	F
625	24"	Maple	F
626	20"	C.Apple	▲
627	10"	Holly	▲
628	12"	Holly	▲
629	10"	Holly	▲
630	10"Split	Holly	▲
631	12"	Dogwood	▲
632	32"	Oak	▲
633	10"	Dogwood	▲
634	10"	Dogwood	▲
635	26"	Cherry	▲

Num.	Size	Spec.	Con.
636	36"	W.Pine	X
637	30"	W.Pine	X
638	36"	W.Pine	X
639	40"	W.Pine	X
640	18"	Holly	X
641	10"	C.Apple	X
642	10"	Cherry	X
643	8"	Cherry	X
644	8"	Cherry	X
645	10"	Holly	X
646	10"	Holly	X
647	10"	Holly	X
648	18"	Holly	▲
649	10"	Maple	F
650	22"	Maple	F
651	16"	Oak	F
652	12"	Holly	▲

TREE SCHEDULE REVISED 7/15/2019
TREES LOCATED 9/30/2016

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

TOPOGRAPHIC MAP

Of Property
Situated In The

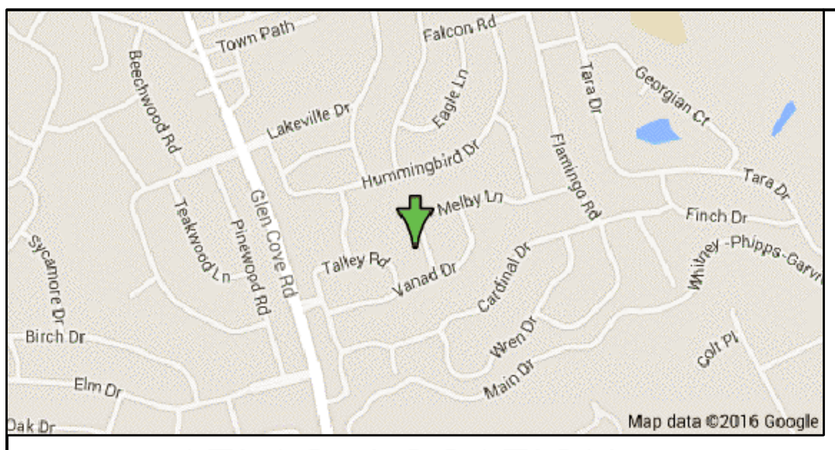
Inc. Village of East Hills
Nassau County, N.Y.

Drawn by: J.FUSCO
Date: 2/24/2016
SCALE: 1" = 20'

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

Appendix C

Description
Site Plans



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.
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'	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'
Building % 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: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

LEGEND

▨	C.B.	Catch basin
□	G.V.	Gas valve
(MH)	M.H.C.	Manhole cover
	Hyd.	Hydrant
	L.P.	Light pole
⊘	S.I.D.	Surface inlet drain
(S)	S.M.H.	Sewer manhole
	U.P.	Utility pole
(WM)	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: 1.71 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
LEYLAN CYPRESS TO BE PLANTED SHOWN AS:
JAPANESE CRYPTOMERIA TO BE PLANTED SHOWN AS:
JUNIPER TO BE PLANTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 14

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

Lot Area:
97335.4 Sq. Ft.
2.23 Acres

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

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
(No Changes to this Sheet)
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017
REVISED 5/3/2017
REVISED 3/16/2017
REVISED 12/28/2016
REVISED 11/3/2016
REVISED 10/3/2016
REVISED 6/22/2016

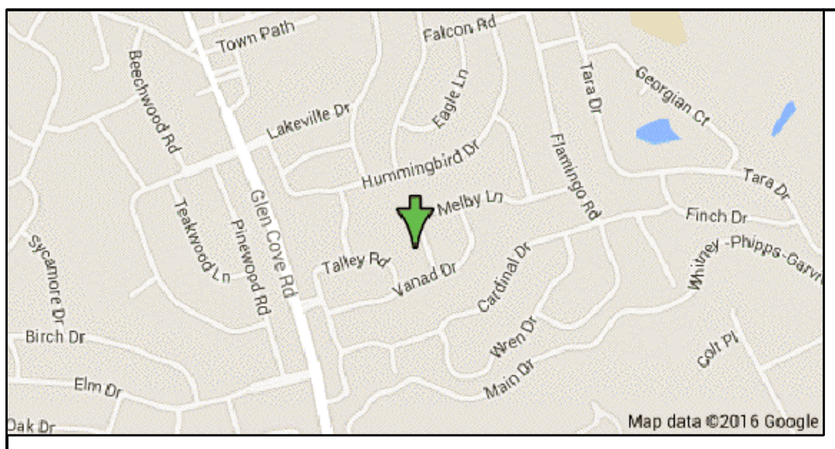
PRELIMINARY MAP OF MELBY COURT

1/7

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

Drawn by: PJI
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



ATLAS LOCATION

PROPOSED NEW DWELLING DRAINAGE CALCULATIONS:

Parcel 1

Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 993.0 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1152.2 s.f. x (.3) = 345.7 s.f.
Runoff = 3788.7 s.f. x 3"/12 = 947.2 cu.f.
947.2 cu.f. / 68.5 cu.f. per ft. of ring
= 13.83 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 2

Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 1006.5 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1263.1 s.f. x (.3) = 378.9 s.f.
Runoff = 3835.4 s.f. x 3"/12 = 958.9 cu.f.
958.9 cu.f. / 68.5 cu.f. per ft. of ring
= 14.0 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 3

Proposed Dwelling = 3375.0 s.f.
Proposed Driveway = 1161.7 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 3685.4 s.f. x (.3) = 1105.6 s.f.
Runoff = 6642.3 s.f. x 3"/12 = 1660.6 cu.f.
1660.6 cu.f. / 68.5 cu.f. per ft. of ring
= 24.24 ft. req'd. – Use 26 ft. of 10' Dia. Rings

Parcel 4

Proposed Dwelling = 2700.0 s.f.
Proposed Driveway = 1009.8 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 914.2 s.f. x (.3) = 274.3 s.f.
Runoff = 4984.1 s.f. x 3"/12 = 1246.0 cu.f.
1246.0 cu.f. / 68.5 cu.f. per ft. of ring
= 18.19 ft. req'd. – Use 20 ft. of 10' Dia. Rings

PRIVATE ROADWAY DRAINAGE CALCULATIONS:

Drainage Reserve Area #1 Drywell "A"

Road Area = 2244.7 Sq. Ft.
Runoff = 2244.7 Sq. Ft. x 8"/12 = 1496.5 cu.f.

Tributary Area = 5658.0 Sq. Ft.
Runoff = 5658.0 Sq. Ft. x 8"/12 x 0.3 = 1131.6 cu.f.

Total Runoff = 2628.1 cu.f.

2628.1 cu.f./ 68.5 cu.f. per ft. of ring
= 38.37 ft. req'd.

Use 39 ft. of 10 ft. Diam. rings

Drainage Reserve Area #2 Drywell "B"

Road Area = 2128.2 Sq. Ft.
Runoff = 2128.2 Sq. Ft. x 8"/12 = 1418.8 cu.f.

Tributary Area = 4900.6 Sq. Ft.
Runoff = 4900.6 Sq. Ft. x 8"/12 x 0.3 = 980.1 cu.f.

Total Runoff = 2398.9 cu.f.

2398.9 cu.f./ 68.5 cu.f. per ft. of ring
= 35.02 ft. req'd.

Use 36 ft. of 10 ft. Diam. rings

Drainage Reserve Area #3 Drywell "C"

Road Area = 5894.6 Sq. Ft.
Runoff = 5894.6 Sq. Ft. x 8"/12 = 3929.7 cu.f.

Tributary Area = 6386.9 Sq. Ft.
Runoff = 6386.9 Sq. Ft. x 8"/12 x 0.3 = 1278.0 cu.f.

Total Runoff = 5207.7 cu.f.

5207.7 cu.f./ 68.5 cu.f. per ft. of ring
= 76.02 ft. req'd.

Use 77 ft. of 10 ft. Diam. rings

NOTE: Drainage systems A, B, and C will be located within proposed drainage reserve areas (DRAs) 1, 2, and 3, respectfully. The lots would be subject to a restrictive covenant that outlines drainage and any potential road maintenance requirements. As all the lot owners would benefit from the subdivision roadway drainage system, they would share equally in the cost of any maintenance and/or repair of such facilities. Each homeowner would be responsible for the maintenance on their own individual on-lot drywells.

TAX LOT #24 · TAX LOT #25 · TAX LOT #26 · TAX LOT #27 · TAX LOT #45 · TAX LOT #21 · TAX LOT #22 · TAX LOT #12 · TAX LOT #13 · TAX LOT #46 · TAX LOT #19 · TAX LOT #5

S 87°05'50" W 173.82' Remains of Wood Fence 200.1 C.L.Fe. 1.0'N 94.31' S 86°40'30" W 45.62'
B.W.=203.2 Wood Wall
Chain Link Fence
10' Wide Drainage Easement
U.P. 79.51' 197.7
S 72°44'49" W 61.56'
NO PHYSICAL BOUNDS
Vinyl Fence
U.P. 193.7
15' Wide Drainage Easement
LIMITS OF DISTURBANCE
C.L.Fe. 0.5'E
B.W.=202.9
Metal Fence on Conc. Wall
Silt Fence
194.1 194.4
Test Hole #3
Parcel "4"
Gross Lot Area: 23531.9 Sq. Ft. 0.54 Acres
Net Lot Area: 20934.6 Sq. Ft. 0.48 Acres
N 04°51'10" W
Mtl.Fe. 0.1'W
203.0
Parcel "3"
Gross Lot Area: 27763.9 Sq. Ft. 0.64 Acres
Net Lot Area: 24336.4 Sq. Ft. 0.56 Acres
S 19°13'44" E
Proposed D.R.A. #2
BUILDING ENVELOPE
(2)Prop. Drywells "B" 18' x 10' Dia. Plus Dome 18' Eff. Depth
Inv. 195.2
137.07'
R=52.00'
L=110.00'
Rim 198.60
Inv. 194.86
Inv. 195.45
Inv. 195.7
101.79'
57.74'
L=44.43'
R=52.00'
S 04°29'45" E 151.69'
Existing Drywell
S.I.D. Rim=189.7
Proposed D.R.A. #3
U.P.
(4)Prop. Drywells "C" 20' x 10' Dia. Plus Dome 20' Eff. Depth
N 85°40'36" W 157.72'
Inv. 193.06
Inv. 193.81
Inv. 194.06
Inv. 193.31
Inv. 193.56
Inv. 194.31
Inv. 194.56
L=74.84'
M.H.C.
Conc. Cover
Test Hole #1
Test Hole #2
BUILDING ENVELOPE
Parcel "2"
Gross Lot Area: 22345.6 Sq. Ft. 0.51 Acres
Net Lot Area: 18911.5 Sq. Ft. 0.43 Acres
(2)Prop. Drywells "A" 20' x 10' Dia. Plus Dome 20' Eff. Depth
Inv. 195.75
Inv. 196.0
Inv. 196.25
Inv. 196.5
Rim 200.5
S 14°12'22" W 44.05'
134.22'
R=52.00'
S 87°37'30" E 140.18'
Parcel "1"
Gross Lot Area: 23694.1 Sq. Ft. 0.54 Acres
Net Lot Area: 15630.8 Sq. Ft. 0.36 Acres
Proposed D.R.A. #1
LIMITS OF DISTURBANCE
S 27°34'05" W 128.80'
P.R.Fe. 3.5'N
Encr. 6.2'N
13.2'
125.14'
N 82°23'55" E
Monument Found
Monument Found
Monument Found
S 29°10'15" W 75.04'
NO PHYSICAL BOUNDS
46.56'
N 85°08'50" E 132.59'
Wood Retaining Wall
Dilap. Post & Rail Fence
U.P.
N 29°10'15" E 68.51'
Post & Rail
Hyd.
W.V.
B.C.=196.0
B.C.=199.1
Bel. Blk. Curb
B.C.=202.1
L=35.16'
R=200.00'
TALLEY ROAD
S 87°37'30" E 60.36'
284.02'
MELBY COURT
Rim 200.4
L=31.69'
R=25.00'
MHC
Proposed Reticuline Road Grate w/Curb Inlet
To Be Relocated
Hyd.
15" SDR35
Prop. Drywell 10'x8'Dia. Plus Dome 10' Eff. Depth
Prop. Drywell 10'x8'Dia. Plus Dome 10' Eff. Depth
Existing Driveway
B.C.=201.65
B.C.=199.60
B.C.=198.72
Existing 6" Water Main
B.C.=202.27
B.C.=202.54
B.C.=201.00
B.C.=203.7
B.C.=204.0
B.C.=207.1
B.C.=209.7
B.C.=214.9
B.C.=215.6
Existing 6" Water Main
B.C.=207.1
Belgian Block Curb
B.C.=209.4
L=31.42'
R=20.00'
VANAD DRIVE
245.00'
331.87'
203.07'
N 04°51'10" W
M.H.C.
Lot Area: 97335.4 Sq. Ft. 2.23 Acres

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.
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'	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'
Building % 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: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

LEGEND

▨	C.B.	Catch basin
□	G.V.	Gas valve
(MH)	M.H.C.	Manhole cover
	Hyd.	Hydrant
	L.P.	Light pole
	S.I.D.	Surface inlet drain
(S)	S.M.H.	Sewer manhole
	U.P.	Utility pole
(WM)	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: 1.71 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
LEYLAN CYPRESS TO BE PLANTED SHOWN AS:
JAPANESE CRYPTOMERIA TO BE PLANTED SHOWN AS:
JUNIPER TO BE PLANTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 14

Construction Schedule

1. Install soil erosion control measures and anti tracking pad for construction entrance.
2. Strip topsoil and stockpile in designated area.
3. Demolish all existing structures.
4. Excavate and install drainage reserve area drywells.
5. Construct the roadway.
6. Install proposed drywells with protection over open grates.
7. Install drainage pipes.
8. Complete grading and place screening and other landscaping trees, topsoil and plant grass on disturbed areas.
9. Install fencing and additional seed on areas of disturbance.
10. Remove temporary soil erosion control measures only after vegetation has been well established.

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%

SLOPES 15%– 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

Melby Court Cut & Fill Calculations

Proposed Site Grading Cut Required = 250 Cubic Yards
Drywell and Sanitary Cut Required = 525 Cubic Yards

Existing Dwelling and Pool Fill = 1425 Cubic Yards

Total Approximately 650 Cubic Yards of Material Are To Be Brought To The Site

NOTE: All utilities to be underground.

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

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017
REVISED 5/3/2017
REVISED 3/16/2017
REVISED 12/28/2016
REVISED 11/3/2016
REVISED 10/3/2016
REVISED 6/22/2016
REVISED 4/15/2016

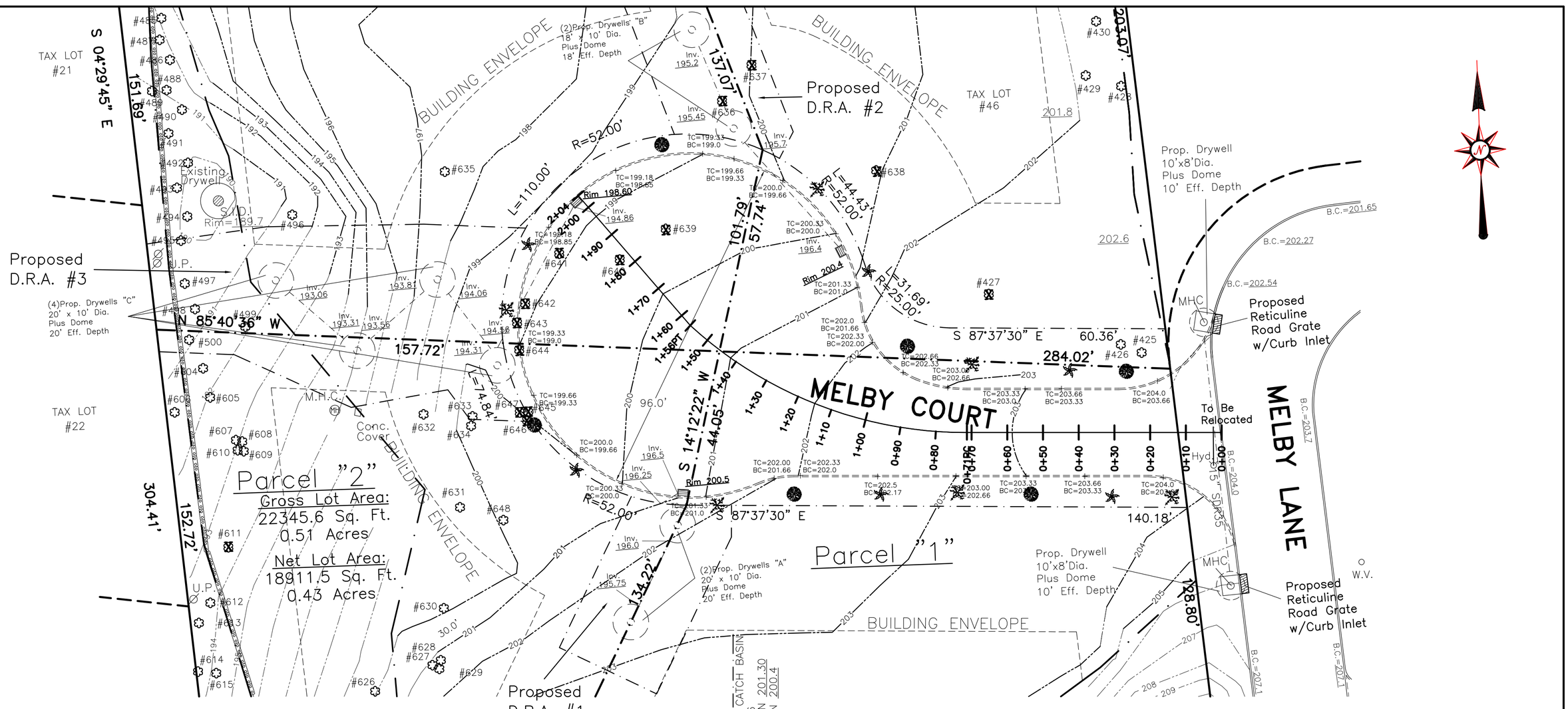
PRELIMINARY MAP OF MELBY COURT GRADING AND DRAINAGE

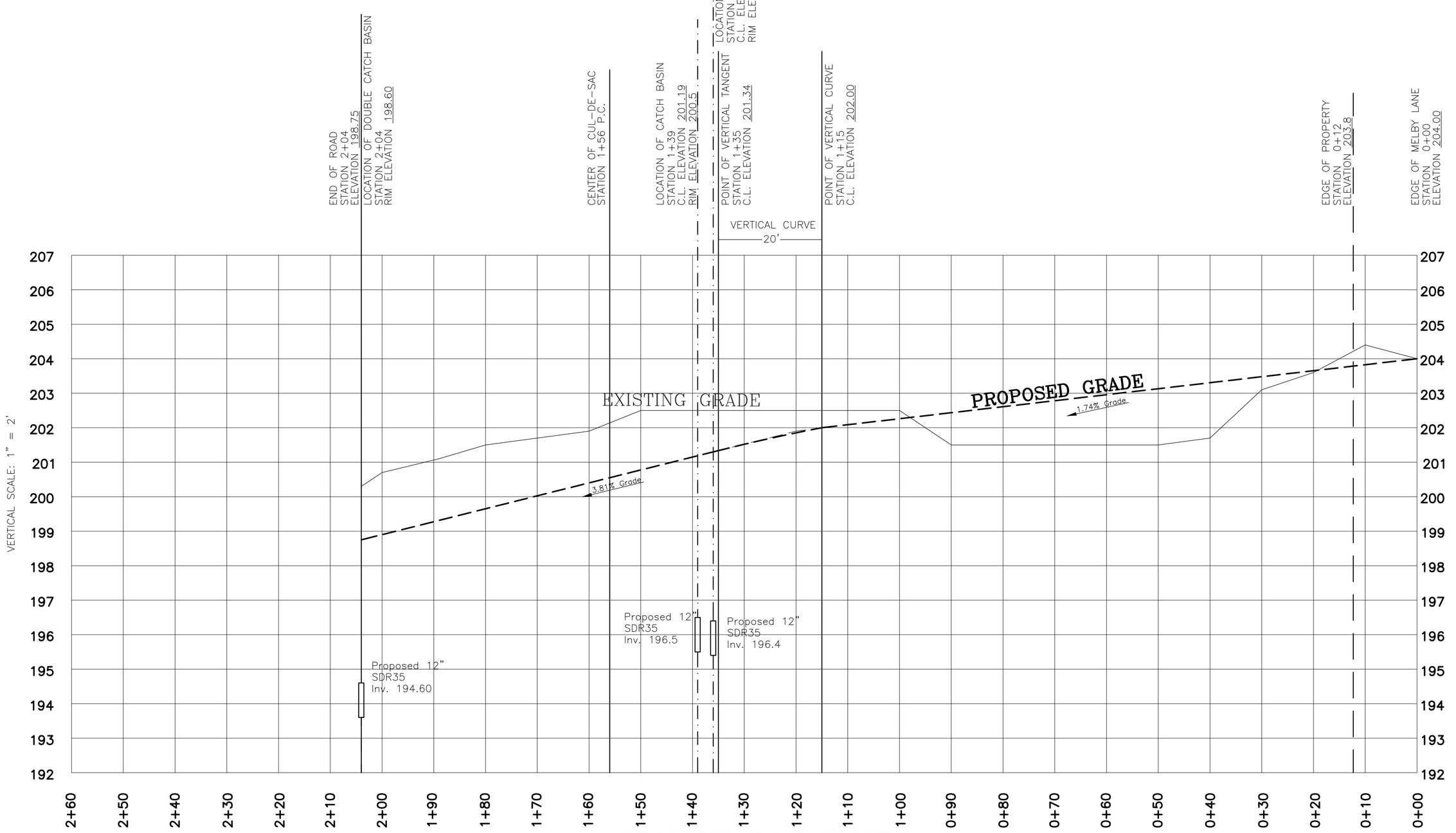
2/7

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

Drawn by: PJI
Date: 3/7/2016
SCALE: 1" = 20'

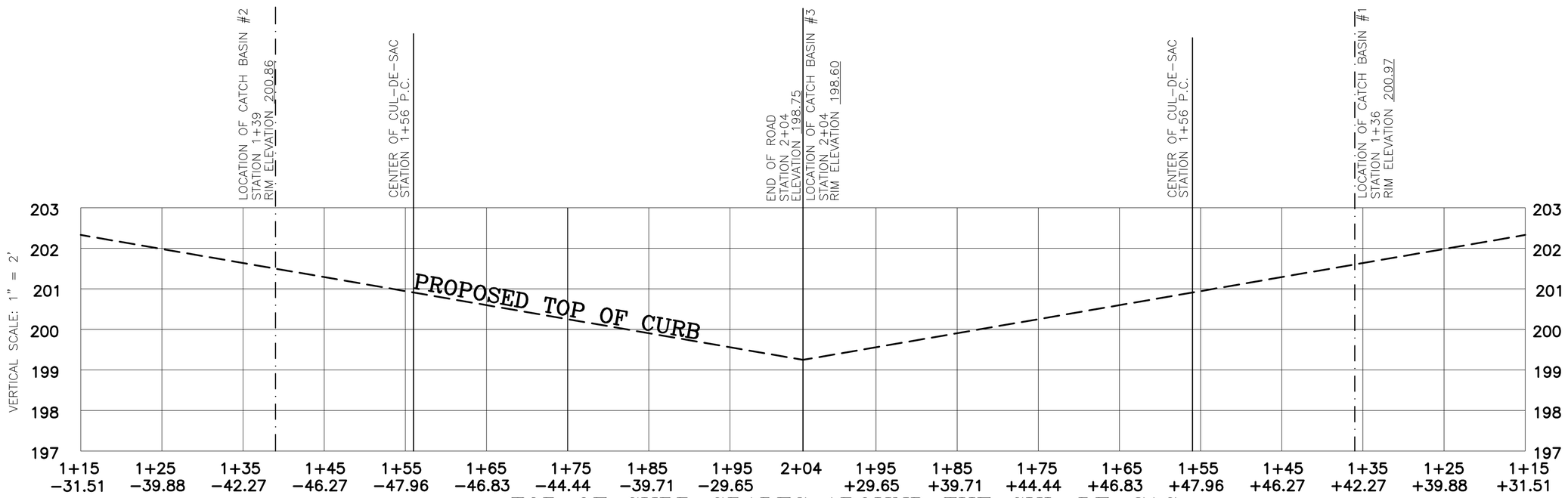
BLADYKAS & PANETTA
L.S. & P.E., P.C.
23 Spring Street
Oyster Bay, N.Y.
516-922-3031



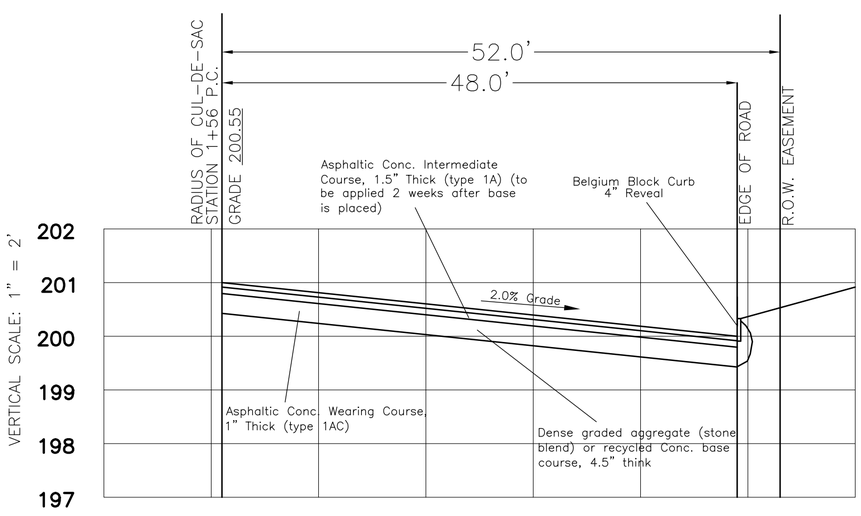


PROPOSED ROAD PROFILE

HORIZONTAL SCALE: 1" = 15'



TOP OF CURB GRADES AROUND THE CUL-DE-SAC



CUL-DE-SAC HALF SECTION

HORIZONTAL SCALE: 1" = 10'

Nassau County Tax Map Designation:

Sec. 19 Blk. 27 Lot 46

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017
REVISED 5/3/2017
REVISED 3/16/2017
REVISED 12/28/2016
REVISED 11/3/2016
REVISED 10/3/2016

PRELIMINARY MAP OF MELBY COURT

3/7

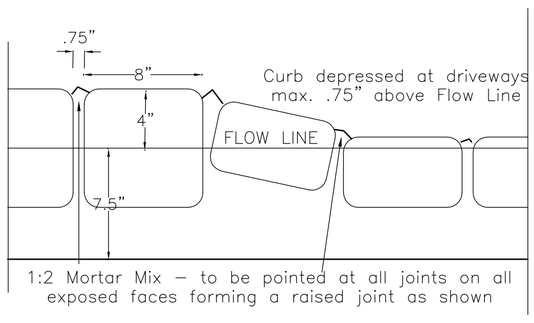
ROAD PROFILE

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

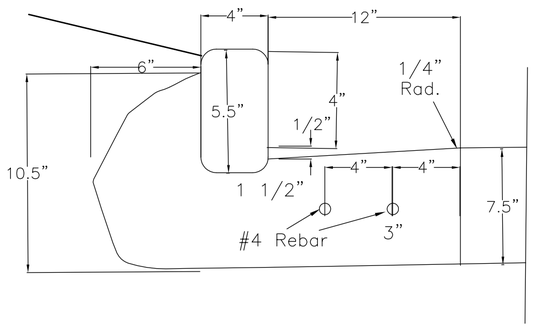
Drawn by:	Date:
PJI	6/22/2016

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.

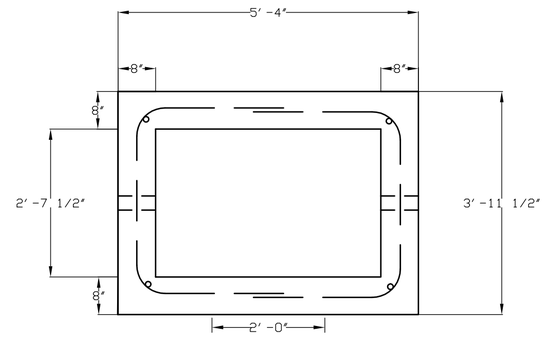


A: The flow line of concrete gutter shall not vary more than 0.01 ft. from a 10 ft. straight edge placed longitudinally along the flow line of the gutter.

B. The elevation of the flow line of gutter shall not vary more than 0.04 ft. from the true elevation laid out in the field by the engineer.

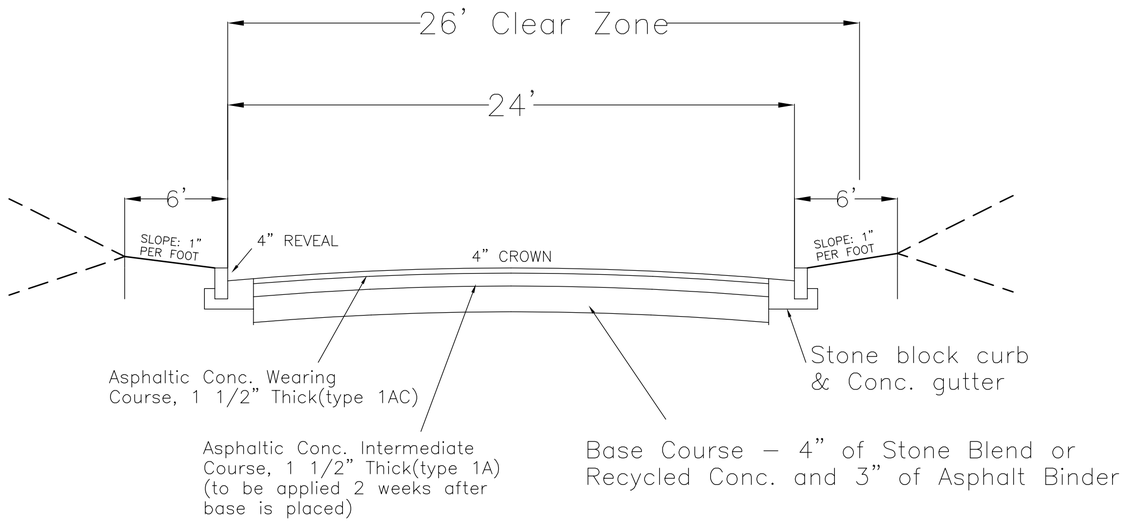
CURB AND GUTTER DETAIL

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



PLAN

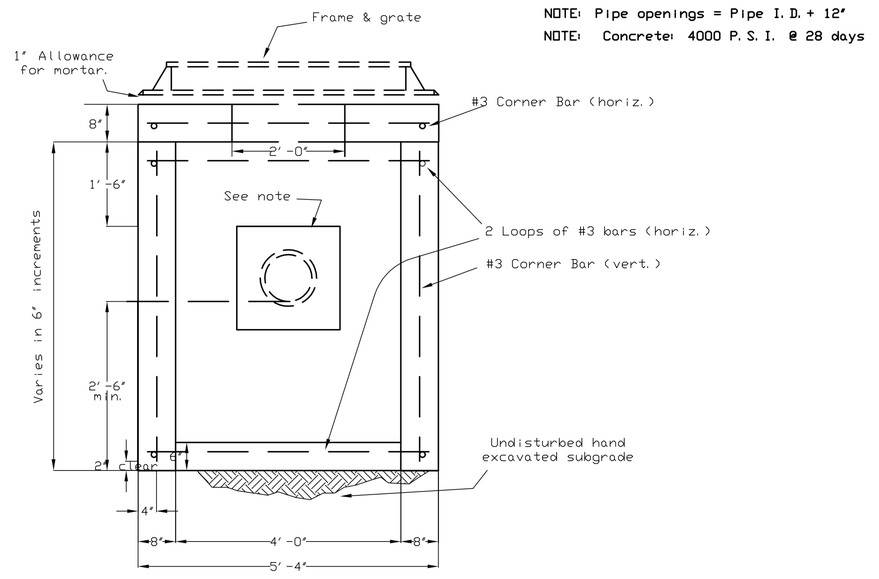
Weight Of Concrete = 1591.7 #/ft hgt.
Volume Of Concrete = 10.61 cu.ft./ft.hgt.
Weight Of Horizontal Steel = 6.39 #/2 loops
Weight Of Vertical Steel = 1.504 #/ft.hgt.



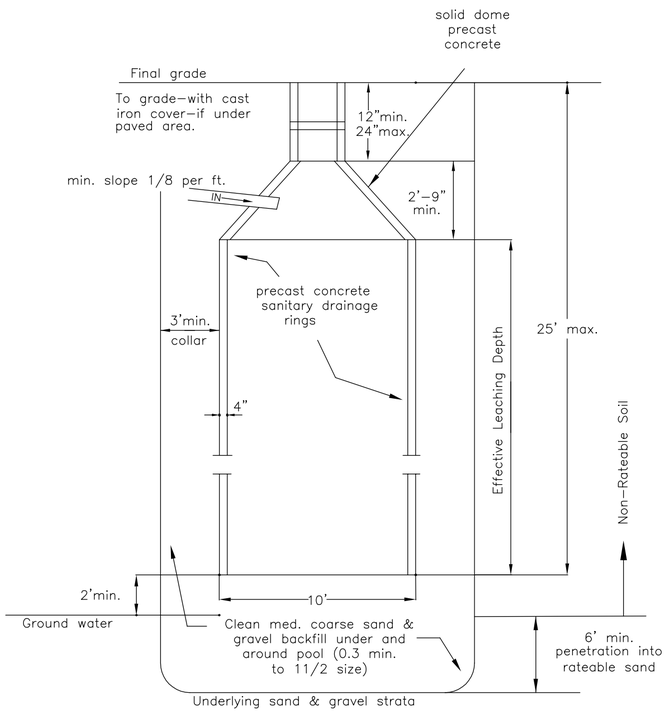
NOTE: All above thicknesses are after compaction.

PRIVATE ROAD DETAIL

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



SECTION



DRYWELL DETAIL

PRIVATE ROADWAY DRAINAGE CALCULATIONS:

Drainage Reserve Area #1 Drywell "A"
Road Area = 2244.7 Sq. Ft.
Runoff = 2244.7 Sq. Ft. x 8"/12 = 1496.5 cu.f.

Tributary Area = 5658.0 Sq. Ft.
Runoff = 5658.0 Sq. Ft. x 8"/12 x 0.3 = 1131.6 cu.f.
Total Runoff = 2628.1 cu.f.

2628.1 cu.f./ 68.5 cu.f. per ft. of ring
= 38.37 ft. req'd.

Use 39 ft. of 10 ft. Diam. rings

Drainage Reserve Area #2 Drywell "B"
Road Area = 2128.2 Sq. Ft.
Runoff = 2128.2 Sq. Ft. x 8"/12 = 1418.8 cu.f.

Tributary Area = 4900.6 Sq. Ft.
Runoff = 4900.6 Sq. Ft. x 8"/12 x 0.3 = 980.1 cu.f.
Total Runoff = 2398.9 cu.f.

2398.9 cu.f./ 68.5 cu.f. per ft. of ring
= 35.02 ft. req'd.

Use 36 ft. of 10 ft. Diam. rings

Drainage Reserve Area #3 Drywell "C"
Road Area = 5894.6 Sq. Ft.
Runoff = 5894.6 Sq. Ft. x 8"/12 = 3929.7 cu.f.

Tributary Area = 6386.9 Sq. Ft.
Runoff = 6386.9 Sq. Ft. x 8"/12 x 0.3 = 1278.0 cu.f.
Total Runoff = 5207.7 cu.f.

5207.7 cu.f./ 68.5 cu.f. 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 Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1152.2 s.f. x (.3) = 345.7 s.f.
Runoff = 3788.7 s.f. x 3"/12 = 947.2 cu.f.
947.2 cu.f. / 68.5 cu.f. per ft. of ring
= 13.83 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 2
Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 1006.5 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1263.1 s.f. x (.3) = 378.9 s.f.
Runoff = 3835.4 s.f. x 3"/12 = 958.9 cu.f.
958.9 cu.f. / 68.5 cu.f. per ft. of ring
= 14.0 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 3
Proposed Dwelling = 3375.0 s.f.
Proposed Driveway = 1161.7 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 3685.4 s.f. x (.3) = 1105.6 s.f.
Runoff = 6642.3 s.f. x 3"/12 = 1660.6 cu.f.
1660.6 cu.f. / 68.5 cu.f. per ft. of ring
= 24.24 ft. req'd. – Use 26 ft. of 10' Dia. Rings

Parcel 4
Proposed Dwelling = 2700.0 s.f.
Proposed Driveway = 1009.8 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 914.2 s.f. x (.3) = 274.3 s.f.
Runoff = 4984.1 s.f. x 3"/12 = 1246.0 cu.f.
1246.0 cu.f. / 68.5 cu.f. per ft. of ring
= 18.19 ft. req'd. – Use 20 ft. of 10' Dia. Rings

TEST HOLE #1 – May 30, 2017

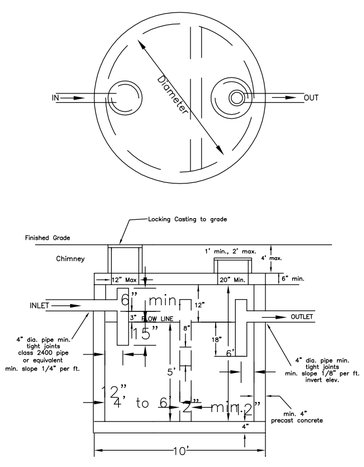
Depth From	Depth To	Classification Of Soil
Ground Surface	1'	Topsoil
1'	2'	Loam
2'	22'	Fine to Medium Graded Sand
22'	30'	Sandy Clay Lens
30'	34'	Well Graded Sand (1/2 Rate)
		NO GROUNDWATER ENCOUNTERED

TEST HOLE #2 – May 30, 2017

Depth From	Depth To	Classification Of Soil
Ground Surface	1'	Topsoil
1'	5'	Sandy Loam
5'	29'	Fine to Medium Graded Sand (1/2 Rate)
		NO GROUNDWATER ENCOUNTERED

TEST HOLE #3 – May 30, 2017

Depth From	Depth To	Classification Of Soil
Ground Surface	1'	Topsoil
1'	1'–6"	Sandy Loam
1'–6"	30'	Fine to Medium Sand
30'	34'	Well Graded Sand and Gravel (3/4 Rate)
		NO GROUNDWATER ENCOUNTERED



SEPTIC TANK

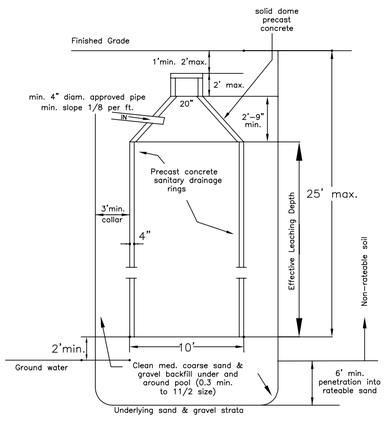
Note: 10' min. separation between proposed water service and proposed sanitary facilities.

Note: Proposed sanitary facilities doe 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. An 8 feet in diameter by 6 feet high approved reinforced precast concrete solid ring.
3. An approved reinforced precast concrete 6 inch thick slab top in lawn areas or a traffic bearing slab in driveways.
4. Drop T must be pinned or otherwise firmly attached.
5. Liquid depth must be 4 feet minimum.



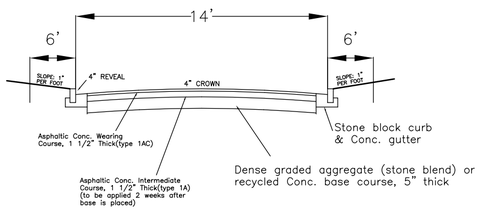
LEACHING POOL DETAIL

SANITARY CALCULATIONS SYSTEM B:

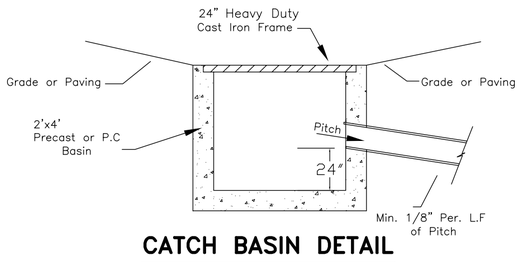
No. of Bedrooms = 5 min.
Gal. / Day = 5 x 150 gal./day/bedrm.
= 750 gal./day

Leaching Capacity:
1/2 Rate flow = 2 gal./s.f./day
Area of 10' Diam. Ring = $2\pi R$
= 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./ft. of ring
= 62.8 gal./day/ft. of ring

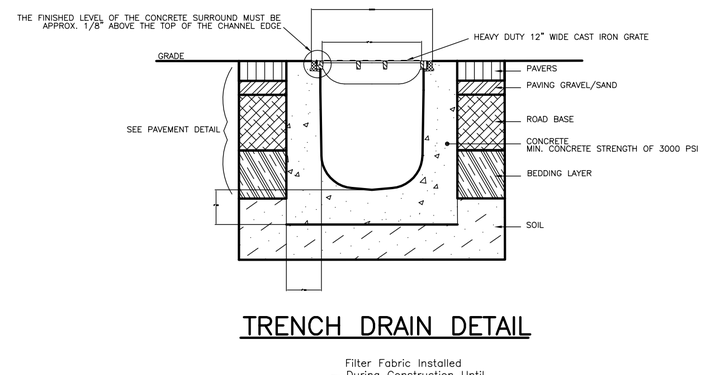
Leaching Pools Required:
= 750 gal./day ÷ 62.8 gal./day/ft. of ring
= 11.94 ft. of ring req'd.
= Use 12 ft. of 10 ft. Diam. Rings



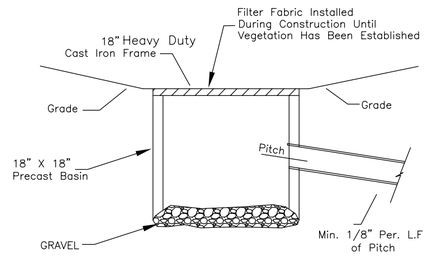
DRIVEWAY DETAIL



CATCH BASIN DETAIL



TRENCH DRAIN DETAIL



YARD DRAIN DETAIL

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
(No Changes to this Sheet)
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 12/28/2016
REVISED 3/16/2017
REVISED 5/3/2017
REVISED 6/5/2017
REVISED 11/3/2016
REVISED 10/3/2016

PRELIMINARY MAP OF MELBY COURT

4/7

DETAILS

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

Drawn by: PJI
Date: 6/22/2016
SCALE: 1" = 20'

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

TAX LOT #24
TAX LOT #25
TAX LOT #26
TAX LOT #27
TAX LOT #45
TAX LOT #21
TAX LOT #22
TAX LOT #12
TAX LOT #13
TAX LOT #46
TAX LOT #19
TAX LOT #5

S 87°05'50" W 173.82' Remains of Wood Fence 200.1
C.L.Fe. 1.0'N
S 86°40'30" W 45.62'
B.W.=203.2 Wood Wall
Chain Link Fence
10' Wide Drainage Easement
94.31' 203.0
79.51' 197.7
U.P.
S 72°44'49" W 61.56'
C.L.Fe. 0.5'E
B.W.=202.9 Metal Fence on Conc. Wall
NO PHYSICAL BOUNDS
Vinyl Fence
15' Wide Drainage Easement
LIMITS OF DISTURBANCE
U.P. 193.7
Silt Fence 194.1 194.4
Test Hole #3
Parcel "4"
Gross Lot Area: 23531.9 Sq. Ft. 0.54 Acres
Net Lot Area: 20934.6 Sq. Ft. 0.48 Acres
Chain Link Fence
Metal Fence
Mtl.Fe. 0.1'W
203.0
N 04°51'10" W 203.07'
S 19°13'44" E 137.07'
Parcel "3"
Gross Lot Area: 27763.9 Sq. Ft. 0.64 Acres
Net Lot Area: 24336.4 Sq. Ft. 0.56 Acres
Proposed D.R.A. #2
(2)Prop. Drywells "B" 18' x 10' Dia. Plus Dome 18' Eff. Depth
BUILDING ENVELOPE
Test Hole #2
NO PHYSICAL BOUNDS
S 04°29'45" E 151.69'
Existing Drywell
S.I.D. Rim=189.7
Proposed D.R.A. #3
(4)Prop. Drywells "C" 20' x 10' Dia. Plus Dome 20' Eff. Depth
N 85°40'36" W 157.72'
R=52.00' L=110.00'
L=44.43' R=52.00'
101.79' 57.74'
L=31.69' R=25.00'
L=4.84'
S 87°37'30" E 60.36'
284.02'
MELBY COURT
S 14°12'22" W 44.05'
R=52.00'
S 87°37'30" E 140.18'
134.22'
M.H.C. Conc. Cover
96.0'
Parcel "2"
Gross Lot Area: 22345.6 Sq. Ft. 0.51 Acres
Net Lot Area: 18911.5 Sq. Ft. 0.43 Acres
(2)Prop. Drywells "A" 20' x 10' Dia. Plus Dome 20' Eff. Depth
Prop. Drywell 10'x8'Dia. Plus Dome 10' Eff. Depth
Parcel "1"
Gross Lot Area: 23694.1 Sq. Ft. 0.54 Acres
Net Lot Area: 15630.8 Sq. Ft. 0.36 Acres
Proposed D.R.A. #1
LIMITS OF DISTURBANCE
Silt Fence
S 27°34'05" W 304.41'
Monument Found
S 29°10'15" W 75.04'
N 82°23'55" E 125.14'
P.R.Fe. 3.5'N
Encr. 6.2'N
13.2'
86.03'
46.56'
Wood Retaining Wall
Dilap. Post & Rail Fence
N 85°08'50" E 132.59'
U.P.
N 29°10'15" E 68.51'
Post & Rail
Hyd.
W.V.
B.C.=196.0
Bel. Blk. Curb
B.C.=199.1
B.C.=202.1
L=35.16' R=200.00'
TALLEY ROAD
Prop. Drywell 10'x8'Dia. Plus Dome 10' Eff. Depth
Existing Driveway
B.C.=201.65
B.C.=199.60
B.C.=198.72
Existing 6" Water Main
B.C.=202.27
B.C.=202.54
B.C.=201.00
MHC
Proposed Reticuline Road Grate w/Curb Inlet
To Be Relocated
Hyd.
B.C.=204.0
15" SDR35
331.87'
128.80'
MELBY LANE
W.V.
Existing 6" Water Main
Bel. Blk. Curb
B.C.=207.1
B.C.=209.4
B.C.=203.7
B.C.=209.7
Existing Driveway
245.00'
L=31.42' R=20.00'
B.C.=215.6
B.C.=214.9
VANAD DRIVE
M.H.C.

PLANTING LIST

	COMMON NAME	SCIENTIFIC NAME	Planting Specicications
GRASSES	Switchgrasses	Panicum virgatum	Seeded, 20lbs./acre
TREES/SHRUBS	Japanese Zelkova	Zelkova Serrata	15' center, min. 3" caliper
TREES/SHRUBS	Liquidambar Stytraciflua	Sweet Gum	15' center, min. 3" caliper
TREES/SHRUBS	Ginkgo Biloba	Ginkgo	15' center, min. 3" caliper

TREE SCHEDULE

Num.	Size	Spec.	Con.
393	20"		
394	10"	Maple	F
395	6"	Maple	F
396	10"	Cherry	D
397	12"	Cherry	D
398	24"	W.Pine	F
399	6"	Ailanthus	D
400	20"	Cherry	F
401	12"	Cherry	F
402	16"	Cherry	F
403	12"	Cherry	F
404	12"	Cherry	F
405	8"	Cherry	F
406	14"	Cherry	F
407	30"	W.Pine	F
408	16"	Maple	F
409	12"	Maple	F
410	8"	Cherry	F
411	16"	Cherry	F
412	12"	Cherry	F

Num.	Size	Spec.	Con.
413	16"	Maple	F
414	14"	Cherry	F
415	16"	Cherry	F
416	24"	W.Pine	F
417	24"	Maple	F
418	30"	Oak	▲
419			▲
420	26"	Oak	▲
421	30"	Oak	F
422	24"	Oak	F
423	50"	Oak	F
424	20"	Oak	F
425	30"	Oak	F
426	30"	Oak	F
427	30"	Oak	X
428	14"	Cherry	F
429	14"	Beech	F
430	6"	W.Pine	▲
431	14"	W.Pine	F
432	14"	W.Pine	F

Num.	Size	Spec.	Con.
433	16"	Cherry	F
434	12"	W.Pine	F
435	12"		X,D
436	24"	Oak	F
437	8"	W.Pine	F
438	10"	W.Pine	F
439	8"	Fir	D
440	10"	Fir	F
441	8"	W.Pine	F
442	12"	W.Pine	F
443	8"	Fir	F
444	6"	W.Pine	D
445	6"	Fir	D
446	6"	Styrax	F
447	6"	Fir	F
448	6"	Fir	F
449	30"	W.Pine	F
450	12"	W.Pine	F
451	12"Split	Beech	F
452	12"Split	Beech	F

Num.	Size	Spec.	Con.
453	12"	W.Pine	F
454	12"	W.Pine	F
455	10"	W.Pine	F
456	8"	Fir	F
457	10"	W.Pine	F
458	20"	Yew	F
459	20"	Yew	F
460	20"	Yew	F
461	36"	W.Pine	F
462	36"	W.Pine	▲
463	6"	W.Pine	D
464	10"	W.Pine	F
465	8"	W.Pine	D
466	6"	W.Pine	F
467	6"	Fir	F
468	6"	W.Pine	F
469	6"	W.Pine	F
470	8"	W.Pine	F
471	12"	W.Pine	F
472	12"	W.Pine	F

Num.	Size	Spec.	Con.
473	8"	W.Pine	F
474	8"	W.Pine	F
475	10"	W.Pine	F
476	10"	W.Pine	F
477	10"	W.Pine	F
478	10"	W.Pine	F
479	30"	Maple	F
480	12"	W.Pine	F
481	12"	W.Pine	F
482	12"	W.Pine	F
483	12"	W.Pine	F
484	6"	W.Pine	F
485	6"	W.Pine	F
486	8"	W.Pine	F
487	6"	W.Pine	F
488	6"	W.Pine	F
489	16"	Maple	F
490	10"	W.Pine	F
491	12"	W.Pine	F
492	10"	W.Pine	F

Num.	Size	Spec.	Con.
493	6"	W.Pine	F
494	8"	W.Pine	F
495	8"	W.Pine	F
496	36"	Oak	F
497	10"	W.Pine	F
498	6"	W.Pine	F
499	32'	Cherry	F
500	12"	W.Pine	F
604	12"	W.Pine	F
605	8"	W.Pine	F
606	6"	Ailanthus	F
607	20"	Cherry	F
608	16"	Cherry	F
609	20"	Cherry	F
610	20"	Cherry	F
611	32"	Oak	▲
612	16"	Cherry	F
613	14"	Cherry	F
614	26"	Cherry	D
615	14"	Cherry	F

Num.	Size	Spec.	Con.
616	6"	Cherry	F
617	8"	Cherry	D
618	8"	Cherry	D
619	14"	Cherry	F
620	16"	Tulip	F
621	22"	Tulip	F
622	8"	Maple	F
623	10"	Maple	F
624	32"	Cherry	F
625	24"	Maple	F
626	20"	C.Apple	▲
627	10"	Holly	▲
628	12"	Holly	▲
629	10"	Holly	▲
630	10"Split	Holly	▲
631	12"	Dogwood	▲
632	32"	Oak	▲
633	10"	Dogwood	▲
634	10"	Dogwood	▲
635	26"	Cherry	▲

Num.	Size	Spec.	Con.
636	36"	W.Pine	X
637	30"	W.Pine	X
638	36"	W.Pine	X
639	40"	W.Pine	X
640	18"	Holly	X
641	10"	C.Apple	X
642	10"	Cherry	X
643	8"	Cherry	X
644	8"	Cherry	X
645	10"	Holly	X
646	10"	Holly	X
647	10"	Holly	X
648	18"	Holly	▲
649	10"	Maple	F
650	22"	Maple	F
651	16"	Oak	F
652	12"	Holly	▲

Key
F = Fair Condition
D = Dead, Damaged, Diseased
X = Existing Tree to be Removed for Proposed Subdivision
▲ = Existing Tree to be Removed For Proposed Dwellings
W.Pine = White Pine
C. Apple = Crabapple

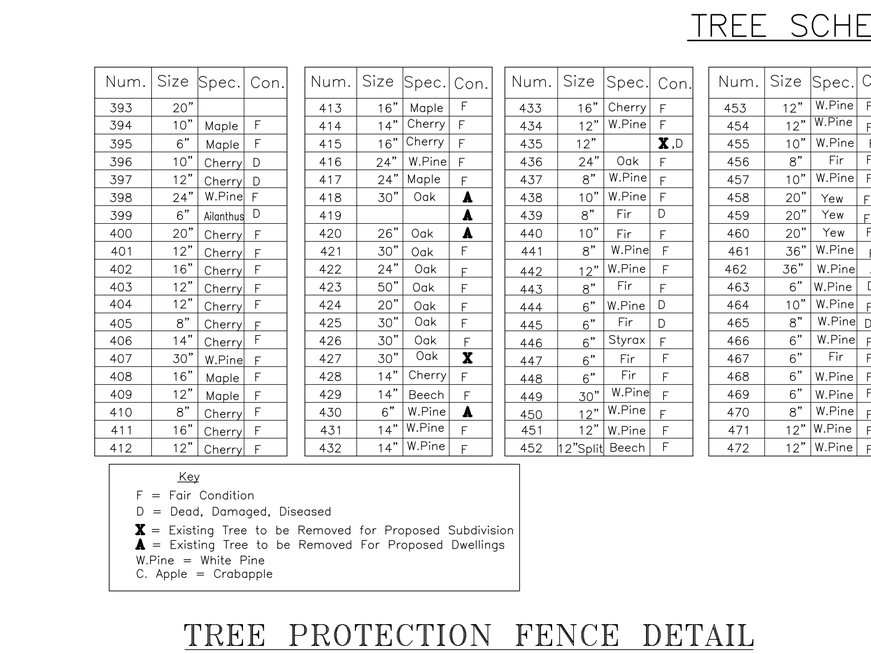
NOTE: ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES

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: 1.71 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
LIQUIDAMBAR STYTRACIFLUA TO BE PLANTED SHOWN AS:
JAPANESE ZELKOVA TO BE PLANTED SHOWN AS:
GINKGO BILOBA TO BE PLANTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 32

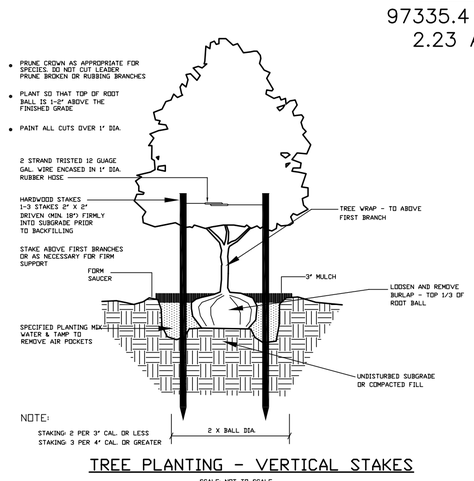
Lot Area:
97335.4 Sq. Ft.
2.23 Acres

TREES TO BE REMOVED SHOWN AS: 14 TREES TO BE REMOVED FOR ROAD CONSTRUCTION
TREES TO BE PLANTED SHOWN AS: , or 18 TREES TO BE PLANTED (3" CALIPER TO BE PLANTED)
TREES ADJACENT TO WORK AREA TO BE BE PROTECTED SHOWN AS:

TREE PROTECTION FENCE DETAIL



TREE PLANTING - VERTICAL STAKES



SCALE: NOT TO SCALE

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017
REVISED 5/3/2017
REVISED 3/16/2017

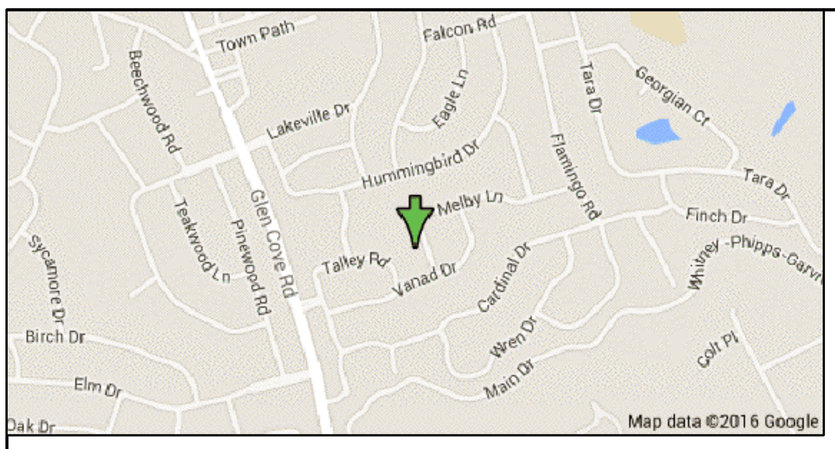
PRELIMINARY MAP OF MELBY COURT LANDSCAPE AND TREE REMOVAL PLAN

5/7

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

Drawn by: PJI
Date: 1/6/2017
SCALE: 1" = 20'

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



ATLAS LOCATION

PROPOSED NEW DWELLING DRAINAGE CALCULATIONS:

Parcel 1

Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 993.0 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1152.2 s.f. x (.3) = 345.7 s.f.
Runoff = 3788.7 s.f. x 3"/12 = 947.2 cu.f.
947.2 cu.f. / 68.5 cu.f. per ft. of ring
= 13.83 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 2

Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 1006.5 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1263.1 s.f. x (.3) = 378.9 s.f.
Runoff = 3835.4 s.f. x 3"/12 = 958.9 cu.f.
958.9 cu.f. / 68.5 cu.f. per ft. of ring
= 14.0 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 3

Proposed Dwelling = 3375.0 s.f.
Proposed Driveway = 1161.7 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 3685.4 s.f. x (.3) = 1105.6 s.f.
Runoff = 6642.3 s.f. x 3"/12 = 1660.6 cu.f.
1660.6 cu.f. / 68.5 cu.f. per ft. of ring
= 24.24 ft. req'd. – Use 26 ft. of 10' Dia. Rings

Parcel 4

Proposed Dwelling = 2700.0 s.f.
Proposed Driveway = 1009.8 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 914.2 s.f. x (.3) = 274.3 s.f.
Runoff = 4984.1 s.f. x 3"/12 = 1246.0 cu.f.
1246.0 cu.f. / 68.5 cu.f. per ft. of ring
= 18.19 ft. req'd. – Use 20 ft. of 10' Dia. Rings

PRIVATE ROADWAY DRAINAGE CALCULATIONS:

Drainage Reserve Area #1 Drywell "A"

Road Area = 2244.7 Sq. Ft.
Runoff = 2244.7 Sq. Ft. x 8"/12 = 1496.5 cu.f.

Tributary Area = 5658.0 Sq. Ft.
Runoff = 5658.0 Sq. Ft. x 8"/12 x 0.3 = 1131.6 cu.f.

Total Runoff = 2628.1 cu.f.

2628.1 cu.f./ 68.5 cu.f. per ft. of ring
= 38.37 ft. req'd.

Use 39 ft. of 10 ft. Diam. rings

Drainage Reserve Area #2 Drywell "B"

Road Area = 2128.2 Sq. Ft.
Runoff = 2128.2 Sq. Ft. x 8"/12 = 1418.8 cu.f.

Tributary Area = 4900.6 Sq. Ft.
Runoff = 4900.6 Sq. Ft. x 8"/12 x 0.3 = 980.1 cu.f.

Total Runoff = 2398.9 cu.f.

2398.9 cu.f./ 68.5 cu.f. per ft. of ring
= 35.02 ft. req'd.

Use 36 ft. of 10 ft. Diam. rings

Drainage Reserve Area #3 Drywell "C"

Road Area = 5894.6 Sq. Ft.
Runoff = 5894.6 Sq. Ft. x 8"/12 = 3929.7 cu.f.

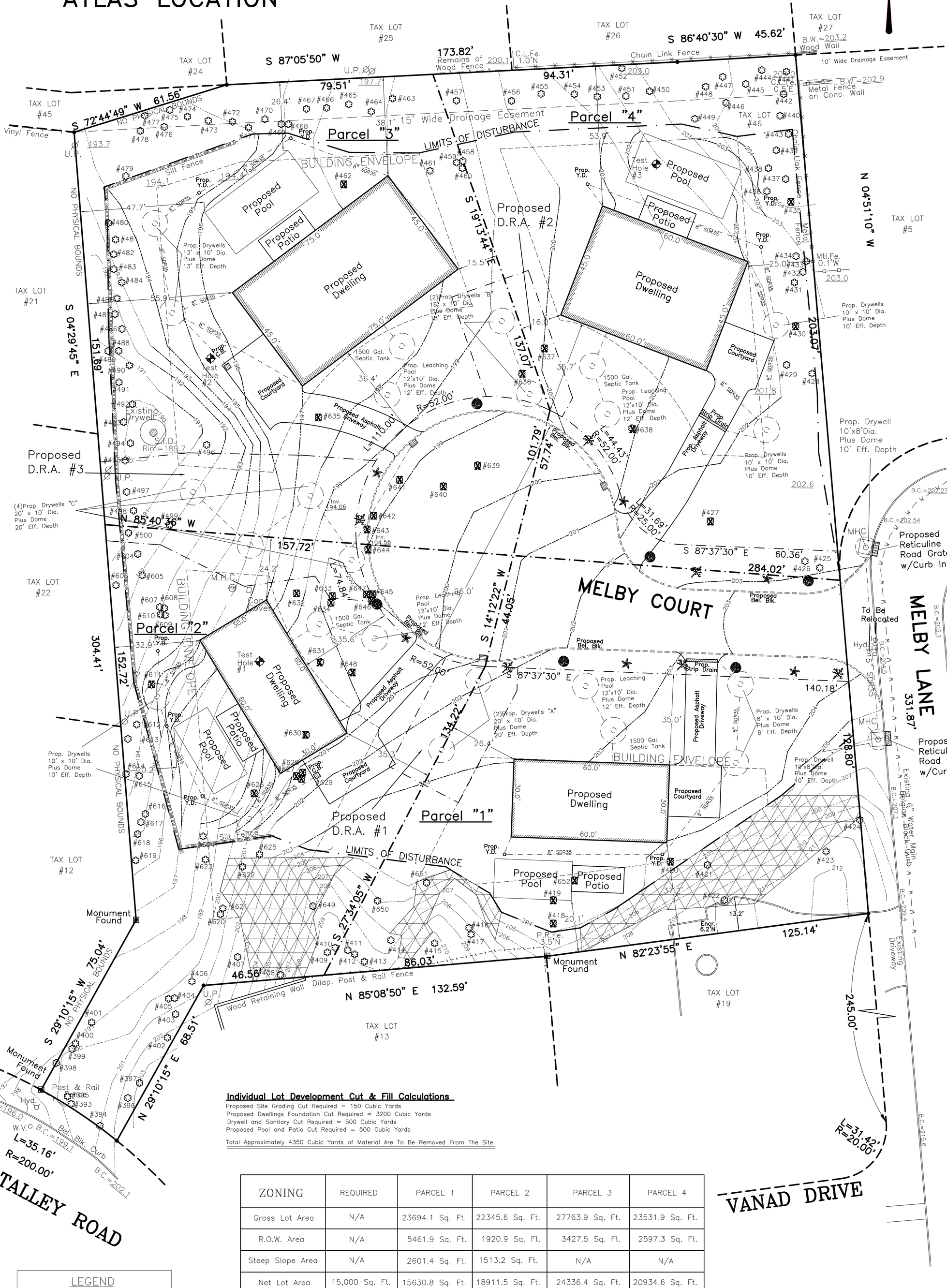
Tributary Area = 6386.9 Sq. Ft.
Runoff = 6386.9 Sq. Ft. x 8"/12 x 0.3 = 1278.0 cu.f.

Total Runoff = 5207.7 cu.f.

5207.7 cu.f./ 68.5 cu.f. per ft. of ring
= 76.02 ft. req'd.

Use 77 ft. of 10 ft. Diam. rings

NOTE: Drainage systems A, B, and C will be located within proposed drainage reserve areas (DRAs) 1, 2, and 3, respectfully. The lots would be subject to a restrictive covenant that outlines drainage and any potential road maintenance requirements. As all the lot owners would benefit from the subdivision roadway drainage system, they would share equally in the cost of any maintenance and/or repair of such facilities. Each homeowner would be responsible for the maintenance on their own individual on–lot drywells.



Individual Lot Development Cut & Fill Calculations

Proposed Site Grading Cut Required = 150 Cubic Yards
Proposed Dwellings Foundation Cut Required = 3200 Cubic Yards
Drywell and Sanitary Cut Required = 500 Cubic Yards
Proposed Pool and Patio Cut Required = 500 Cubic Yards

Total Approximately 4350 Cubic Yards of Material Are To Be Removed From The Site

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.
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'	268.98'	110.00'	110.00'	136.48'
Front Yard	35'	35'	35.6'	36.4'	35.7'
Side Yard/ Aggregate	15'/40'	26.4'/97.9'	24.2'/59.5'	15.5'/71.4'	16'/41'
Rear Yard	30'	37.2'	32.9'	38.1'	53.9'
Building % Coverage	25%	11.52%	9.52%	13.87%	12.90%

ZONED: Resident District R–1

NOTE: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

LEGEND

C.B.	C.B.	Catch basin
G.V.	G.V.	Gas valve
M.H.	M.H.C.	Manhole cover
Hyd.	Hyd.	Hydrant
L.P.	L.P.	Light pole
S.I.D.	S.I.D.	Surface inlet drain
S.M.H.	S.M.H.	Sewer manhole
U.P.	U.P.	Utility pole
W.M.	W.M.	Water Meter
W.V.	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: 1.71 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
LEYLAN CYPRESS TO BE PLANTED SHOWN AS:
JAPANESE CRYPTOMERIA TO BE PLANTED SHOWN AS:
JUNIPER TO BE PLANTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 32

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%

SLOPES 15%– 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

Lot Area:
97335.4 Sq. Ft.
2.23 Acres

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

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017
REVISED 5/3/2017
REVISED 3/16/2017
REVISED 12/28/2016
REVISED 11/3/2016
REVISED 10/3/2016
REVISED 6/22/2016
REVISED 4/15/2016

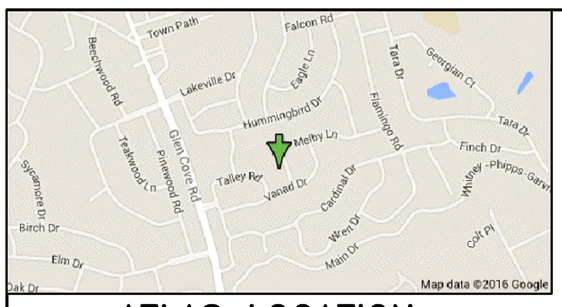
PRELIMINARY MAP OF MELBY COURT GRADING AND DRAINAGE PARCELS 1–4

6/7

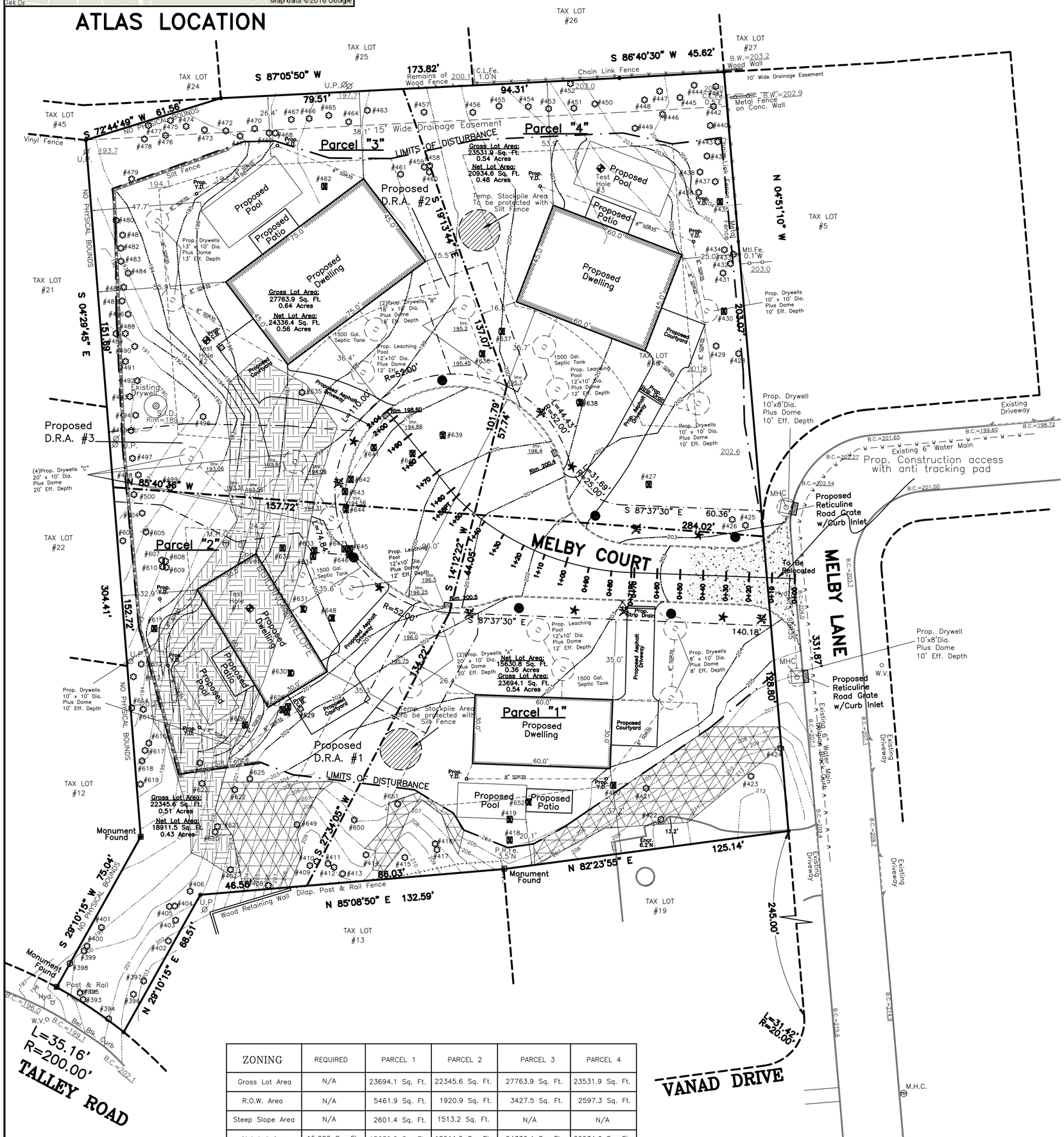
Of Property
Situated In The
Inc. Village of East Hills
Nassau County, N.Y.

Drawn by: PJI
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



ATLAS LOCATION



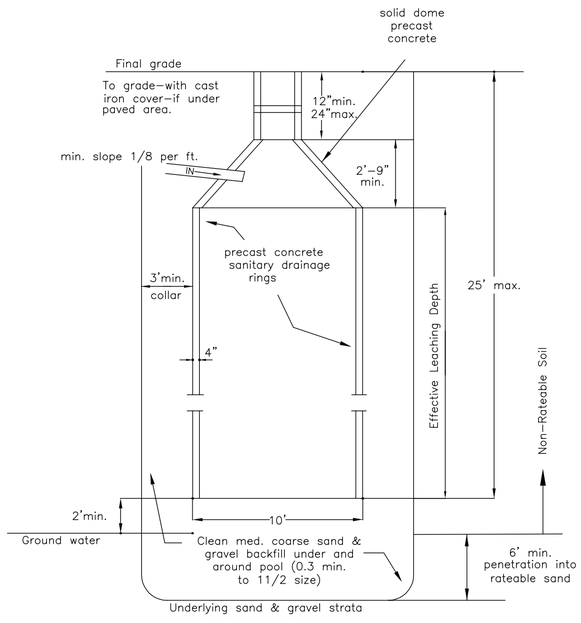
ZONING	REQUIRED	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
Gross Lot Area	N/A	23694.1 Sq. Ft.	22345.6 Sq. Ft.	27763.9 Sq. Ft.	23531.9 Sq. Ft.
R.O.W. Area	N/A	5461.9 Sq. Ft.	1920.9 Sq. Ft.	3427.5 Sq. Ft.	2597.3 Sq. Ft.
Steep Slope Area	N/A	2601.4 Sq. Ft.	1513.2 Sq. Ft.	N/A	N/A
Net Lot Area	15,000 Sq. Ft.	15630.8 Sq. Ft.	18911.5 Sq. Ft.	24336.4 Sq. Ft.	20934.6 Sq. Ft.
Min. Street Frontage	110'	268.98'	110.00'	110.00'	136.48'
Front Yard	35'	35'	35.6'	36.4'	35.7'
Side Yard/ Aggregate	15'/40'	26.4'/97.9'	24.2'/59.5'	15.5'/71.4'	16'/41'
Rear Yard	30'	37.2'	32.9'	38.1'	53.9'
Building % Coverage	25%	11.52%	9.52%	13.87%	12.90%

ZONED: Resident District R-1

NOTE: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

LEGEND

C.B.	Catch basin	
G.V.	Gas valve	
M.H.C.	Manhole cover	
Hyd.	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	



DRYWELL DETAIL

PRIVATE ROADWAY DRAINAGE CALCULATIONS:

Drainage Reserve Area #1 Drywell "A"
Road Area = 2244.7 Sq. Ft.
Runoff = 2244.7 Sq. Ft. x 8"/12 = 1496.5 cu.f.

Tributary Area = 5658.0 Sq. Ft.
Runoff = 5658.0 Sq. Ft. x 8"/12 x 0.3 = 1131.6 cu.f.

Total Runoff = 2628.1 cu.f.

2628.1 cu.f./ 68.5 cu.f. per ft. of ring
= 38.37 ft. req'd.

Use 39 ft. of 10 ft. Diam. rings

Drainage Reserve Area #2 Drywell "B"
Road Area = 2128.2 Sq. Ft.
Runoff = 2128.2 Sq. Ft. x 8"/12 = 1418.8 cu.f.

Tributary Area = 4900.6 Sq. Ft.
Runoff = 4900.6 Sq. Ft. x 8"/12 x 0.3 = 980.1 cu.f.

Total Runoff = 2398.9 cu.f.

2398.9 cu.f./ 68.5 cu.f. per ft. of ring
= 35.02 ft. req'd.

Use 36 ft. of 10 ft. Diam. rings

Drainage Reserve Area #3 Drywell "C"
Road Area = 5894.6 Sq. Ft.
Runoff = 5894.6 Sq. Ft. x 8"/12 = 3929.7 cu.f.

Tributary Area = 6386.9 Sq. Ft.
Runoff = 6386.9 Sq. Ft. x 8"/12 x 0.3 = 1278.0 cu.f.

Total Runoff = 5207.7 cu.f.

5207.7 cu.f./ 68.5 cu.f. 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 Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1152.2 s.f. x (.3) = 345.7 s.f.
Runoff = 3788.7 s.f. x 3"/12 = 947.2 cu.f.
947.2 cu.f. / 68.5 cu.f. per ft. of ring
= 13.83 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 2
Proposed Dwelling = 1800.0 s.f.
Proposed Driveway = 1006.5 s.f.
Proposed Pool = 450.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 1263.1 s.f. x (.3) = 378.9 s.f.
Runoff = 3835.4 s.f. x 3"/12 = 958.9 cu.f.
958.9 cu.f. / 68.5 cu.f. per ft. of ring
= 14.0 ft. req'd. – Use 16 ft. of 10' Dia. Rings

Parcel 3
Proposed Dwelling = 3375.0 s.f.
Proposed Driveway = 1161.7 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 3685.4 s.f. x (.3) = 1105.6 s.f.
Runoff = 6642.3 s.f. x 3"/12 = 1660.6 cu.f.
1660.6 cu.f. / 68.5 cu.f. per ft. of ring
= 24.24 ft. req'd. – Use 26 ft. of 10' Dia. Rings

Parcel 4
Proposed Dwelling = 2700.0 s.f.
Proposed Driveway = 1009.8 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 914.2 s.f. x (.3) = 274.3 s.f.
Runoff = 4984.1 s.f. x 3"/12 = 1246.0 cu.f.
1246.0 cu.f. / 68.5 cu.f. per ft. of ring
= 18.19 ft. req'd. – Use 20 ft. of 10' Dia. Rings

SEED GROUND COVER DETAIL

TOPSOIL

1. Topsoil shall have at least 2% by weight of fine texture stable organic material, and no greater than 6%. Muck soil shall not be considered topsoil.
2. Topsoil shall have not less than 20% fine textured material(passing the No.200 sieve) and not more than 15% clay.
3. Topsoil treated with soil sterilants or herbicides shall be so identified to the purchaser.
4. Topsoil shall be relatively free of stones over 1 & 1/2 inches, trash, noxious weeds such as nutsedge and quackgrass, and will have less than 10% gravel by volume.
5. Topsoil containing soluble salts greater than 500 ppm shall not be used.

SEEDING:

Empire birdsfoot trefoil	8lbs/ac.	0.20lbs/1,000sq.ft.
or Common white clover	8lbs/ac.	0.20lbs/1,000sq.ft.
PLUS		
Tall fescue	20lbs/ac.	0.45lbs/1,000sq.ft.
PLUS		
Redtop or	2lbs/ac.	0.05lbs/1,000sq.ft.
Ryegrass(perennial)	5lbs/ac.	0.10lbs/1,000sq.ft.

Note: For Empire birdsfoot trefoil or Common white clover add innoculant immediately prior to seeding.

CONSTRUCTION SPECIFICATIONS

1. Finished Land Surface will be graded as shown on grading plan
2. The fill slope is not to exceed 1.6:1
3. Topsoil will be removed from areas to be graded and stockpiled on location.
4. Areas to be filled will be cleared and grubbed.
5. Fill will consist of clean sand with gravel and will be placed in layers beginning at the toe and extending to the limits of the disturbed bank.
6. Straw bale dikes to be placed at 25 ft. intervals on the contour along the bank prior to placement of topsoil.
7. After fill and straw bale dike construction the drainage facilities may be installed.
8. Slope to be scarified where necessary for application of topsoil.
9. Topsoil to be distributed to a uniform depth over the area. The topsoil shall be promptly fertilized, seeded, mulched, and stabilized by "tracking" with suitable equipment.
10. Apply topsoil to a depth of 2 inches. Lime to a pH of 6.0. Fertilize with 600 lbs. of 5-10-10 or equivalent per acre.
11. Seed to be applied uniformly by hydroseeding. Straw(small grain) mulch applied at 2ton/acre (90lbs/1,00sq.ft.) and anchored with wood fiber mulch(hydromulch) at 500-750lbs/acre(11-17 lbs/ 1,000sq.ft.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.
12. Hay bales shall not be removed until full growth of the hydroseeded embankment has been established and approved and the embankment has been inspected by the Engineering Section of Planning and Development.
13. All washed out and rutted areas on the embankment are to be filled in with topsoil and reseeded until full growth of the hydroseed has been established for the embankment.
14. Watering will be dictated by weather conditions with 1 to 2 inches of water per application.
15. All grading and landscaping disturbed on neighboring properties as a result of existing erosion, construction or revegetation of the embankment, will be restored by the contractor prior to issuance of certificate of completion.

STORMWATER POLLUTION PROTECTION PLAN:

1a. The project consists of constructing a roadway to gain access to 4 new buildable residential lots. The size of the lot is 2.25 acres. Approximately 1.71 acres will be disturbed. Currently the site contains a single family dwelling, pool, driveway, sports court and patio areas, with a mostly grass areas and sections of trees. The plan calls for the disturbed area to be graded and grass seeded with new trees and landscaping placed around the proposed roadway. A drainage system will serve the disturbed and impervious areas with drywells.

1b. The site map shows proposed improvements to the property.

1c. The soil classification of this area is predominantly Urban land-Riverhead Complex and Urban Land-Montauk complex.

1d. Construction phasing is as follows:
1. Install soil erosion control measures and anti tracking pad for construction entrance.
2. Strip topsoil and stockpile in designated area.
3. Demolish all existing structures.
4. Excavate and construct the roadway.
5. Install proposed drywells with protection over open grates.
6. Install drainage pipes.
7. Complete grading and place screening and other landscaping trees, topsoil and plant grass on disturbed areas.
8. Install fencing and additional seed on areas of disturbance.
9. Remove temporary soil erosion control measures only after vegetation has been well established.

1e. Storm drain inlet protection are to be installed and maintained until such time that all ground disturbances have ended and the new vegetation has been well established thus preventing sediment and pollutants from entering the drainage system(s).

1f. Construction material to be stored on site includes the temporary stockpile of topsoil with hay bales and silt fence proposed in this area to prevent this material from becoming a pollutant, as well as pipe sections and drainage structures.

1g. Temporary structural measures to be used for soil stabilization include hay bales and silt fence. Permanent measures include the proposed new grade which will lessen the grade and slow the velocity of any runoff. Permanent measures include the installation of drainage structures as shown on the plan to reduce the volume of overland flow of runoff. Vegetative permanent measures include the planting and maintenance of grass on all areas of disturbance and regraded slopes.

1h. Location, size and length of soil erosion control measures are shown on the plan. Should during the course of the work, additional erosion and sediment control measures be required by State, County or local officials, those measures shall be immediately installed.

1i. Details of soil erosion control measures are shown on the plan. All erosion and sediment control measures are to be installed in accordance with the NYSDEC's "New York State Standards and Specifications for Erosion and Sediment Control".

1j. There are no temporary soil erosion control measures to be converted to permanent.

1k. Initial placement of temporary soil erosion control measures to be in place prior to any disturbance of soil. General contractor is responsible for weekly maintenance throughout duration of the project.

1l. Maintenance to be performed on soil erosion control measures on an as needed basis with inspections made on a weekly basis. The required maintenance of all existing erosion and sediment control measures is to be done in accordance with the NYSDEC's "New York State Standards and Specifications for Erosion and Sediment Control".

1m. The receiving body of water is Hempstead Harbor. All runoff directed to drywells.

1n. The SWPPP is prepared by Michael Rant, P.E., The SWPPP is implemented by Mr. and Mrs. Shenfeld, property owner and their contractor. Each contractor performing site work is required to have on site, at all times, an employee who is responsible for implementation of the SWPPP and who has completed the NYSDEC's 4-hour train course "Protecting New York's Natural Resources with Better Construction Site Management". A copy of the employee's Certificate of Completion is to be kept on site along with the SWPPP.

1o. Silt fence are to be used to help divert flow and limit discharge of pollutants.

1p. There are no existing ponds on the property.

Lot Area:
97335.4 Sq. Ft.
2.23 Acres

NOTE: All utilities to be underground.

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

TEST HOLE #1 – May 30, 2017

Depth From	Depth To	Classification Of Soil
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

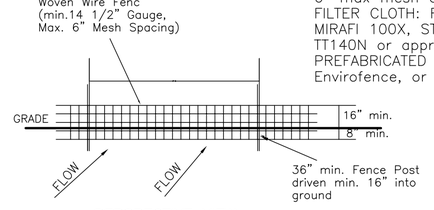
Depth From	Depth To	Classification Of Soil
Ground Surface	1'	Topsoil
1'	5'	Sandy Loam
5'	29'	Fine to Medium Graded Sand
		NO GROUNDWATER ENCOUNTERED

TEST HOLE #3 – May 30, 2017

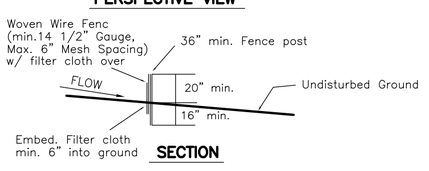
Depth From	Depth To	Classification Of Soil
Ground Surface	1'	Topsoil
1'	1'-6"	Sandy Loam
1'-6"	30'	Fine to Medium Sand
30'	34'	Well Graded Sand and Gravel
		NO GROUNDWATER ENCOUNTERED

SILT FENCE DETAIL

POSTS: Steel either "T" or "U" Type or 2" Hardwood
FENCE: Woven Wire, 14 1/2 ga. 6" max mesh opening
FILTER CLOTH: Filter X, MIRAFI 100X, STABALINKA TT140N or approved equal.
PREFABRICATED UNIT: Geofab, Envirofence, or approved equal



PERSPECTIVE VIEW



SECTION

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid. section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.

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: 1.71 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
LEYLAN CYPRESS TO BE PLANTED SHOWN AS:
JAPANESE CRYPTOMERIA TO BE PLANTED SHOWN AS:
JUNIPER TO BE PLANTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 32

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%
SLOPES 15%– 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

I Hereby Certify that the design of all stormwater management practices meet the requirements of the Inc. Village of East Hills local law.

Michael Rant, P.E.

Owners:
Mr. & Mrs. Steven Shenfeld
2A Melby Lane
East Hills, NY

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019
REVISED 12/10/2018
REVISED 6/5/2017

PRELIMINARY MAP OF MELBY COURT STORMWATER POLLUTION PREVENTION PLAN

7/7

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

Drawn by: PJI
Date: 5/3/2017
SCALE: 1" = 30'

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

Appendix D

Description

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

Residential Property

2A Melby Lane,
East Hills, New York

PREPARED FOR

Steven Shenfeld and Wendy Shenfeld
2A Melby Lane
East Hills, New York 11576

PREPARED BY

100 Motor Parkway, Suite 135
Hauppauge, NY 11788
(631) 787-3400

October 26, 2018

Table of Contents

Appendices

Executive Summary

This document is a Phase I Environmental Site Assessment (ESA) prepared to determine recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or business environmental risks (BERs) in connection with a residential property located on the west side of Melby Lane, south of Hummingbird Drive and northeast of Talley Road, in the Incorporated Village of East Hills, Town of North Hempstead, Nassau County, New York (hereinafter referred to as the "subject property" or the "site"). The subject property is known by the street address of 2A Melby Lane, and is identified as Section 19 – Block 27 – Lot No. 46 on the Nassau County land and tax maps. The subject property is located at a topographic elevation that ranges from approximately 195 feet above mean sea level (amsl) to approximately 204 feet amsl, with a topographic gradient that slopes gently downward to the northwest. Review of the *USGS Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010*, groundwater elevation in the vicinity of the subject property is approximately 70 feet amsl, and therefore, estimated depth to water beneath the subject property is expected to range from approximately 125 feet bgs to 134 feet below grade surface (bgs). Groundwater is expected to flow to the northwest, toward the inlet of Hempstead Harbor.

According to the Nassau County Assessor records and information provided by RealQuest®, the subject property consists of one irregular-shaped tax parcel which is approximately 2.21 acres in size. The subject property is improved with a two-story single-family residence, with a total living area of approximately 6,239 square feet (s.f.) (the "subject building"), which is situated in the central portion of the site. The subject building is improved with a full basement and an attic, as well as an attached garage. A koi pond and swimming pool are situated in the south-central portion of the subject property, a basketball court is located in the northwestern corner of the subject property, a small putting green is present to the north of the subject building, and a stone driveway/parking area is located in the eastern portion of the subject property. Access to the overall property can be obtained from Melby Lane to the east, and the subject property also contains frontage along Talley Road, to the southwest.

VHB was able to establish a history for the subject property dating back to 1929, at which time the central portion of the subject property was improved with a residence (the subject building), which was accessible via unpaved roadways traversing the northern portion until at least 1953. By 1962, the present roadway network

surrounding the subject property had been developed, providing access to the subject property from Melby Lane, to the east, with visible frontage along Talley Road, to the southwest.

Based on the results of the Phase I ESA, no RECs were identified in connection with the subject property. However, as the subject building may be demolished and the subject property may be subdivided in the future, several BERs were identified for the subject property. The BERs along with VHB's associated recommendations, are summarized as follows:

- Two approximately 275-gallon No. 2 fuel oil aboveground storage tanks (ASTs) are located within the basement of the subject building, and one propane underground storage tank (UST) is located to the west of the in-ground swimming pool. These tanks should be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities.

- Sanitary wastes generated at the subject property discharge to a sanitary system located in the southwestern portion of the subject property. VHB observed two at-grade covers associated with the sanitary system. The sanitary system should be abandoned and/or removed in accordance with prevailing regulations during any site demolition and/or subdivision activities.

- Two transformers were observed on a utility pole located to the southeast of the subject building, on the subject property. The age of the transformers could not be determined. As such, there is a potential for same to contain polychlorinated biphenyl (PCB)-containing transformer oil. However, the transformers were observed to be in good condition with no evidence of leaks or release. PCBs are subject to federal disposal restrictions and should be managed accordingly during any proposed site redevelopment and/or demolition.

- Painted surfaces of the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject building as constructed circa 1929, there is a potential for lead-based paint to be present within same. Should the buildings at the subject property be demolished, it is likely that the ratio of lead-impacted materials to total demolition debris would not require additional actions. However, the demolition contractor should be alerted to potential presence of lead-based paint in order to take necessary worker protection precautions.

- Based upon the age of the subject building as constructed circa 1929, there is a potential for building materials and roofing materials to contain asbestos. Several areas of suspected asbestos-containing pipe insulation were observed within the subject building basement. In addition, the exterior of one of the two fuel oil-fired boilers within the basement of the subject building was observed to consist of suspected asbestos-containing insulation. VHB recommends an asbestos-containing materials (ACM) survey be conducted at the subject

property and identified ACM be abated in accordance with prevailing regulations prior to demolition activities.

In addition to the above, it should be noted that there is a potential during future subdivision application activities that the Nassau County Department of Health (NCDH) will request review of this Phase I ESA. Although no RECs have been identified in association with this Phase I ESA, the requirements of the NCDH may be more conservative, and there is a potential that the NCDH will request investigation activities which may include investigation of open space areas, soil vapor and drainage structures, among other requirements.

1.0
Introduction

1.1 Purpose

This document is a Phase I Environmental Site Assessment (ESA) prepared to determine recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or business environmental risks (BERs) in connection with a residential property located on the west side of Melby Lane, south of Hummingbird Drive and northeast of Talley Road, in the Incorporated Village of East Hills, Town of North Hempstead, Nassau County, New York (hereinafter referred to as the "subject property" or the "site"). The subject property is known by the street address of 2A Melby Lane, and is identified as Section 19 – Block 27 – Lot No. 46 on the Nassau County land and tax maps. Figures referenced are included in Appendix A. Representative site photographs are included in Appendix B.

1.2 Detailed Scope of Service

This Phase I ESA has been prepared in accordance with procedures established by environmental professionals and in concert with the guidance of regulatory agencies and funding institutions and American Society for Testing and Materials (ASTM) Practice E1527-13, inclusive of the United States Environmental Protection Agency (USEPA) "All Appropriate Inquiry" requirement published in the Federal Register on December 30, 2013. The USEPA "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of ASTM Practice E1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site

assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of CERCLA and petroleum products. As such, the practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practices that constitute *"all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice," as defined in 42 U.S.C. §9601 (35)(B).*

As stated in ASTM Practice E1527-13, the purpose of the Phase I ESA is to identify, to the extent feasible, pursuant to the process established by ASTM Practice E1527-13, *"recognized environmental conditions in connection with a property."*

The term "*recognized environmental conditions*," as defined by ASTM Practice E1527-13 means *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."*

The term *"de minimis conditions*," as defined by ASTM Practice E1527-13 means "*a condition that generally does not present a threat to human health or the environment that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.*"

The term "*controlled recognized environmental condition*," as defined by ASTM Practice E1527-13 means "*a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls. A condition considered by the Environmental Professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental conditions in the conclusions section of the Phase I Environmental Site Assessment.*

The term "*historic recognized environmental condition*," as defined by ASTM Practice E1527-13 means "*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls. Before calling the past release a historical recognized environmental condition, the*

Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the Environmental Professional considers the past release to be a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition."

This Phase I ESA, as required by ASTM Practice E1527-13, specifically consists of the following four components:

1. Records Review
    a. Physical settings document review
    b. Regulatory database records search
    c. Local municipal agency records search
    d. Historic use records search
2. Site Reconnaissance
3. Interviews with Past and Present Owners and Occupants
4. Evaluation and Reporting

As stated in Practice E1527-13, there may be environmental issues or conditions at the property, which may be requested by the user to be addressed as part of the Phase I ESA, which are not covered within the scope of ASTM Practice E1527-13. The issues are referred to as non-scope considerations. The following is a list of non-scope considerations, which may be addressed, in a limited capacity within this Phase I ESA:

- Radon
- Lead-Based Paint (LBP)
- Asbestos-Containing Materials (ACM)
- Wetlands
- Special Groundwater Protection Areas
- Mold and Water Damage

1.3 Significant Assumptions

In preparation of the Phase I ESA, it is assumed that information provided within the Environmental Database, regulatory agency records, municipal agency records, as well as information obtained from the user is accurate.

1.4 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.

2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work and defined in ASTM Practice E1527-13. Any deviations from this scope are defined below. Furthermore, the scope of work was defined and developed pursuant to the request of the Client.

3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by VHB.

4. VHB's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report will not be construed to offer legal opinion or representations as to the requirements of, or compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. VHB does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.

5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation. As at any site, the actual condition of the groundwater and sub-surface soil cannot be determined without further investigation.

6. This report is based, in part, on information supplied to VHB by third-party sources. While efforts have been made to substantiate this third-party

information, VHB cannot attest to the completeness or accuracy of information provided by others.

7. The Phase I ESA practice does not include any testing or sampling of materials (e.g., soil, water, air, building materials).

1.5 User Reliance

This report was prepared in October 2018 by Minki Kim and was supervised by Heather Waldmann, CHMM and Senior Project Manager of VHB at the request of Mr. Steven Shenfeld and Mrs. Wendy Shenfeld. VHB assumes no liability for use of this report by any person or entity other than the Client, for which it was prepared.

2.0

Site Description

2.1 Property and Address Location

The subject property is located on the west side of Melby Lane, south of Hummingbird Drive and northeast of Talley Road, in the Incorporated Village of East Hills, Town of North Hempstead, Nassau County, New York. The subject property is known by the street address of 2A Melby Lane (Appendix A, Figures 1 through 4).

2.1.1 Tax Map Number

According to information obtained from the Nassau County Tax Assessor, the subject property is identified as Section 19 – Block 27 – Lot No. 46 on the Nassau County land and tax maps (Appendix A, Figure 3).

2.1.2 Acreage and Building Size

According to the Nassau County Assessor records and information provided by RealQuest®, the subject property consists of one irregular-shaped tax parcel which is approximately 2.21 acres in size. The subject property is improved with a two-story single-family residence, with a total living area of approximately 6,239 square feet (s.f.) (hereinafter referred to as the "subject building"), which is situated in the central portion of the site. The subject building is improved with a full basement and an attic, as well as an attached garage. A koi pond and swimming pool are situated in the south-central portion of the subject property, a basketball court is located in the northwestern corner of the subject property, a small putting green is present to the north of the subject building, and a stone driveway/parking area is located in the eastern portion of the subject property. Access to the overall property can be obtained from Melby Lane to the east, and the subject property also contains frontage along Talley Road, to the southwest.

2.1.3 Ownership

According to information provided by the Nassau County Tax Assessor and RealQuest®, the current owners of record are Steven Shenfeld and Wendy Shenfeld.

2.1.4 Title Report

No title report was provided to VHB by the client during the preparation of this Phase I ESA.

2.1.5 Zoning

According to the Zoning Map for the Incorporated Village of East Hills, the subject property is located within the R-1 Residence District.

2.2 Current Occupancy and Property Use

As previously indicated, the subject property is improved with a two-story single-family residence, with a total living area of approximately 6,239 square feet (s.f.) (hereinafter referred to as the "subject building"), which is situated in the central portion of the site. The subject building is improved with a full basement and an attic, as well as an attached garage. A koi pond and swimming pool are situated in the south-central portion of the subject property, a basketball court is located in the northwestern corner of the subject property, a small putting green is present to the north of the subject building, and a stone driveway/parking area is located in the eastern portion of the subject property. Access to the overall property can be obtained from Melby Lane to the east, and the subject property also contains frontage along Talley Road, to the southwest.

3.0

Site Geology and Hydrogeology

3.1 Geology

A concise and accurate description of the geology, physiography and drainage of Nassau County is found in the Soil Survey of Nassau County, New York (USDA). Relevant excerpts of this study are included below.

Nassau County is part of the Coastal Plain physiographic province. The County is characterized by undulating or rolling landscapes in the northern part and a flat plain with a gently southward tilt in the southern part. A lobe of rolling topography protrudes farther to the south along the eastern edge of the County. Extensive tidal areas and marshes are just south of the plain, and a barrier beach and dunes form the southern outline of the County.

Elevation in the County ranges from sea level to about 340 feet above sea level near the eastern edge of the County, just south of NYS Route 25. The landforms at the higher elevations were deposited as a terminal moraine. These areas have irregular topography that is crossed by deep glacial drainage channels near the north shore. These channels empty into deep bays on the north shore. The steepest relief is along drainage channels or on the side slopes adjacent to the bays.

An outwash plain, which is to the south of the terminal moraine, has a maximum elevation of about 180 feet just northeast of Hicksville and slopes gradually to the south some eight to ten miles, finally reaching tidal area at sea level.

Nassau County is underlain by bedrock, but most of it is at a depth of several hundred feet. The closest surficial bedrock is to the west in the boroughs of Bronx and Queens in New York City and areas to the northwest in Westchester County near Long Island Sound. From these areas of surface exposure, the rock surface dips to the southeast to form a solid basement below Nassau County. Most of the bedrock

consists of Cretaceous sedimentary layers. Some of the older rocks in the area are the 200 million year old Triassic red beds and lava flows off New Jersey and Connecticut and Cambrian metamorphic rocks in the New York City area that are 450 million years old.

During the late Cretaceous Period, the sediments from the eroding Appalachian Highlands were carried by streams and rivers to low-lying coastal areas. The sand, silt, and clay of the Raritan and Magothy formations, which form the foundation of Long Island, were deposited as deltas in areas of shallow water. The Raritan formation is below sea level, and the Magothy formation is at the surface of several sites along the north shore. During the Tertiary Period this area of Long Island was uplifted above sea level and the Cretaceous sediments were eroded and dissected by streams and rivers. The valley now occupied by Long Island Sound was cut by a major river, and smaller tributary streams formed valleys which are now the north shore bays.

During the Pleistocene Epoch of the Quaternary Period, several major glacial advances into the northern United States occurred. This epoch is divided into four major glacial stages. From oldest to youngest, they are: Nebraskan, Kansan, Illinoian, and Wisconsinan.

During the Illinoian advance, the ice sheet reached a position just north of the Long Island area. Outwash sand and gravel, of the Jameco gravel formation, was deposited by meltwater streams. Following the Illinoian stage, sea level rose close to its present level and a clay (Gardiner clay) containing marine fossils was deposited in the shallow coastal waters surrounding Long Island.

During the Wisconsinan glacial advance, the ice reached a position represented on most of Long Island by the Ronkonkoma terminal moraine. In the latter part of this stage, the ice sheet receded from a point east of Lake Success and established a new position along the north shore marked by the Harbor Hill terminal moraine. West of Lake Success this lobe of ice overrode the Ronkonkoma moraine and pushed as far south as Staten Island. This caused the terminal moraine/deposits in Nassau County to form a wide band of irregular topography occupying the northern half of the County, while in adjacent Suffolk County the terminal moraine deposits were far enough apart to be two distinct landforms separated by a flat plain. During the Wisconsinan advance, sea level dropped about 350 feet below its current elevation to expose a broad, flat coastal plain.

As the climate again warmed about 11,000 years ago, the Wisconsinan period ended and the Holocene, or present, period began. The ice sheet receded to its present polar limits, and sea level rose to its present level. Currents and wave action modified the outwash plain to create the present-day shoreline.

3.2 Topography and Site Characteristics

3.2.1 Elevation

The topography of the site and surrounding area was reviewed from the United States Geological Survey (USGS) 7.5-minute series topographic map for the Hicksville, New York (NY) Quadrangle (Appendix A, Figure 4). Based upon a review of the aforementioned map, it was determined that the subject property is located at an elevation that ranges from approximately 195 feet above mean sea level (amsl) to approximately 204 feet amsl, with a topographic gradient that slopes gently downward to the northwest.

3.2.2 Soils

According to the Soil Survey of Nassau County, New York (United States Department of Agriculture [USDA], 1987) (the "Soil Survey"), the soils on the subject property are mapped as Urban Land - Riverhead Complex, zero-to-three percent slopes (UrA), Urban Land – Montauk Complex, three-to-eight percent slopes (UnB), and Urban Land- Montauk complex, eight-to-15 percent slopes (UnC). Details of the foregoing soil type are listed below:

Montauk Series

The Montauk series consists of very deep, well drained soils on upland hills and ridges. These soils formed in loamy glacial tills that are more compact than nearby glacial outwash deposits. Slope ranges from zero-to-35 percent.

Montauk soils are near Riverhead, Scio and Wallington soils. The Montauk soils have a more firm and dense substratum than the Riverhead soils and are better drained than Scio and Wallington soils.

Urban Land – Montauk Complex, three-to-eight percent slopes (UnB)

This unit consists of urbanized areas and very deep, well drained soils. This unit is on the gently sloping tops and sides of low hills and broad ridges. The areas of this unit are round, oval, or irregular in shape and range mainly from 10 to 100 acres. A few areas are as large as several hundred acres. This unit consists of about 60 percent urbanized areas, 25 percent Montauk soils, and 15 percent other soils. The urbanized areas and Montauk soils are so intermingled that it was not practical to map them separately.

The urbanized areas are buildings, roadways, driveways, parking lots, and other manmade structures. The typical sequence, depth, and composition of

the layers of Montauk soils are as follows: the surface layer is dark grayish brown fine sandy loam to seven inches; the subsoil is strong brown fine sandy loam from seven to 19 inches, yellowish brown fine sandy loam from 19 to 28 inches and light yellowish brown sandy loam from 28 to 34 inches; the substratum is firm, pale brown loamy sand from 34 to 47 inches, and firm, light yellowish brown gravelly loamy sand from 47 to 60 inches or more.

Included with this unit in mapping are small areas of well drained Enfield and Riverhead soils. The Enfield soils are in areas where the subsoil has a high silt content, and the Riverhead soils are where the subsoil is mostly sandy loam. The substratum in both soils is friable, and both soils make up about 10 percent of this map unit. Also included are mostly wetter soils, such as moderately well drained Scio soils and somewhat poorly drained and poorly drained Walpole soils along shallow drainageways and in depressions. Theses soils make up about five percent of the unit.

Properties of the Montauk soils include moderately rapid or moderate permeability in the surface layer and subsoil and slow or moderately slow in the substratum, moderate available moisture capacity, an extremely acid to moderately acid soil reaction throughout, a slight erosion hazard, a water table perched at a depth of two -to-two and a half feet during seasonally wet periods, and a root zone of about 30 inches.

The areas on which there are no structures are lawns, gardens, small playgrounds, border strips along streets and sidewalks, and a few vacant lots. Seasonal wetness limits the Montauk soils as a site for dwellings with or without basements. Using foundation drains and sealing basement walls will control the wetness. Some excavations can be difficult because some substratum layers are very firm and contain boulders.

Seasonal wetness, slow permeability, and frost action limit the soils as a site for local roads and streets or for recreation. The main limitation, however, is the lack of open space. The soils have very few limitations for landscaping, but stones must be removed from some areas. Because of the urban environment, this unit generally is unsuitable as habitat for wildlife other than songbirds.

Urban land- Montauk Complex, eight-to-15 percent slopes (UnC): This unit consists of urbanized areas and very deep, well drained Montauk soils. It is on the sides of strongly sloping small hills and ridges. The areas of this unit are long and narrow or irregular in shape and range mainly from about five to 80 acres. A few areas are slightly larger. This unit consists of about 60 percent urbanized areas, 25 percent Montauk soils, and 15 percent other soils. The urbanized areas and Montauk soils are so intermingled that it was not practical to map them separately.

The urbanized areas are buildings, roads, driveways, parking ltos, and other manmade structures. The typical sequence, depth, and composition of the layers of the Montauk soils are as follows: the surface layer is dark grayish brown fine sandy loam to seven inches; the subsoil is strong brown fine sandy loam from seven to 19 inches, yellowish brown fine sandy loam from 19 to 28 inches and light yellowish brown sandy loam from 28 to 34 inches; the substratum is firm, pale brown loamy sand from 34 to 47 inches, and firm, light yellowish brown gravelly loamy sand from 47 to 60 inches or more.

Included with this unit in mapping are small areas of well drained Riverhead soils and excessively drained Udipsamments. The Riverhead soils are in areas where the substratum is friable, and they make up about 10 percent of the unit. The Udipsamments are in areas where the sandy substratum has been mixed into the upper layers of the original soil. Some have cobblestones on the surface. The Udipsamments make up as much as five percent of the unit. Some shallow drainageways contain small areas of moderately well drained Sudbury soils or poorly drained Walpole soils.

Properties of the Montauk soils include moderately rapid or moderate permeability in the surface layer and subsoil and slow or moderately slow in the substratum, moderate available moisture capacity, an extremely acid to moderately acid soil reaction throughout, a moderate erosion hazard, a water table perched at a depth of two-to-two and a half feet during seasonally wet periods, and a root zone of about 30 inches.

The areas on which there are no structures are lawns, gardens, small playgrounds, border strips along streets and sidewalks, and a few vacant lots. Seasonal wetness and slope limit the soil as a site for dwellings with or without basements. The substratum restricts the downward movement of water. Using foundation drains and interceptor drains will help reduce wetness or dampness in basements. Grading will overcome the slope, but designing the structure to fit the landscape will reduce the amount of grading needed. Erosion is a hazard on areas where the plant cover is removed during grading. Using a cover of mulch on these areas will help to reduce erosion.

Seasonal wetness, slope, the permeability in the substratum, and frost action limit the soil as a site for local roads and streets or for recreation. The main limitation, however, is the lack of open space in this unit. Slope limits the soil for landscaping. In some areas gravel and stones in the surface layer limit landscaping. Because of the urban environment, most areas of this unit are unsuitable as habitat for wildlife other than songbirds.

Riverhead Series:

The Riverhead series consists of deep, well-drained moderately coarse textured soils that formed in a mantle of sandy loam or fine sandy loam over thick layers of coarse sand and gravel. These soils occur throughout the county in rolling to steep areas on moraines and in level to gently sloping areas on outwash plains. These soils range from nearly level to steep; however, they are generally nearly level to gently sloping. Native vegetation consists of black oak, white oak, red oak and scrub oak.

In a representative profile, the surface layer is brown to dark brown sandy loam about 12 inches thick. The upper part of the subsoil, to a depth of about 27 inches, is strong-brown, friable sandy loam. The lower part of the subsoil is yellowish-brown, very friable loamy sand to a depth of about 32 inches. Below is yellowish-brown, friable gravelly loamy sand to a depth of about 35 inches. The substratum is very pale brown and brown loose sand and gravel or sand to a depth of 65 inches.

Riverhead soils have moderate to high available moisture capacity. Internal drainage is good. Permeability is moderately rapid in the surface layer and in the subsoil and very rapid in the substratum.

Urban land - Riverhead complex, zero-to-three percent slopes (UrA): This unit consists of urbanized areas and very deep, well drained soils. It is on the nearly level tops of benches, plains, and broad ridges. The areas are round or irregularly shaped and range from ten to 1,000 acres. This unit consists of about 65 percent urbanized areas, 20 percent Riverhead soils, and 15 percent other soils. The urbanized areas and Riverhead soils are so intermingled that it was not practical to map them separately.

The urbanized areas are buildings, roads, driveways, parking lots, and other manmade structures. The typical sequence, depth, and composition of the layers of the Riverhead soils are as follows: the surface layer is dark brown sandy loam to three inches; the subsoil is strong brown fine sandy loam from three to eight inches, yellowish brown fine sandy loam from eight to 17 inches, yellowish brown sandy loam from 17 to 24 inches, and brownish yellow loamy sand from 24 to 35 inches; the substratum is brownish yellow sand from 35 to 52 inches, and brownish yellow gravelly sand from 52 to 60 inches or more.

Included with this unit in mapping are small areas of well drained Enfield soils, excessively drained Plymouth soils, and excessively drained to moderately well drained Udipsamments. The Enfield soils are in areas where the subsoil has a higher silt content than that in the Riverhead soils, and they make up about ten percent of the unit. The Plymouth soils are in areas where the subsoil is sandy, and the Udipsamments are where sandy material has been mixed with the surface layer and subsoil. Together, those two soils make up about five percent of the unit.

Properties of the Riverhead soils include moderately rapid permeability in the surface layer and subsoil and very rapid permeability in the substratum, moderate available moisture capacity, a very strongly acid or strongly acid soil reaction throughout, slow surface runoff, a slight erosion hazard, a water table at a depth of more than six feet, and a root zone to a depth of 40 inches or more.

The areas on which there are no structures are lawns, gardens, small playgrounds, border strips along streets and sidewalks, and a few vacant lots. The soil has few limitations as a site for dwellings with or without basements and for septic effluent disposal. In areas used for septic systems however, pollution is a hazard to the ground water because the substratum is a poor filter of effluent.

Generally, a lack of open areas in this unit prevents development of roads and streets or recreation areas. The soil has few limitations for landscaping. The included areas of Plymouth soils and Udipsamments are droughty and low in natural fertility. In these areas irrigation and fertilizers will be needed for successful establishment of lawns and shrubs. Because of the urban nature of this unit, most areas are unsuitable as habitat for wildlife other than songbirds.

A copy of the USDA soil map is included in Appendix C.

3.2.3 Surface Water Bodies

There are no surface water bodies located on or adjacent to the subject property. The koi pond located on the subject property is man-made and is not classified as a natural surface water body.

3.2.4 Hydrogeologic Zone

The overall property is located within Hydrogeologic Zone I: Deep Flow System (Magothy Recharge Area). Zone I encompasses much of the residential, transport, commercial and industrial activity areas of Nassau and Suffolk Counties. Zone I, located in Nassau County and western Suffolk, contributes water to the middle and lower portions of the Magothy aquifer. Portions of the Glacial aquifer, and to a lesser extent, the Magothy aquifer have been contaminated by nitrates from fertilizers and on-site wastewater disposal systems and by synthetic organic chemicals from industrial and other discharges. Initially, the nitrate contamination was a result of farming practices and then, later, of urbanization. Although the greater part of Zone I is urbanized and subject to contamination, several of the northern sectors are still

relatively undeveloped and provide opportunities for clean recharge of the aquifers. Only a small portion of Zone I is sewered (roughly ten percent).

3.2.5 Special Groundwater Protection Areas

Special Groundwater Protection Areas (SGPAs) are significant, largely undeveloped or sparsely developed geographic areas of Long Island that provide recharge to portions of the deep flow aquifer system. They represent a unique, final opportunity for comprehensive, preventive management to preclude or minimize land use activities that can have a deleterious impact on groundwater. Nine SGPAs are located on Long Island: North Hills, Oyster Bay, West Hills/Melville, Oak Brush Plains, South Setauket Woods, Central Suffolk, Southold, South Fork and Hither Hills.

The subject property is not located within an SGPA.

3.3 Groundwater Characteristics

3.3.1 Depth to the Water Table

Estimated groundwater levels and flow directions may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or de-watering operations. Generally, groundwater flow typically mimics surface topography and will also tend to flow towards nearby bodies of water. Review of the *USGS Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010* (see Appendix A, Figure 5), groundwater elevation in the vicinity of the subject property is approximately 70 feet amsl. Based upon a surface elevation that ranges from approximately 195 to 204 feet amsl, estimated depth to water beneath the subject property is expected to range from approximately 125 feet below grade surface (bgs) to 134 feet bgs.

3.3.2 Groundwater Flow Direction

Based on a review of the aforementioned water table map (see Appendix A, Figure 5), groundwater flow beneath the subject property generally flows to the northwest, toward the inlet of Hempstead Harbor.

3.3.3 Groundwater Classification

Groundwater underlying the subject property and the surrounding area is categorized as Class GA, a source of potable water supply. This classification requires quality standards to be the most stringent. Groundwater underlying Long Island is also designated as a sole source aquifer.

3.3.4 Groundwater Quality

The Nassau County Department of Public Works (NCDPW) has prepared a groundwater data summary report, entitled *Nassau County – Groundwater Monitoring Program 2000-2003, 2005*. The intent of the report was to describe the County's comprehensive and long standing groundwater program that has been in existence since the 1930s, and present a summary of the extensive amount of data collected through the NCDPW's groundwater monitoring efforts.

The document summarizes groundwater data collected by the NCDPW between 2000 and 2003, and also presents historical information that gives a basis of comparison for the data. As indicated in the study, the main focus of groundwater quality sampling during the 2000 to 2003 period was to determine the presence of volatile organic compounds (VOCs), which are of the most significant countywide groundwater concern.[1] Additionally, certain groundwater samples collected were screened for the presence of pesticides, herbicides, pharmaceuticals, inorganic chemicals and chlorides based upon geographic location (e.g., within areas of current or former agricultural uses, industrial uses, etc.). Other data provided in the document includes groundwater elevations, raw groundwater quality (the quality of untreated groundwater collected from monitoring wells that are not used as a source of public water supply), monthly and annual public water demands as recorded by the numerous water suppliers in Nassau County, and weather-related information.

Based upon a review of Figure 6 of Appendix A, the nearest NCDPW groundwater monitoring well screened in the Upper Glacial Aquifer (Well No. N-11964) is not located within one mile from the subject property. Given the distance, groundwater data provided for this well would not be representative of groundwater quality beneath the subject property.

[1] It should be noted that not all groundwater quality samples were screened for VOCs, and not all wells identified on Figure 6 have available sample data to reference.

4.0

Site History

4.1 Municipal Records Review

Local government record keeping, pertaining to the subject property being located in the Incorporated Village of East Hills, Town of North Hempstead, Nassau County, New York, is under the jurisdiction of the following agencies:

Agency Name	Type of Records Maintained	Date Freedom of Information Request Submitted	Date of Agency Response, Records Review or Records Receipt
Nassau County Tax Assessor	Tax assessment records, parcel/building size, ownership.	NA	On-line records review conducted August 30, 2018.
Village of East Hills Building Department	Building permit applications, building permits, site plans, surveys.	September 11, 2018.	Response pending.
Nassau County Fire Marshal	Fire department and hazardous materials storage violations, registration and testing of underground gasoline and diesel fuel tanks.	September 11, 2018.	Response received September 12, 2018.
Nassau County Department of Health	Registration and testing of underground storage tanks (except gasoline and diesel fuel), registration of chemical and hazardous materials storage facilities, potable water and sanitary disposal facilities, Underground Injection Control Program, lead and asbestos.	September 12, 2018.	Response pending.
NYSDEC	Spill Records	N/A	N/A

Nassau County Tax Assessor/RealQuest®

VHB reviewed online records available from the Nassau County Tax Assessor on August 30, 2018. The following is a summary of pertinent information obtained from the Nassau County Tax Assessor's website and the RealQuest® Property Detail Report:

Tax Lot:	Section 19 – Block 27 – Lot No. 46
Address:	2 Melby lane #A, Roslyn, NY, 11576
Owner:	Steven Shenfeld and Wendy Shenfeld
Lot Size:	2.21± acres
Property Class:	210.01 – One Family Year-Round Residence

According to the information available from the Nassau County Tax Assessor, the subject building was constructed circa 1929.

Incorporated Village of East Hills Building Department

A FOIL application was submitted to the Incorporated Village of East Hills Building Department on September 11, 2018. No response has been received from this agency, to date. Should pertinent records be received which alter the findings, conclusions or recommendations of this Phase I ESA, same will be forwarded as an addendum.

Nassau County Fire Marshal

A FOIL application was submitted to the Nassau County Fire Marshal (NCFM) on September 11, 2018. A response letter from this agency, received on September 12, 2018, indicated that there were no records for the subject property.

Nassau County Department of Health

VHB submitted a FOIL application to the Nassau County Department of Health (NCDH) on September 12, 2018. No response has been received from this agency, to date. Should pertinent records be received which alter the findings, conclusions or recommendations of this Phase I ESA, same will be forwarded as an addendum.

New York State Department of Environmental Conservation, Region One

The EDR database report (see Section 5.2) did not identify any spills on the subject property. As such, no FOIL applications were submitted to the NYSDEC.

Adjacent Properties

No adjacent properties were identified with the potential to present a significant environmental risk to the subject property. As such, no FOILs were submitted for adjacent properties.

4.2 Sanborn Fire Insurance Map Review

EDR conducted a search for available Sanborn Fire Insurance Maps for the subject and surrounding properties. The Certified Sanborn Map Report did not identify the subject property or adjacent properties on any fire insurance maps. A copy of the Sanborn search is included in Appendix D.

4.3 Historical Aerial Photograph Review

EDR conducted a search and provided copies of available historical aerial photographs showing the subject property and surrounding properties. VHB reviewed aerial photographs available from EDR (1938, 1947, 1951, 1953, 1962, 1966, 1974, 1976, 1985, 1994, 2006, 2009, 2013, 2017) to identify information regarding past uses of the subject property and surrounding properties to determine if historical usage represented an environmental risk. Copies of the EDR Historical Aerial Photograph search are included in Appendix E.

The following is a summary of information provided within the aforementioned historical aerial photographs:

Date	Comments
1938 and 1947	Subject Property: The subject property is improved with a residential structure in the central portion. Two unpaved roads traverse the northern portions of the site, one traveling west to east, and one traveling north to south, to provide access to the residential building.The west-central portion of the subject property consists of cleared areas, and the remaining portions of the subject property consist of vegetated areas. Surrounding Properties: Properties to the north, east and south of the subject property consist of undeveloped woodlands, with the exception of a small cleared area to the south. To the west of the subject property is a cleared parcel improved with a residential structure.

Date	Comments
1951 and 1953	Subject Property: The present day stone driveway/parking area is visible to the east of the subject building. The remaining portions of the subject property appear similar to the 1947 aerial photograph depiction. Surrounding Properties: The surrounding properties are generally consistent with their 1947 aerial photograph depictions
1962	Subject Property: Access to the subject property can now be obtained from present day Melby Lane to the east, and frontage is visible along present day Talley Road, to the southwest. In addition, some areas of vegetation on the subject property have been cleared. The remaining portions of the subject property appear similar to the 1953 aerial photograph depiction. Surrounding Properties: The surrounding properties in all principal directions have been cleared and developed with a network of roadways and single-family residences. Areas further to the southeast remain undeveloped woodlands. In addition, a school has been constructed beyond the single-family residences to the north-northwest.
1966-2017	Subject Property: The unpaved roadways formerly located in the northern portions of the subject property have revegetated. The remaining portions of the subject property appear similar to the 1962 aerial photograph depiction. Surrounding Properties: Former undeveloped woodlands to the southeast of the subject property have been improved with a network of roadways and single-family residences. The remaining surrounding properties are generally consistent with their 1962 aerial photograph depictions.

Based upon a review of the aerial photographs, the central portion of the subject property has been improved with a residence (the subject building) since prior to 1938, which was accessible via unpaved roadways traversing the northern portion until at least 1953. By 1962, the present roadway network surrounding the subject property had been developed, providing access to the subject property from Melby Lane, to the east, with visible frontage along Talley Road, to the southwest.

Surrounding properties generally consisted of undeveloped woodlands to the north, south and east of the subject property, and a residential property to the west from prior to 1938 through 1953. By 1962, the existing network of roadways and dense residential development were present, with additional residential development further to the southeast by 1966.

4.4 Previous Environmental Site Assessments

No previous environmental assessments were provided to VHB.

4.5 Activity and Use Limitation

A search was conducted for activity and use limitations (AULs) associated with the subject property, more specifically institutional controls (ICs) and/or engineering controls (ECs), which have been placed upon the subject property as a result of environmental issues identified at the subject property. The search for environmental liens and AULs included a review of information available from the

Nassau County Assessor's Office, the Incorporated Village of East Hills Building Department, and the EDR database report.

Based upon a review of the above information, no AULs or environmental liens were identified for the subject property.

4.6 Summary of Site History

Based upon a review of the aerial photographs and information available from the Nassau County Assessor, the central portion of the subject property has been improved with a residence (the subject building) since circa 1929, which was accessible via unpaved roadways traversing the northern portion until at least 1953. By 1962, the present roadway network surrounding the subject property had been developed, providing access to the subject property from Melby Lane, to the east, with visible frontage along Talley Road, to the southwest.

5.0

Regulatory Agency Database Search

EDR was retained to provide a computerized database search of the project area within an ASTM-standard radius of the subject property (Appendix F). A list of the databases searched and the search radius is shown on the summary table below. VHB reviewed the database output to determine if the subject property appears on any of the regulatory agency lists.

5.1 Federal Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject Property Listed?	No. of Sites within the Search Radius
USEPA	National Priorities List Sites, including Proposed and Delisted Sites	NPL	1.0 mile	No	0
USEPA	Superfund Enterprise Management System, including No Further Action Sites	SEMS and SEMS-ARCHIVE	0.5 mile	No	0 SEMS 0 SEMS-ARCHIVE
USEPA	Corrective Action Reports	CORRACTS	1.0 mile	No	0
USEPA	2020 Corrective Action Program List	2020 COR ACTION	0.25 mile	No	0
USEPA	Federal Facility Site Information	FFSI	1.0 mile	No	0
USEPA	Resource Conservation and Recovery Act - Treatment, Storage and Disposal Facilities	RCRA-TSDF	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act - Small/Large Quantity, Conditionally Exempt Small Quantity and Former Hazardous Waste Generators	RCRA SQG/LQG/CESQG/ NonGen	0.25 mile	No	0 LQG 0 SQG 0 CESQG 0 NonGen
USEPA	Engineering Control Sites	USEC	0.5 mile	No	0

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject Property Listed?	No. of Sites within the Search Radius
USEPA	Institutional Control Sites	USIC	0.5 mile	No	0
USGS	Department of Defense Sites	DOD	1.0 mile	No	0
USACE	Formerly Used Defense Sites	FUDS	1.0 mile	No	1
USEPA	Brownfields Sites	US Brownfields	0.5 mile	No	0
USDOJ	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile	No	0
USEPA	Superfund (CERCLA) Records of Decision	ROD	1.0 mile	No	0
USDOE	Mines Master Index File	UMTRA	0.5 mile	No	0
USDOE	Formerly Utilized Sites Remedial Action Program	FUSRAP	1.0 mile	No	0
USEPA	Open Dump Inventory	ODI	0.5 mile	No	0
US NAVY	Land Use Control Information System	LUCIS	0.5 mile	No	0
USEPA	Mines Master Index File	MINES	0.25 mile	No	0
FEMA	FEMA Underground Tank Database	FEMA-UST	0.25 mile	No	0
USEPA	Fuels Program Registered Listing	FUELS PROGRAM	0.25 mile	No	0
USDOD	Unexploded Ordinane Sites	UXO	1.0 mile	No	1

The subject property is not listed on the above-referenced databases.

In addition to the 21 federal databases with search radii of one-quarter of a mile to one mile, 21 additional federal databases were searched to determine if the subject property was listed. These databases include Federal Superfund Liens (NPL Liens), Emergency Response Notification System (ERNS), Hazardous Material Information Reporting System (HMIRS), Enforcement and Compliance History Information (ECHO), Toxic Chemical Release Inventory System (TRIS), Toxic Substances Control Act (TSCA), TSCA Tracking System (FFTS), Section 7 Tracking System (SSTS), Integrated Compliance Information System (ICIS), Radiation Information Database (RADINFO), Historic FTTS sites (HISTFTTS), US Department of Transportation Incident and Accident Date (DOT OPS), Clandestine Drug Labs (CDL), Historical Clandestine Drug Labs (HCDL), CERCLA Lien information (LE INS2), PCB Activity Database System (PADS), Material License Tracking System (MLTS), Facility Index List (FINDS), RCRA Administrative Action Tracking System (RAATS), PCB Transformer Registration Database (PCBTRD), Coal Ash – DOE (CADOE) and Financial Assurance Information Listing (FAIL). The subject property is not listed on the above-referenced databases.

A review of the EDR database report has revealed that there is one FUD site and one UXO site identified within one mile of the subject property.

Formerly Used Defense Sites (FUDS)

The FUDS database contains a listing of properties where the United States Army Corps of Engineers (USACOE) is actively working or will take necessary cleanup actions. One FUDS facility was identified on the EDR database report and is summarized as follows:

- Nike Bat NY 80, Morris County, New Jersey. Although this site is identified in the EDR database as located approximately 0.32 mile northeast of the subject property, based upon the provided address information, this site is located in New Jersey and is not within one mile of the subject property. As such, it is assumed that this site was mis-mapped by EDR and this FUD site does not present a significant environmental risk to the subject property.

Unexploded Ordnance (UXO)

The UXO database contains a listing of unexploded ordinance site locations. The EDR database report identified one UXO site within one mile of the subject property. The site is identified as "Indoor Small Arms Firing Range (Building 14)" and is located approximately 0.57 mile southwest and crossgradient of the subject property. No additional information is provided in the EDR database report. However, based upon the distance and crossgradient location, this site is unlikely to present a significant risk to the subject property.

5.2 New York State Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject Property Listed?	No. of Sites within the Search Radius
NYSDEC	Inactive Hazardous Waste Disposal Sites, including De-listed Sites	SHWS	1.0 mile	No	1 SHWS 0 DEL SHWS
NYSDEC	Vapor Intrusion Legacy Site List	VAPOR	1.0 mile	No	0
NYSDEC	Hazardous Substance Waste Disposal Site	HSWDS	0.5 mile	No	0
NYSDEC	Solid Waste Facilities/Landfill Sites	SWF/LF	0.5 mile	No	0
NYSDEC	Registered Recycling Facility List	SWRCY	0.5 mile	No	0
NYSDEC	Registered Waste Tire Storage Facility List	SWTIRE	0.5 mile	No	0
NYSDEC	Leaking Underground Storage Tanks, including Historical LTANKS	LTANKS	0.5 mile	No	9 LTANKS
NYSDEC	Petroleum Bulk Storage - Underground and Aboveground Storage Tank Databases	PBS UST/AST	0.25 mile	No	1 UST 0 ASTs

NYSDEC	Chemical Bulk Storage - Underground and Aboveground Storage Tank Databases	CBS UST/AST	0.25 mile	No	0 UST 0 AST
NYSDEC	Major Oil Storage Facility - Underground and Aboveground Storage Tank Databases	MOSF UST/AST	0.5 mile	No	0
NYSDEC	Registry of Engineering Controls	NYEC	0.5 mile	No	0
NYSDEC	Registry of Institutional Controls	NYIC	0.5 mile	No	0
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile	No	0
NYSDEC	Environmental Restoration Program	ERP	0.5 mile	No	0
NYSDEC	State Brownfields Site List	Brownfields	0.5 mile	No	0
NYSDEC	Spills Information Database, including Historic Spills Database	NYSPILLS	0.125 mile	No	8 NYSPILLS
NYSDEC	Facility and Manifest Data	MANIFEST	0.25 mile	No	0
NYSDEC	Registered Drycleaning Facilities	DRYCLEANERS	0.25 mile	No	0
NYSDEC	Coal Ash Disposal Sites List	CADS	0.5 mile	No	0

A review of the EDR database report has revealed that the subject property does not appear on the above-referenced databases.

In addition to the 19 NYS databases with search radii of one-eighth of a mile to one mile, seven additional NYS databases, the New York Spill Liens database (NY LIENS), the State Pollutant Discharge Elimination System (SPDES), Air Emissions Data (AIRS), New York Financial Assurance Information Listing (NYFAIL), Historic Aboveground Storage Tanks (Hist-AST), Historic Underground Storage Tanks (Hist-UST) and Underground Injection Control Wells (UIC) were searched to determine if the subject property was listed. The subject property was not identified on the additional NYS databases.

A review of the EDR database report has revealed that there is one SHWS site within one mile; nine LTANKS sites within one-half mile; one PBS-UST facility within one-quarter mile; and eight NYSPILLS sites within one-eighth mile of the subject property.

New York State Hazardous Waste Sites (SHWS)

The SHWS database is the State's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Based upon the information provided in the EDR database report, there is one SHWS within one mile of the subject property, which is summarized as follows:

- Inc Village of East Hills, 209 Harbor Hill Road, located approximately 0.734 mile southwest of the subject property and crossgradient with

respect to groundwater flow direction. The site is the former Roslyn Air National Guard Station that was closed in 2000 and was deeded to the Village of East Hills. Soil contamination was identified in one portion of this property at depths of 15 to 18 inches bgs; however, no hazardous waste disposal was identified. Based upon the distance from the subject property and crossgradient location, it is unlikely that this site presents a significant environmental risk to the subject property.

Leaking Underground Storage Tanks (LTANKS)

LTANKS records contain an inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks (USTs) or leaking aboveground storage tanks (ASTs). The causes of the incidents are tank test failures, tank failures or tank overfills. The nine LTANKS sites identified in the EDR database report were issued letters of no further action by the NYSDEC. Furthermore, none of the identified LTANKS sites are located adjacent to the subject property. As such, these sites are unlikely to present a significant environmental risk to the subject property.

Petroleum Bulk Storage – Underground Storage Tanks (PBS-UST)

The inclusion of a site on the PBS-UST lists means that the site has one or more registered storage tanks. This database does not indicate leaks, spills, or other violations. The one PBS-UST site identified in the EDR database report is not located adjacent to the subject property, and there is no reported evidence in the EDR database report that suggests that this site is a significant environmental risk to the subject property.

New York Spills Information Database (NYSPILLS)

This database contains information regarding spills reported to the NYSDEC, including chemical and petroleum spills incidents. The NYSPILLS database includes spills active as of April 1, 1986, as well as spills occurring since this date. According to the EDR database report, there are eight NYSPILLS sites located within one-eighth mile of the subject property. Each of the eight identified sites have been issued a letter of no further action by the NYSDEC, and there is no reported evidence that suggests these sites are a significant environmental risk to the subject property. In addition, six of the eight NYSPILLS sites listed in the EDR database report are not located adjacent to the subject property. The two adjacent sites are summarized as follows:

- NYSDEC Spill No. 90-04296, Rite Fuel Corp, 10 Melby Lane, located adjacent to the east of the subject property and crossgradient/upgradient with respect to groundwater flow direction. According to the EDR database report, this spill was reported on July 18, 1990 and is associated with the release of approximately four gallons of No. 2 fuel oil from a

commercial vehicle. The release was remediated, the EDR database report indicates that the remediation met applicable standards, and the NYSDEC issued a letter of no further action on August 13, 1990. Given the closure status and nature of the release, it is unlikely that samerepresents a significant environmental risk to the subject property.

- NYSDEC Spill No. 08-01678, Unknown, 5 Melby Lane, located adjacent to the east-southeast of the subject property and upgradient with respect to groundwater flow direction. According to the EDR database report, this spill was reported on May 12, 2008 and is associated with release of approximately two gallons of transformer oil as the result of a tree falling and breaking a utility pole. National Grid and Waste Recycling remediated the release the same day and the NYSDEC issued a letter of no further action on November 3, 2008. Given the closure status and nature of the spill, it is unlikely that this release represents a significant environmental risk to the subject property.

There were no additional state database listings in the EDR database report.

5.3 Tribal Records and EDR Proprietary Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject property Listed?	No. of Sites within the Search Radius
USGS	Indian Reservations	IRESERVE	1.0 mile	No	0
USGS	Indian Reservation - Leaking Underground Storage Tanks	ILTANKS	0.5 mile	No	0
USGS	Indian Reservation - Registered Underground Storage Tanks	IUST	0.25 mile	No	0
USGS	Indian Reservation – Voluntary Cleanup Program Sites	IVCP	0.5 mile	No	0
USGS	Indian Reservation – Open Dump Inventory Sites	IODI	0.25 mile	No	0
EDR	Manufactured Gas Plants	MGP	1.0 mile	No	0
EDR	US Historical Auto Stations	HAS	0.25 mile	No	0
EDR	US Historical Cleaners	HCL	0.25 mile	No	0

The subject property was not identified under the tribal records and EDR proprietary databases and no surrounding properties were identified on the tribal records or EDR proprietary databases listings within the respective search distances.

5.4 Orphan Site Summary

Orphan sites are those sites where due to poor or inadequate address information the location of the property cannot be determined sufficiently for it to be included on the radius map. However, sites with similar street names or zip codes are summarized in the database report as these sites may present environmental risks to the subject property. Based on a review of the Orphan Summary and available address information, it was determined that the one site identified on the Orphan Summary is not located adjacent to the subject property and is unlikely to present a significant environmental concern to the subject property.

6.0

Site Reconnaissance

6.1 Visual Inspection

VHB representatives Minki Kim and Heather Waldmann visually inspected the subject property on September 14, 2018. At the time of the visual inspection, the property was improved with a two-story single-family residence, which is situated in the central portion of the site. The subject building is improved with a full basement and an attic, as well as an attached garage. A koi pond and swimming pool are situated in the south-central portion of the subject property, a basketball cout is located in the northwest corner of the subject property, a small putting green is present to the north of the subject building, and a stone driveway/parking area is located in the eastern portion of the subject property. Access to the overall property can be obtained from Melby Lane to the east, and the subject property also contains frontage along Talley Road, to the southwest.

6.2 Surrounding Land Use

North: Single-family residences, followed by Hummingbird Drive.

South: Single-family residences, Vanad Drive, and single-family residences beyond.

East: Melby Lane, with single-family residences beyond.

West: The southwestern portion of the subject property fronts along Vanad Drive, followed by single-family residences.

6.3 Interview

VHB was accompanied by Mrs. Wendy Shenfeld, an owner of the subject property, during the September 14, 2018 visual inspection. Mrs. Shenfeld indicated that the subject building utilizes fuel oil for heating purposes and two No. 2 fuel oil ASTs are located within the subject building basement. In addition, Mrs. Shenfeld informed VHB that the subject building utilizes an on-site septic system, which is located in the southwestern portion of the subject property. Further, she indicated that the in-ground pool located to the west of the subject building is heated via a propane UST.

6.3.1 Hazardous Materials Handling, Storage and Disposal

Typical household quantities of cleaning and maintenance products are present within the subject building. In addition, although not observed during the visual inspection, it is assumed that minor quantities of pool chemicals are present. The presence of these materials does not represent a REC for the overall property.

No other evidence of hazardous materials handling, storage and disposal was observed at the subject property during the site inspection.

6.3.2 Underground and Aboveground Storage Tanks

The subject property is not identified on the PBS databases in the EDR database report. However, VHB observed two approximately 275-gallon No. 2 fuel oil ASTs within the subject building basement during the September 14, 2018 visual inspection. These ASTs are utilized in association with the two fuel oil-fired boiler systems located in the basement of the subject building. The ASTs were observed to be in good condition with no evidence of leaks or release to the concrete basement floor.

In addition, during the September 14, 2018 visual inspection, VHB identified one propane UST located to the west of the in-ground pool. According to Mrs. Wendy Shenfeld, the propane UST is utilized to heat the in-ground swimming pool.

6.3.3 Utilities and Sanitary and Storm Water Disposal Facilities

Utilities Provided to the Site

- Electricity is provided to the overall property via overhead distribution lines.
- Telephone is provided to the overall property via overhead distribution lines.

Sanitary and Storm Water Disposal Systems

- Sanitary wastes are discharged into an on-site sanitary system.
- Stormwater runoff generated at the overall property discharges into the ground in unpaved areas.

Water Supply

- Potable water is provided to the property by the Roslyn Water District.

6.3.4 Underground Injection Control Program-Regulated Site Features

Underground injection wells are regulated by the UIC Program under the authority of Part C of the Safe Drinking Water Act (SDWA) (42 U.S.C. 300h *et seq.*). The SDWA is designed to protect the quality of drinking water in the United States, and Part C specifically mandates the regulation of underground injection fluids through wells. The USEPA has promulgated a series of UIC regulations under this authority. Recent applicable revisions to UIC regulations were published in the State Implementation Guide - Revisions to the Underground Injection Control Regulations for Class V Injection Wells, September 2000. This document specifically addresses Class V injection wells, which include on-site wastewater disposal features such as drywells, cesspools and in-situ drains. The USEPA issued a Notice of Final Determination for Class V wells; Final Rule on June 7, 2002. With the exception of motor vehicle waste disposal wells and large-capacity cesspools, Class V wells are "authorized by rule" (40 CFR 144.24) and may inject non-hazardous waste as long as the following criteria are met:

- The injection does not endanger underground sources of drinking water (40 CFR 144.12).
- The well owners or operators submit basic inventory information (40 CFR 144.26).

Based upon the results of VHB's visual inspection, sanitary wastes generated at the subject property discharge to a sanitary system located in the southwestern portion of the subject property. VHB observed two at-grade covers associated with the sanitary system.

Stormwater generated at the subject property discharges into the ground in unpaved areas. In addition, roof drains on the subject building were observed to discharge into the ground.

Sump pumps were identified in several locations within the overall building basement. The discharge location of the sumps could not be determined. However, it is assumed that same discharge to the on-site sanitary system. One floor drain was observed within the basement of the subject building, proximate to the older of the two boilers. Same is assumed to drain in-situ.

No additional on-site leaching structures were identified at the subject property during VHB's visual inspection.

6.3.5 Potable Water Supply and On-Site Wells

Potable water is provided to the subject property by the Roslyn Water District. No on-site potable water wells, active or inactive, were observed by VHB during the visual inspection.

6.3.6 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) were used until 1978 and are a group of compounds formed by the chlorination of biphenyl. PCBs have extremely high physical and chemical stabilities which led to their being used in many applications, including heat transfer fluids, hydraulic fluids, and dielectrics. PCBs are often found in transformers, capacitors and hydraulic systems.

Electrical equipment containing PCBs are still in use and can pose a serious health hazard if fluids come in direct contact with humans, soil or groundwater. Fires involving electrical equipment containing PCBs can cause the material to be dispersed over a large area and potentially expose many people to a health risk. Because of the health hazard associated with PCBs, they are regulated under the Toxic Substances Control Act (TSCA).

Two transformers were observed on a utility pole located to the southeast of the subject building, on the subject property. The age of the transformers could not be determined. As such, there is a potential for same to contain PCB-containing transformer oil. However, the transformers were observed to be in good condition with no evidence of leaks or release. While the presence of the transformers does not represent a REC for the subject property, should same be removed during future development of the subject property, the transformers should be handled in accordance with prevailing regulations.

6.3.7 Debris, Dumping and Surficial Staining

During VHB's September 14, 2018 visual inspection of the subject property, no evidence of debris, dumping or staining was observed.

6.3.8 Stressed Vegetation

No stressed vegetation was present at the time of the visual inspection.

6.3.9 Soil Vapor Migration and Encroachment

VHB conducted a Tier 1 vapor encroachment screen in accordance with ASTM E2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The ASTM E2600-10 guidance provides, "*…practical guidance and a useful process for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction in the United States of America with respect to chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property*."

The goal of the VES, as established by the ASTM E2600-10 is to, "*...identify a vapor encroachment condition (VEC) which is the presence of likely presence of COC vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property…*"

The Tier 1 screening included a review of the following:

- Available regulatory data (i.e. historical aerial photographs, historical Sanborn maps and the EDR database report [see Section 7.0]).
- A review of municipal records, including NYSDEC spill records.
- Current and historical usage of the overall property and surrounding areas.
- Depth to groundwater and groundwater flow direction in the vicinity of the overall property.
- Soil characteristics in the vicinity of the overall property.
- Preferential pathways.
- Current remedial status of any contaminated properties.

Based upon a review of the aforementioned sources, a VEC is unlikely to exist at the subject property.

7.0

Non-Scope Considerations

7.1 Radon

Radon is a colorless, radioactive, inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's Map of Radon Zones for New York State, September 1993, indicates that the East Hills area in general is not a radon risk area. Data obtained from the New York State Department of Health (NYSDOH) (October 2017) indicates that 785 basement radon tests have been conducted in Nassau County with average radon basement concentrations of 1.49 picocuries per liter (pCi/L). Data indicate that approximately 0.06 percent of basements tested showed results in excess of the 4.0 pCi/L USEPA action level.

Additional data (October 2017) obtained from the NYSDOH indicates that 184 basement radon tests have been conducted in the Town of North Hempstead, Nassau County, with an average radon basement concentration of 1.65 pCi/L. Based on these data, radon does not likely represent an environmental concern for the subject property.

7.2 Lead-Based Paint

In 1978, the U.S. Product Safety Commission issued a ban on paints or surface coatings that contain greater than 0.06 percent lead. As part of VHB's visual inspection, a visual survey was conducted of accessible areas for the presence of suspect lead-based paint. Painted surfaces of the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject building as constructed circa 1929, there is a potential for lead-based paint to be present within same.

7.3 Asbestos-Containing Materials

Asbestos is the name given to a group of fibrous silicate minerals, typically those of the serpentine group. The tensile strength, flexibility, and non-flammability of asbestos have led to many uses including structural materials, brake linings, insulation, and pipe manufacture. Asbestos is of concern as an air pollutant because when inhaled it may cause asbestosis, mesothelioma, and bronchogenic carcinoma. In 1989, the USEPA announced regulations that would phase out most uses of asbestos by 1996.

Based upon the age of the subject building as constructed circa 1929, there is a potential for building materials and roofing materials to contain asbestos. Several areas of suspected asbestos-containing pipe insulation was observed within the subject building basement. In addition, the exterior of one of the two fuel oil-fired boilers within the basement of the subject building was observed to consist of suspected asbestos-containing insulation.

7.4 Wetlands

Pursuant to 6 NYCRR Part 661, the NYSDEC regulates various uses and activities within NYS-regulated tidal wetlands and the surrounding 300-foot adjacent area. The NYSDEC Tidal Wetlands Maps (available online at www.twi.ligis.org) depict the approximate boundaries of tidal wetlands under NYSDEC jurisdiction. According to NYSDEC Tidal Wetlands Map No. 604-520, there are no NYS-regulated tidal wetlands within one mile of the subject property.

Pursuant to 6 NYCRR Parts 663 and 664, the NYSDEC regulates various uses and activities within NYS-regulated freshwater wetlands and the surrounding 100-foot adjacent area. The NYSDEC Environmental Resource Mapper (ERM) website (available online at http://www.dec.ny.gov/imsmaps/ERM/viewer.htm) and the NYSDEC Freshwater Wetland Maps depict the approximate boundaries of freshwater wetlands under NYSDEC jurisdiction. According to the ERM website the closest NYS-regulated freshwater wetland (identified as wetland HV-1) is associated with a pond located approximately 0.54 mile northeast of the subject property.

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetlands Mapper website (available online at https://www.fws.gov/wetlands/data/Mapper.html) depicts the approximate boundaries of wetlands that may be regulated by the federal government. In general, any proposed direct impact to federally-regulated wetlands (e.g., draining, filling, dredging, discharges, outfalls, construction of structures, etc.) requires a permit from the United States Army Corps of Engineers (USACE). The NWI website indicates that a potential federally-regulated wetland is located approximately 0.35 mile east of the subject property. This wetland is classified as a PUBHx wetland, which is a

palustrine wetland with an unconsolidated bottom that is permanently flooded and has been excavated.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) were reviewed to determine if the subject property is located within the 100-year or 500-year flood zones. The FIRM showing the subject property (No. 36059C0140G) is not printed, which indicates that the subject property is located outside the 100-year and 500-year flood zones and that there is a minimal risk of flooding at the subject property.

7.5 Mold and Water Damage

Concern about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions. Molds can be found almost anywhere; they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, sheetrock, plaster and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed.

Visual and olfactory evidence of mold and/or water damage was not observed during VHB's visual inspection. However, it should be noted that in-ground sump pumps were observed in various locations within the basement of the subject building.

8.0

Findings

This document is a Phase I ESA prepared to determine evidence of RECs, CRECS, HRECs and/or BERs in connection with a residential property located on the west side of Melby Lane, south of Hummingbird Drive and northeast of Talley Road, in the Incorporated Village of East Hills, Town of North Hempstead, Nassau County, New York (hereinafter referred to as the "subject property" or the "site"). The subject property is known by the street address of 2A Melby Lane, and is identified as Section 19 – Block 27 – Lot No. 46 on the Nassau County land and tax maps. The subject property is located at a topographic elevation that ranges from approximately 195 feet amsl to approximately 204 feet amsl, with a topographic gradient that slopes gently downward to the northwest. Review of the *USGS Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010*, groundwater elevation in the vicinity of the subject property is approximately 70 feet amsl, and therefore, estimated depth to water beneath the subject property is expected to range from approximately 125 feet bgs to 134 feet bgs. Groundwater is expected to flow to the northwest, toward the inlet of Hempstead Harbor.

According to the Nassau County Assessor records and information provided by RealQuest®, the subject property consists of one irregular-shaped tax parcel which is approximately 2.21 acres in size. The subject property is improved with a two-story single-family residence, with a total living area of approximately 6,239 s.f. (the "subject building"), which is situated in the central portion of the site. The subject building is improved with a full basement and an attic, as well as an attached garage. A koi pond and swimming pool are situated in the south-central portion of the subject property, a basketball court is located in the northwestern corner of the subject property, a small putting green is present to the north of the subject building, and a stone driveway/parking area is located in the eastern portion of the subject property. Access to the overall property can be obtained from Melby Lane to the east, and the subject property also contains frontage along Talley Road, to the southwest.

VHB was able to establish a history for the subject property dating back to 1929, at which time the central portion of the subject property was improved with a residence (the subject building), which was accessible via unpaved roadways traversing the northern portion until at least 1953. By 1962, the present roadway network surrounding the subject property had been developed, providing access to the subject property from Melby Lane, to the east, with visible frontage along Talley Road, to the southwest.

Typical household quantities of cleaning and maintenance products are present within the subject building. In addition, although not observed during the visual inspection, it is assumed that minor quantities of pool chemicals are present. The presence of these materials does not represent a REC for the overall property. No other evidence of hazardous materials handling, storage and disposal was observed at the subject property during the site inspection.

The subject property is not identified on the PBS databases in the EDR database report. However, VHB observed two approximately 275-gallon No. 2 fuel oil ASTs within the subject building basement during the September 14, 2018 visual inspection. These ASTs are utilized in association with the two fuel oil-fired boiler systems located in the basement of the subject building. The ASTs were observed to be in good condition with no evidence of leaks or release to the concrete basement floor. In addition, during the September 14, 2018 visual inspection, VHB identified one propane UST located to the west of the in-ground pool. According to Mrs. Wendy Shenfeld, the propane UST is utilized to heat the in-ground swimming pool.

Sanitary wastes generated at the subject property discharge to a sanitary system located in the southwestern portion of the subject property. VHB observed two at-grade covers associated with the sanitary system. Storm water generated at the subject property discharges into the ground in unpaved areas. In addition, roof drains on the subject building were observed to discharge into the ground. Sump pumps were identified in several locations within the overall building basement. The discharge location of the sumps could not be determined. However, it is assumed that same discharge to the on-site sanitary system. One floor drain was observed within the basement of the subject building, proximate to the older of the two boilers. Same is assumed to drain in-situ.

Two transformers were observed on a utility pole located to the southeast of the subject building, on the subject property. The age of the transformers could not be determined. As such, there is a potential for same to contain PCB-containing transformer oil. However, the transformers were observed to be in good condition with no evidence of leaks or release. While the presence of the transformers does not represent a REC for the subject property, should same be removed during future development of the subject property, the transformers should be handled in accordance with prevailing regulations.

Painted surfaces of the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject building as constructed circa 1929, there is a potential for lead-based paint to be present within same.

Based upon the age of the subject building as constructed circa 1929, there is a potential for building materials and roofing materials to contain asbestos. Several areas of suspected asbestos-containing pipe insulation was observed within the subject building basement. In addition, the exterior of one of the two fuel oil-fired boilers within the basement of the subject building was observed to consist of suspected asbestos-containing insulation.

Visual and olfactory evidence of mold and/or water damage was not observed during VHB's visual inspection. However, it should be noted that in-ground sump pumps were observed in various locations within the basement of the subject building.

The subject property does not appear in listings, databases or registries of Superfund sites, CERCLIS sites, hazardous waste treatment facilities, petroleum or hazardous materials releases known or suspected hazardous waste disposal sites, or landfills maintained by the USEPA or NYSDEC.

9.0

Conclusions

Based on the results of the Phase I ESA, no RECs were identified in connection with the subject property. However, as the subject building may be demolished and the subject property may be subdivided in the future, several BERs were identified for the subject property. The BERs along with VHB's associated recommendations, are summarized as follows:

- Two approximately 275-gallon No. 2 fuel oil ASTs are located within the basement of the subject building, and one propane UST is located to the west of the in-ground swimming pool. These tanks should be removed in accordance with prevailing regulations prior to any site demolition and/or subdivision activities.

- Sanitary wastes generated at the subject property discharge to a sanitary system located in the southwestern portion of the subject property. VHB observed two at-grade covers associated with the sanitary system. The sanitary system should be abandoned and/or removed in accordance with prevailing regulations during any site demolition and/or subdivision activities.

- Two transformers were observed on a utility pole located to the southeast of the subject building, on the subject property. The age of the transformers could not be determined. As such, there is a potential for same to contain PCB-containing transformer oil. However, the transformers were observed to be in good condition with no evidence of leaks or release. PCBs are subject to federal disposal restrictions and should be managed accordingly during any proposed site redevelopment and/or demolition.

- Painted surfaces of the subject property buildings were observed to be in good condition, with little to no evidence of chipping and peeling. However, based upon the age of the subject building as constructed circa 1929, there is a potential for lead-based paint to be present within same. Should the buildings at the subject property be demolished, it is likely that the ratio of lead-impacted materials to total demolition debris would not require additional actions.

However, the demolition contractor should be alerted to potential presence of LBP in order to take necessary worker protection precautions.

- Based upon the age of the subject building as constructed circa 1929, there is a potential for building materials and roofing materials to contain asbestos. Several areas of suspected asbestos-containing pipe insulation was observed within the subject building basement. In addition, the exterior of one of the two fuel oil-fired boilers within the basement of the subject building was observed to consist of suspected asbestos-containing insulation. VHB recommends an ACM survey be conducted at the subject property and identified ACM be abated in accordance with prevailing regulations prior to demolition activities.

In addition to the above, it should be noted that there is a potential during future subdivision application activities that the NCDH will request review of this Phase I ESA. Although no RECs have been identified in association with this Phase I ESA, the requirements of the NCDH may be more conservative, and there is a potential that the NCDH will request investigation activities which may include investigation of open space areas, soil vapor and drainage structures, among other requirements.

10.0

Environmental Professional Statement

This Phase I ESA has been prepared in accordance with procedures established by environmental professionals and in concert with the guidance of regulatory agencies and funding institutions, ASTM Practice E1527-13, inclusive of the United States Environmental Protection Agency (USEPA) "All Appropriate Inquiry" requirement published in the Federal Register on December 30, 2013. The USEPA "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting all appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under CERCLA.

VHB, declares that, to the best of its professional knowledge and belief, it meets the definition of "Environmental Professional" as set forth in 312.10 of 40 CFR 312 and it has the specific qualifications based on education, training and experience to assess a property with respect to the nature, history and setting of the subject property.

VHB has developed and performed the "All Appropriate Inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

Section 11.0 contains the data gaps and deficiencies of the research data encountered during VHB's preparation of this report.

11.0

Data Gaps/Data Failure

As stated within this document, the Phase I ESA was conducted in accordance with requirements set forth in the ASTM Practice E1527-13 and USEPA All Appropriate Inquiry Rule. Based upon VHB's research in an attempt to satisfy all the requirements set forth in the above-referenced standards, the following data gaps were encountered:

- VHB was able to establish a history for the subject property dating back to 1929. Prior to 1929, the development history of the subject property is unknown.

- Records from several agencies were not received prior to the issuance of this report.

12.0

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United States Geological Survey Topographic Map, Hicksville and Sea Cliff, NY Quadrangles.

United States Geological Survey. Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010.

United States Fish and Wildlife Service National Wetland Inventory Maps. Available online at: http://www.fws.gov/wetlands/Wetlands-Mapper.html

Appendix A
Figures

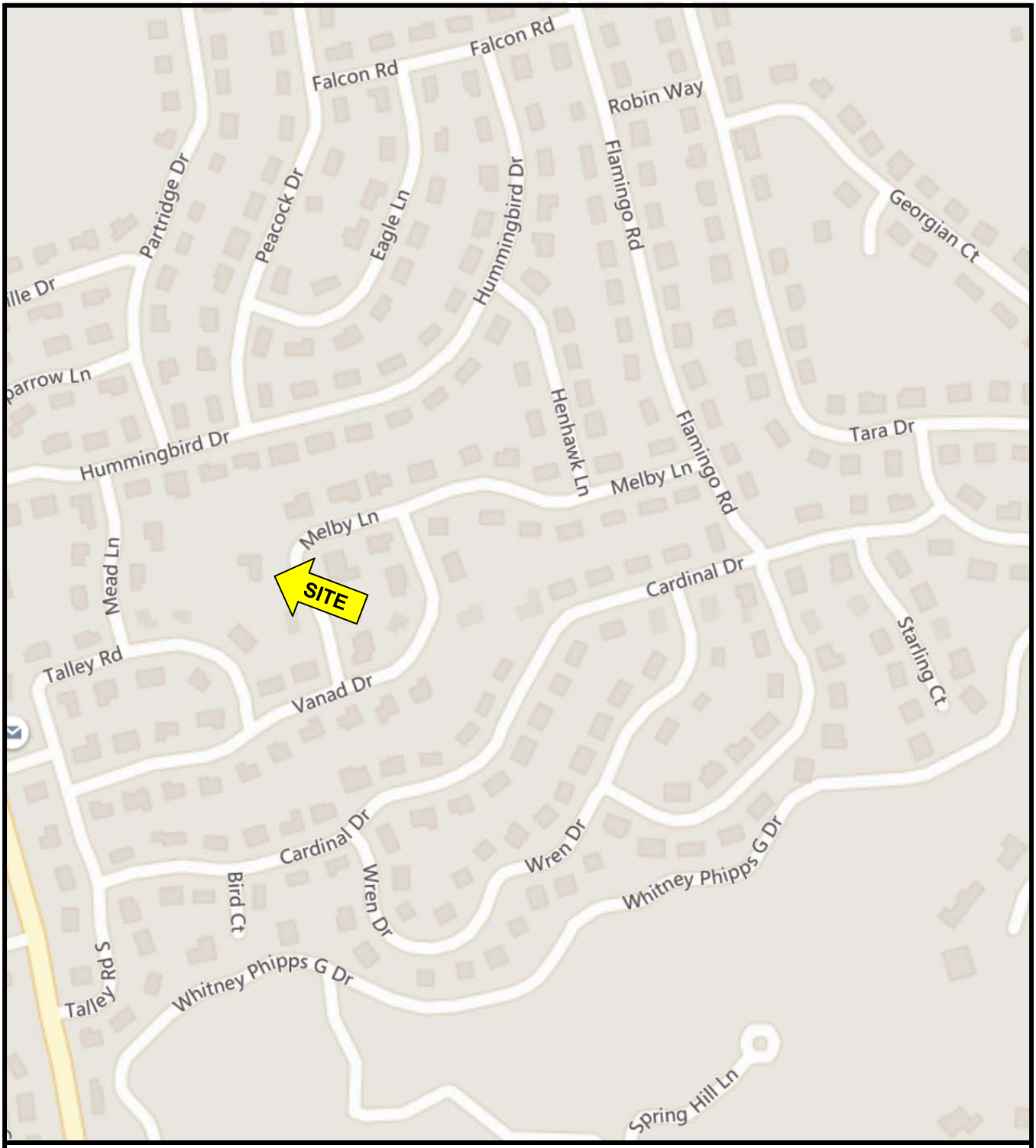


FIGURE 1 – SITE LOCATION MAP

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York 11576
PROJECT: 26026.00
SOURCE: Bing Maps, 2018

N

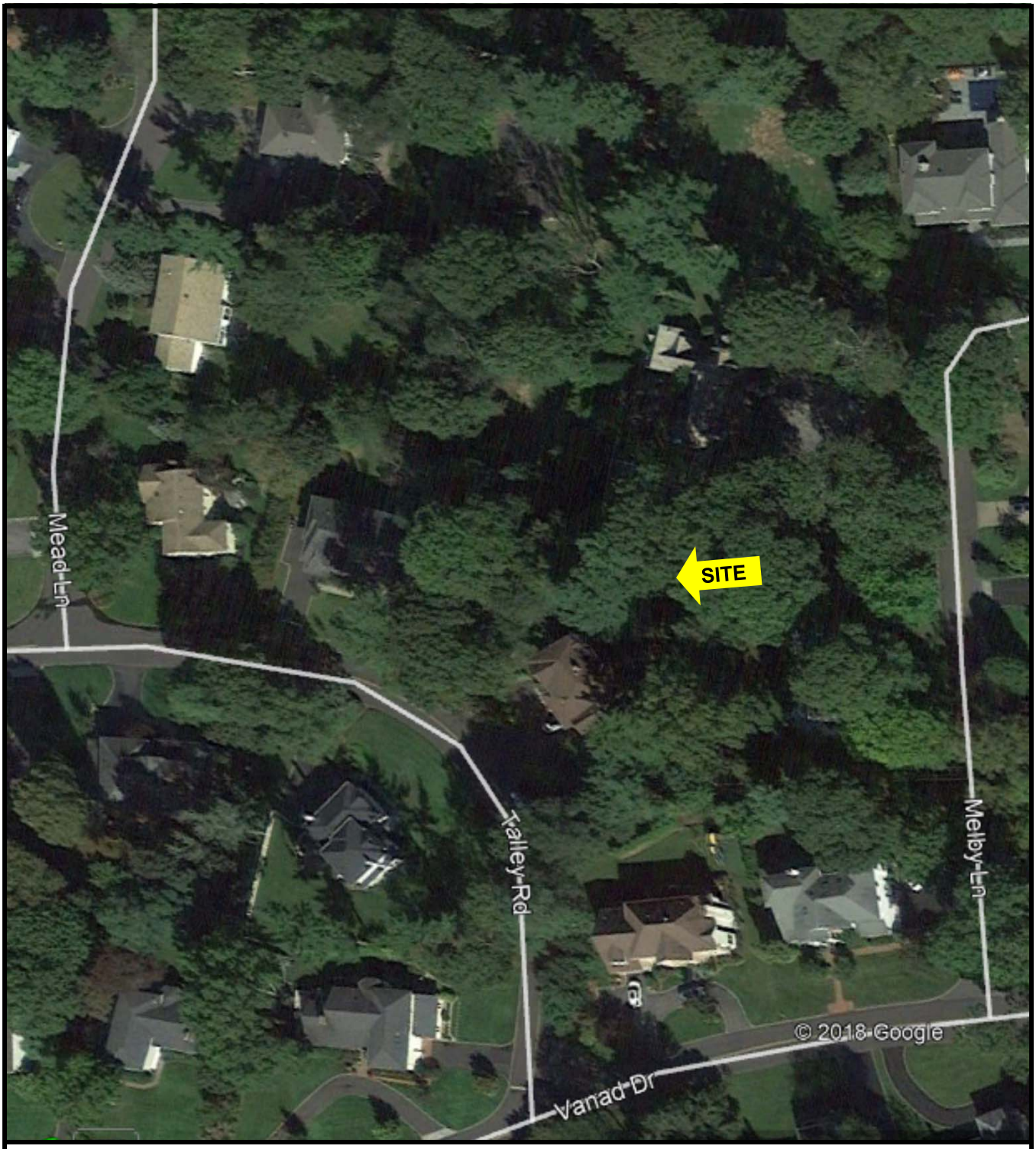


FIGURE 2 – Site Aerial

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York, 11576
PROJECT: 26026.00
SOURCE: Google Earth, 2017

N

vhb

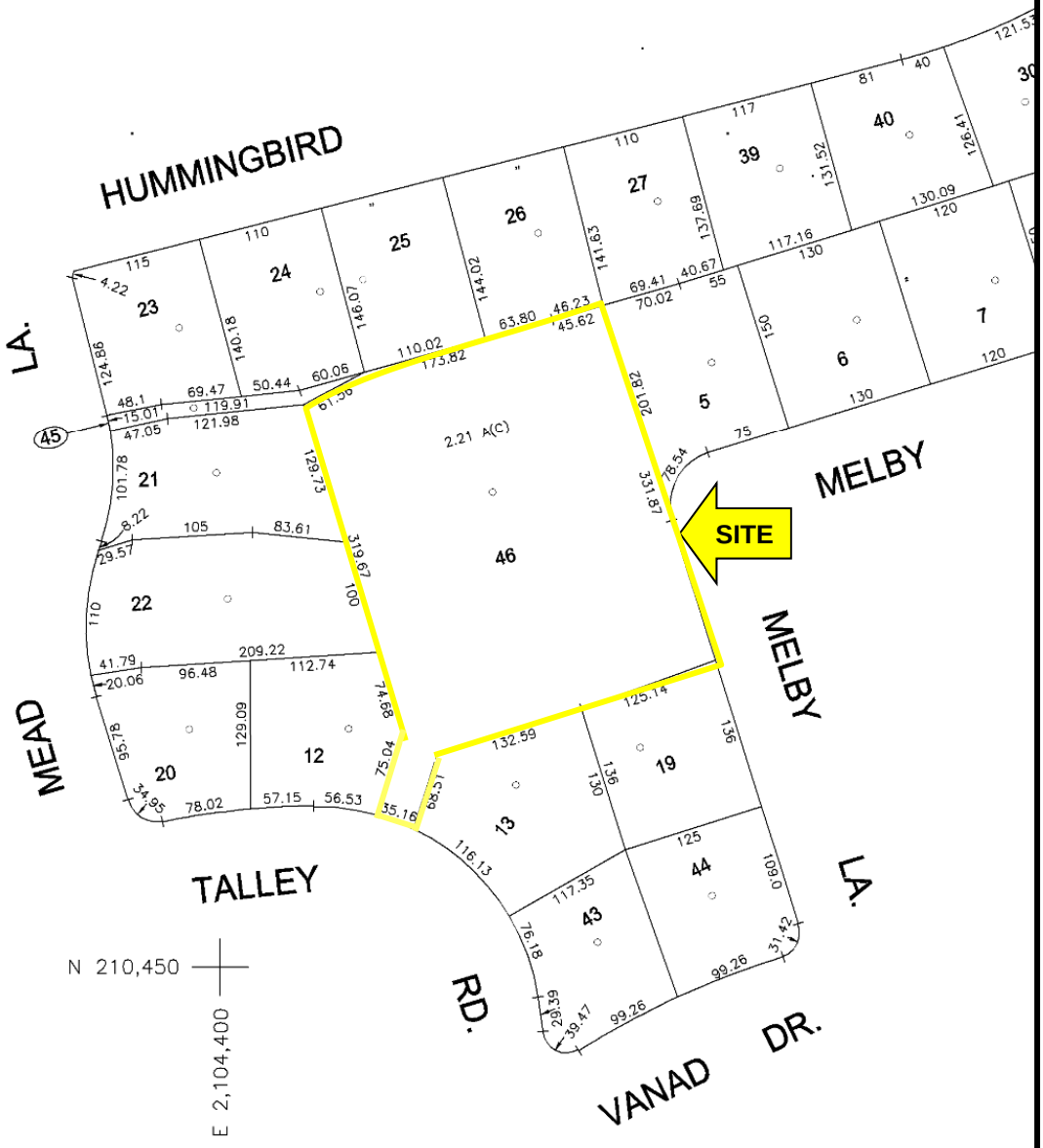


FIGURE 3 – Excerpt of Nassau County Tax Map

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York 11576
PROJECT: 26026.00
SOURCE: Nassau County Assessors Office

N

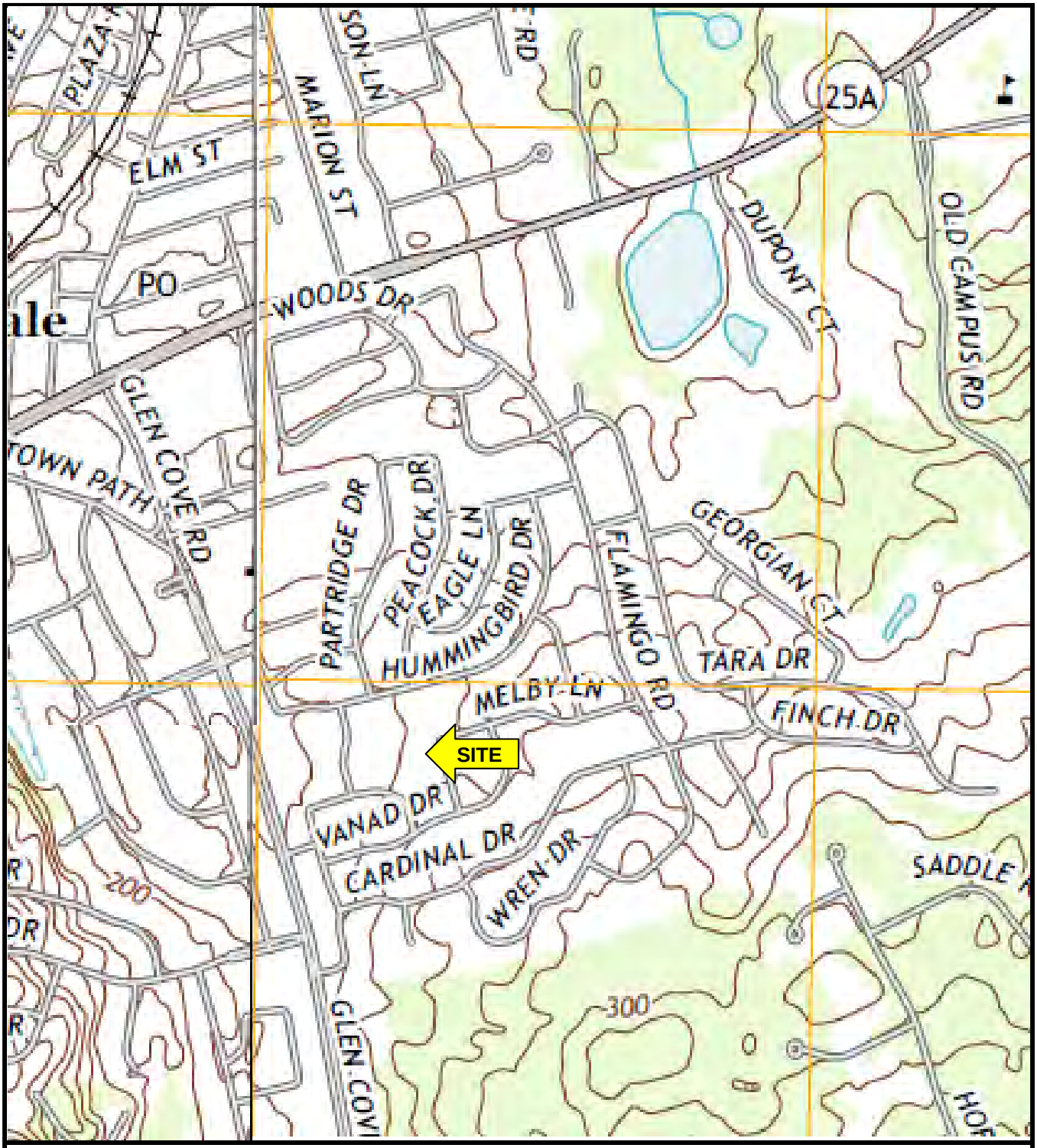


FIGURE 4 – TOPOGRAPHIC MAP

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York 11576
PROJECT: 26026.00
BASE MAP SOURCE: USGS Topographic Map – Hicksville, New York and Sea Cliff, New York Quadrangles

N

vhb

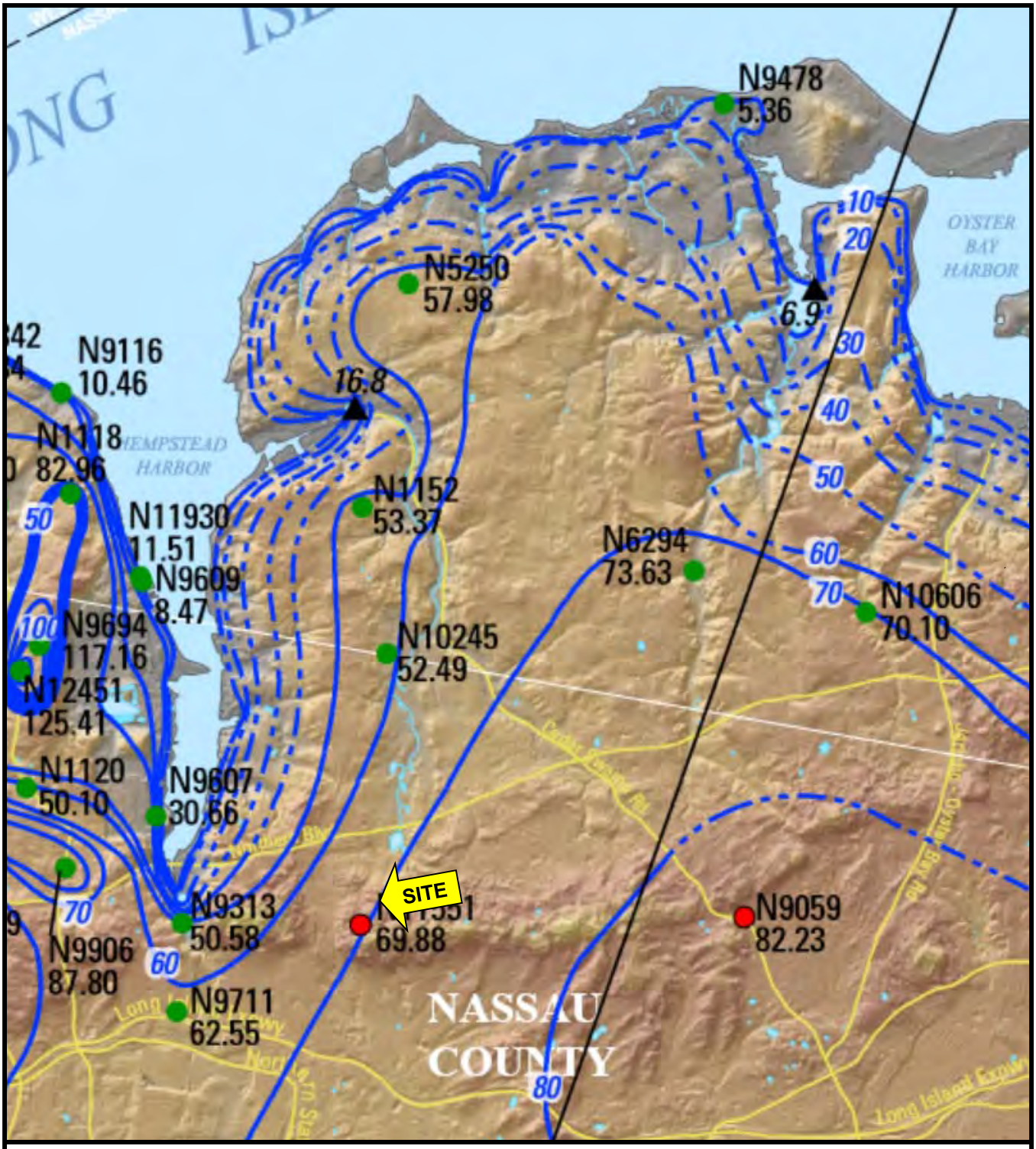
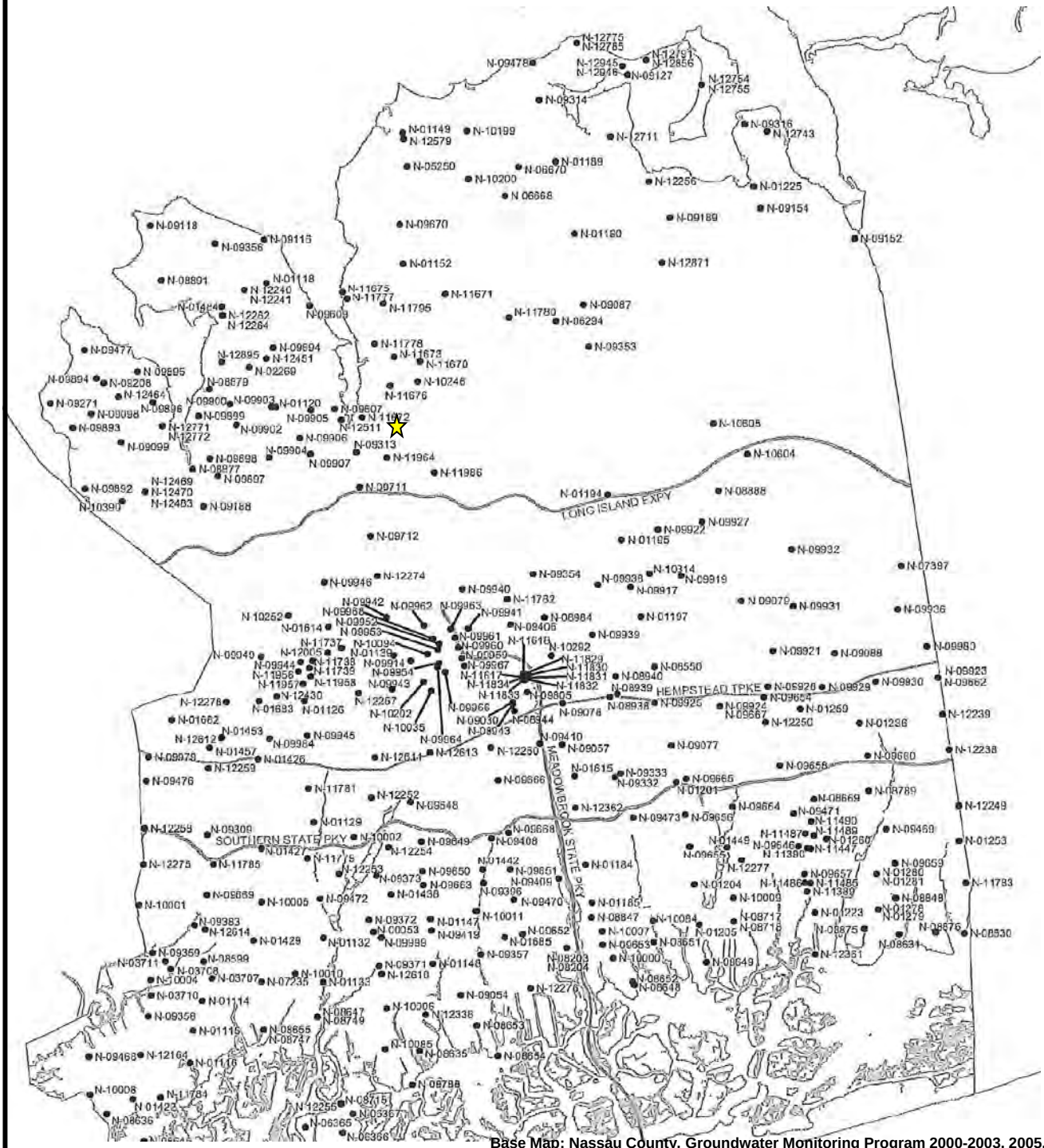


FIGURE 5– WATER TABLE ELEVATION MAP

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York 11576
PROJECT: 26026.00
SOURCE: *Water Table And Potentiometric Surface Altitudes in the Upper Glacial, Magothy and Lloyd Aquifers Beneath Long Island, New York, April-May 2010*

N



Base Map: Nassau County, Groundwater Monitoring Program 2000-2003, 2005.
Prepared by: Nassau County Department of Public Works.

FIGURE 6 – GROUNDWATER MONITORING WELL NETWORK MAP

SITE NAME: Residential Property
STREET ADDRESS: 2A Melby Lane
CITY, STATE, ZIP: East Hills, New York 11576
PROJECT: 26026.00
SOURCE: Nassau County Department of Public Works

LEGEND
★ **Site Location**

N

Appendix B
Representative Site Photographs

Photograph No. 1: The subject building.

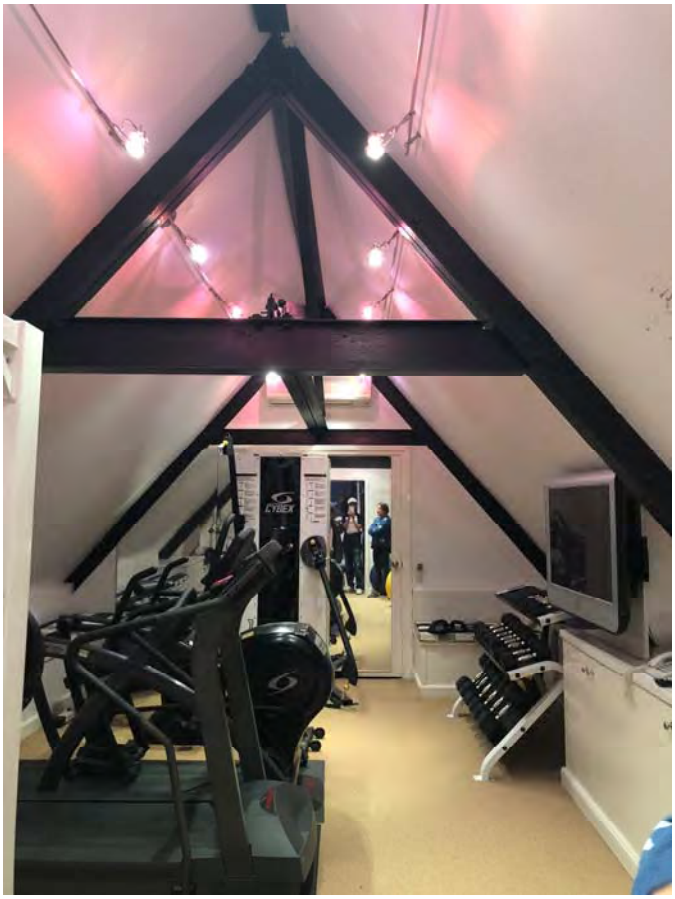
Photograph No. 2: The garage associated with the subject building.

Photograph No. 3: Representative photograph of a sump pump within the subject building basement.

Photograph No. 4: Fuel oil ASTs located within the overall building basement.

Photograph No. 5: Boiler within the overall building basement with suspect ACM insulation.

Photograph No. 6: Utility panels within the overall building basement.



Photograph No. 7: The attic of the subject building.

Photograph No. 8: The basketball court on the subject property.

Photograph No. 9: Swimming pool located on the subject property.

Photograph No. 10: The utility pole and transformers on the subject property.

Photograph No. 11: Covers associated with the septic system on the subject property.

Photograph No. 12: Propane UST on the subject property.

Photograph No. 13: Filtration system for the in-ground swimming pool on the subject property.

Appendix C
Local Government Correspondence

Owner Information

Owner Name:	**SHENFELD STEVEN/SHENFELD WENDY**
Mailing Address:	**2 MELBY LN #A, ROSLYN NY 11576-2519 C004**
Vesting Codes:	/ /

Location Information

Legal Description:			
County:	**NASSAU, NY**	APN:	**2203-19-027-00-0046-0**
Census Tract / Block:	**3021.01 / 4**	Alternate APN:	
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	**19-27 /**
Legal Lot:	**46**	Tract #:	
Legal Block:	**27**	School District:	**282203**
Market Area:		School District Name:	**ROSLYN**
Neighbor Code:	**033**	Munic/Township:	**EAST HILLS**

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:	**7,703**	Parking Type:	**GARAGE**	Construction:	
Living Area:	**6,239**	Garage Area:	**690**	Heat Type:	**CENTRAL**
Tot Adj Area:		Garage Capacity:		Exterior wall:	**STONE**
Above Grade:		Parking Spaces:		Porch Type:	**OPEN FRAME PORCH**
Total Rooms:	**12**	Basement Area:	**1,464**	Patio Type:	**STONE/TILE PATIO**
Bedrooms:		Finish Bsmnt Area:		Pool:	**POOL & JACUZZI**
Bath(F/H):	**4 / 3**	Basement Type:	**FULL**	Air Cond:	**CENTRAL**
Year Built / Eff:	**1929 /**	Roof Type:		Style:	**COLONIAL**
Fireplace:	**Y / 5**	Foundation:		Quality:	
# of Stories:	**2**	Roof Material:		Condition:	**AVERAGE**
Other Improvements:	**Building Permit**				

Site Information

Zoning:		Acres:	**2.21**	County Use:	**11-ONE FAMILY YEAR-ROUND RESID (2100)**
Lot Area:	**96,268**	Lot Width/Depth:	**x**	State Use:	
Land Use:	**SFR**	Res/Comm Units:	**1 /**	Water Type:	**PUBLIC**
Site Influence:				Sewer Type:	**PUBLIC SERVICE**

Tax Information

Total Value:	**$2,991**	Assessed Year:	**2017**	Property Tax:	**$36,585.90**
Land Value:	**$2,168**	Improved %:	**28%**	Tax Area:	**282203**
Improvement Value:	**$823**	Tax Year:	**2016**	Tax Exemption:	
Total Taxable Value:					

VILLAGE OF EAST HILLS
"LIKE NO OTHER!"

Document Request – FOIL

Village Clerk-Treasurer
209 Harbor Hill Road
East Hills, New York 11576

Freedom of Information Law (FOIL) protects citizens' right to access public documents and records of a government agency. Each copied page is $.25 except for oversized documents. The Freedom of Information Law can be found athttp://www.dos.ny.gov/coog/foil2.html

The most frequently asked questions can be found at:
http://www.dos.ny.gov/coog/freedomfaq.html

The Village Clerk-Treasurer serves as the Freedom of Information Officer for the Village of East Hills. She can be reached at 516-621-5600. Appeals will be determined by Mayor Michael R. Koblenz at 516-621-5600.

To request access to public documents and records, submit a completed Freedom of Information Request to the Village Clerk-Treasurer's office at the above address personally or through this website by completing the request form below.

When the Village receives a request, under §89(3)(a) of the Freedom of Information Law it has five business days to grant or deny access in whole or in part, or if more time is needed, to acknowledge the receipt of the request in writing and indicate an approximate date by which the Village will respond to the request, usually not more than 20 additional business days.

Freedom of Information Request
To: Donna Gooch, Village Clerk-Treasurer

Full Name

Minki Kim

VILLAGE INFORMATION

Bid Documents
Collective Bargain Agreements
Committee Actions & Resolutions
Document Request – FOIL
Emergency Plan
Flood Insurance
Pollution Prevention
Recycling / Sanitation
Request for Proposals
Safety Tips
Vendor Contracts
Village Calendar
Village Forms
Village Holidays
Village Text Registry

Street Address

100 Motor Parkway, Suite 135, Hauppauge, NY, 11788

Email

mkim@vhb.com

Phone Number

631-787-3573

Documents Requested

Please provide all tax assessor and building records, including, but not limited to certificates of occupancy, dates of sewer connection, building permits, inspection notes and violation notices, site plans and surveys, plumbing and drainage, material storage and heating information for the following property.

REQUEST DOCUMENTS

Instant Access Program

Direct-Response to Your Questions or Suggestions

Write your questions, suggestions or concerns here and get immediate turn-around wherever possible, 24 hours a day, seven days a week. **Please do not use this form for traffic tickets or solicitations. Village Only, Not Court.**

SUBMIT

Quick Links

Document Request
Park Applications
Pet Alert Form for Missing Pets
Village Forms
Village Meetings / Agendas
Village Officials
Village Staff
Contact Us

Contact Information

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

Phone: 516-621-5600
Fax: 516-625-8736
Email: website@villageofeasthills.org

Park Office 516-484-9800
Justice Ct. 516-621-6117

Stay Informed

Use the signup button below to subscribe to our email list

SUBSCRIBE

NASSAU COUNTY
LONG ISLAND, NEW YORK

GOVERNMENT DEPARTMENTS RESIDENTS VISIT NASSAU BUSINESS E-SERVICES NASSAU A-Z

Nassau County - FOIL Requests Reset Form **Submit FOIL Request**

FREEDOM OF INFORMATION LAW ("FOIL")

Article 6 of the New York Public Officers Law (sections 84-90), which is also known as the Freedom of Information Law ("FOIL"), gives members of the public a right of access to government records, with certain exceptions that are enumerated in Section 87(2). The full text of FOIL and other information about the law is available at the website of the New York State Committee on Open Government. In accordance with Section 89 (3)(b) of FOIL, Nassau County affords you the opportunity to submit records access requests by email by completing the relevant portions of the below electronic form and directing it to the Nassau County agency that is the custodian of the requested records.

Please select a department to send your request to:

Fire Commission - Hazardous Materials Division

Please describe the records you are requesting:

Please provide records regarding flammable storage permits, petroleum and chemical storage tanks, violations and permits issued, any documented spills, air discharge, hazardous materials, history of fire-fighting foam usage at the property and inspections for the following property:

2A Melby Lane, East Hills, NY, 11576
Tax identification: Lot 42, block 27, section 19

371 of 4000

Requestor Information

First Name: Minki **Last Name:** Kim

Address: 100 Motor Parkway, Suite 135

City: Hauppauge **State:** NY **Zip:** 11788

Email Address: mkim@vhb.com

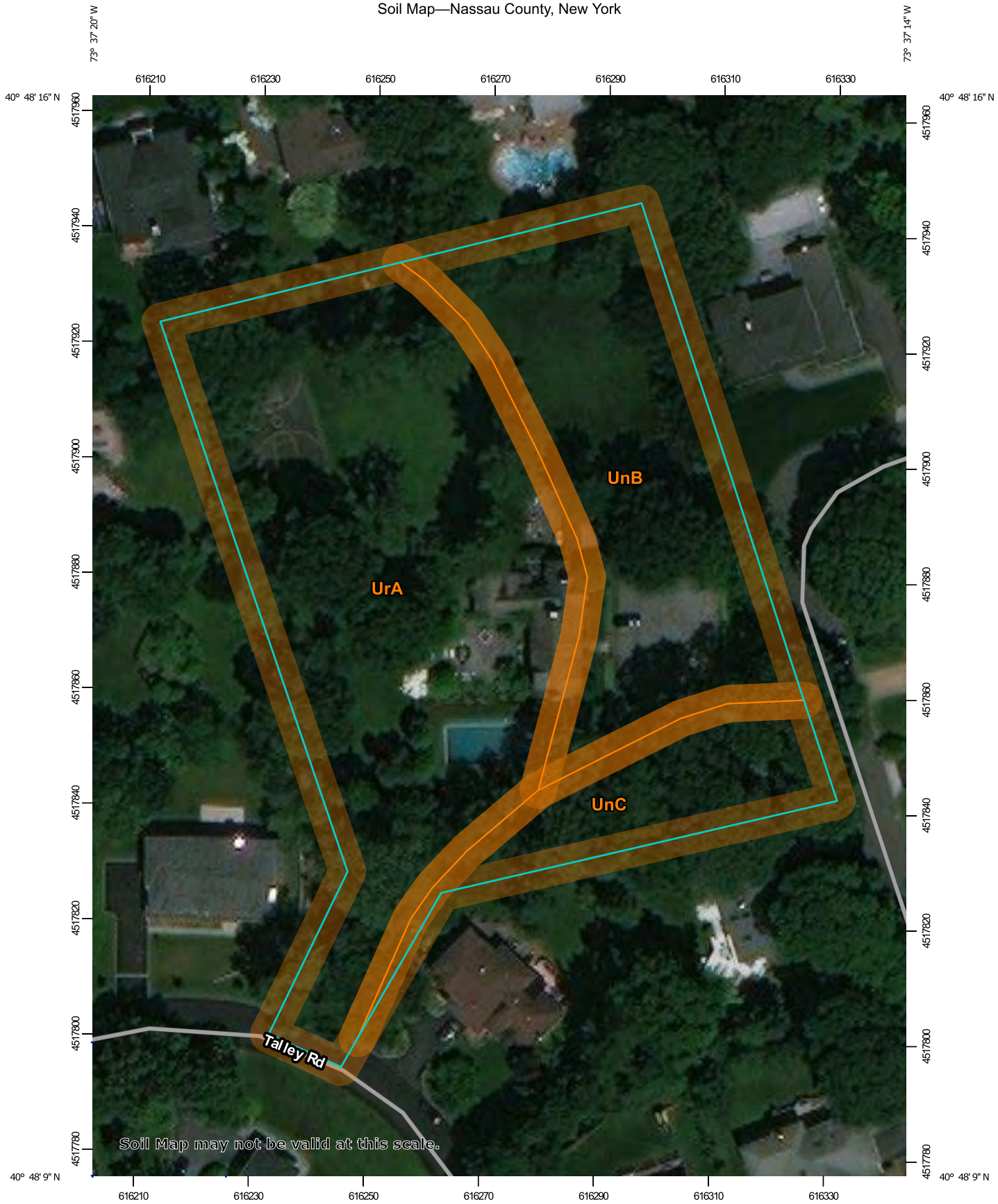
Telephone: (631) 787-3573

Home Disclaimer Legal Browser Support Contact Nassau County

Waldmann, Heather

From: FC.FOIL@nassaucountyny.gov
Sent: Wednesday, September 12, 2018 1:44 PM
To: Kim, Minki
Subject: [External] Reference #: 92353

A courtesy search of the Nassau County Fire Marshal computer records indicates that there is no record of the requested information for 2A Melby Lane



Map Scale: 1:912 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, New York
Survey Area Data: Version 14, Oct 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UnB	Urban land-Montauk complex, 3 to 8 percent slopes	0.8	31.8%
UnC	Urban land-Montauk complex, 8 to 15 percent slopes	0.3	11.4%
UrA	Urban land-Riverhead complex, 0 to 3 percent slopes	1.4	56.8%
Totals for Area of Interest		**2.4**	**100.0%**

Appendix D
Sanborn Fire Insurance Maps

2A Melby Lane

2A Melby Lane

Roslyn, NY 11576

Inquiry Number: 5409021.3

August 29, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/29/18

Site Name:

2A Melby Lane
2A Melby Lane
Roslyn, NY 11576
EDR Inquiry # 5409021.3

Client Name:

Vanasse Hangen Brustlin, Inc.
100 Motor Parkway, Ste. 135
Hauppauge, NY 11788
Contact: Minki Kim

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Vanasse Hangen Brustlin, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5F14-4E13-BE64

PO # 26026.00

Project Melby Lane East Hills

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 5F14-4E13-BE64

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Vanasse Hangen Brustlin, Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Appendix E
Historical Aerial Photographs

2A Melby Lane

2A Melby Lane

Roslyn, NY 11576

Inquiry Number: 5409021.5

August 29, 2018

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/29/18

Site Name:

2A Melby Lane
2A Melby Lane
Roslyn, NY 11576
EDR Inquiry # 5409021.5

Client Name:

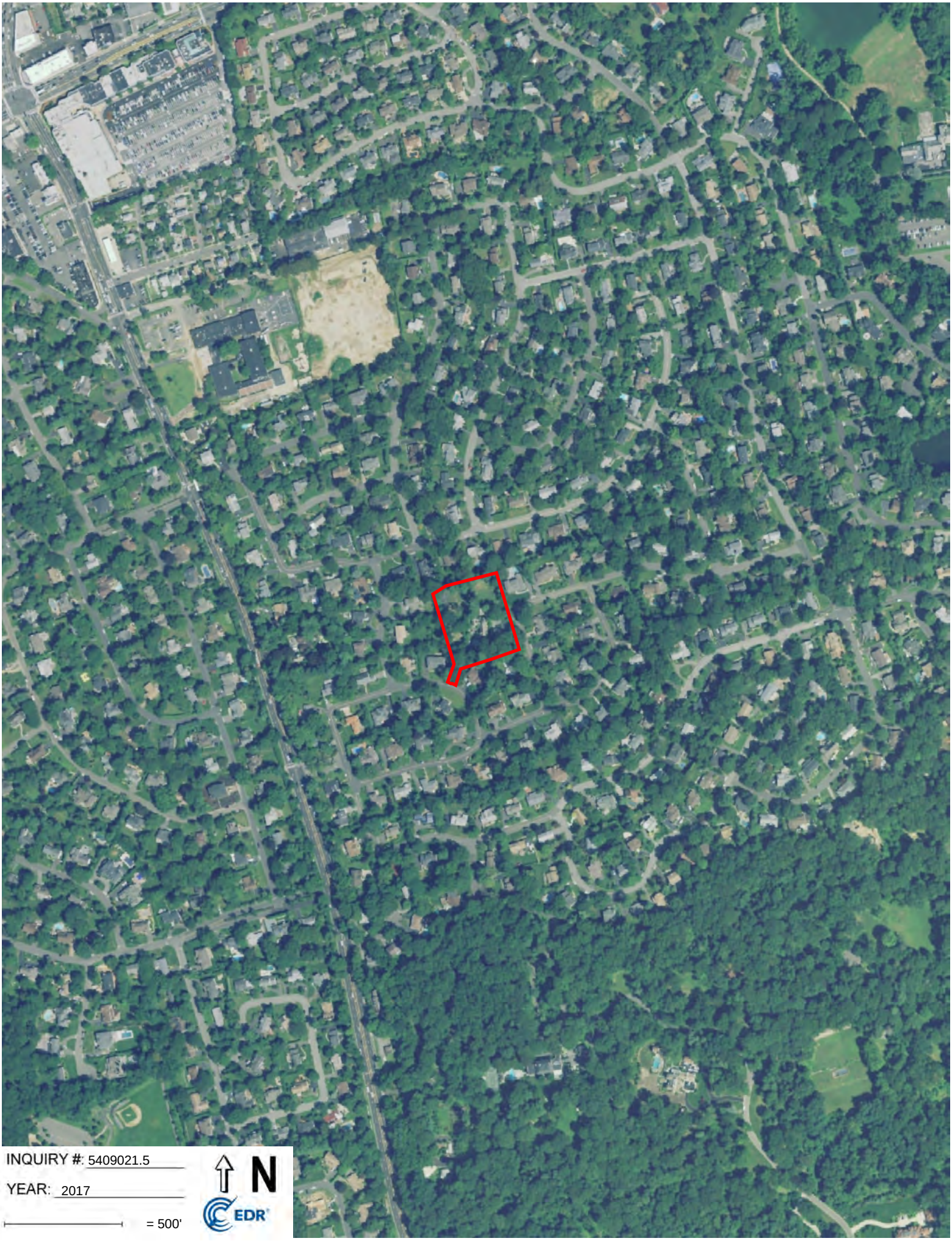
Vanasse Hangen Brustlin, Inc.
100 Motor Parkway, Ste. 135
Hauppauge, NY 11788
Contact: Minki Kim

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: April 04, 1994	USGS/DOQQ
1985	1"=500'	Flight Date: March 16, 1985	USGS
1976	1"=500'	Flight Date: March 29, 1976	Aero
1974	1"=500'	Flight Date: March 14, 1974	USGS
1966	1"=500'	Flight Date: February 23, 1966	USGS
1962	1"=500'	Flight Date: March 16, 1962	EDR Proprietary Aerial Viewpoint
1953	1"=500'	Flight Date: November 29, 1953	USGS
1951	1"=500'	Flight Date: April 24, 1951	EDR Proprietary Aerial Viewpoint
1947	1"=500'	Flight Date: September 01, 1947	USDA
1938	1"=500'	Flight Date: August 03, 1938	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.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YEAR: 2017
= 500'
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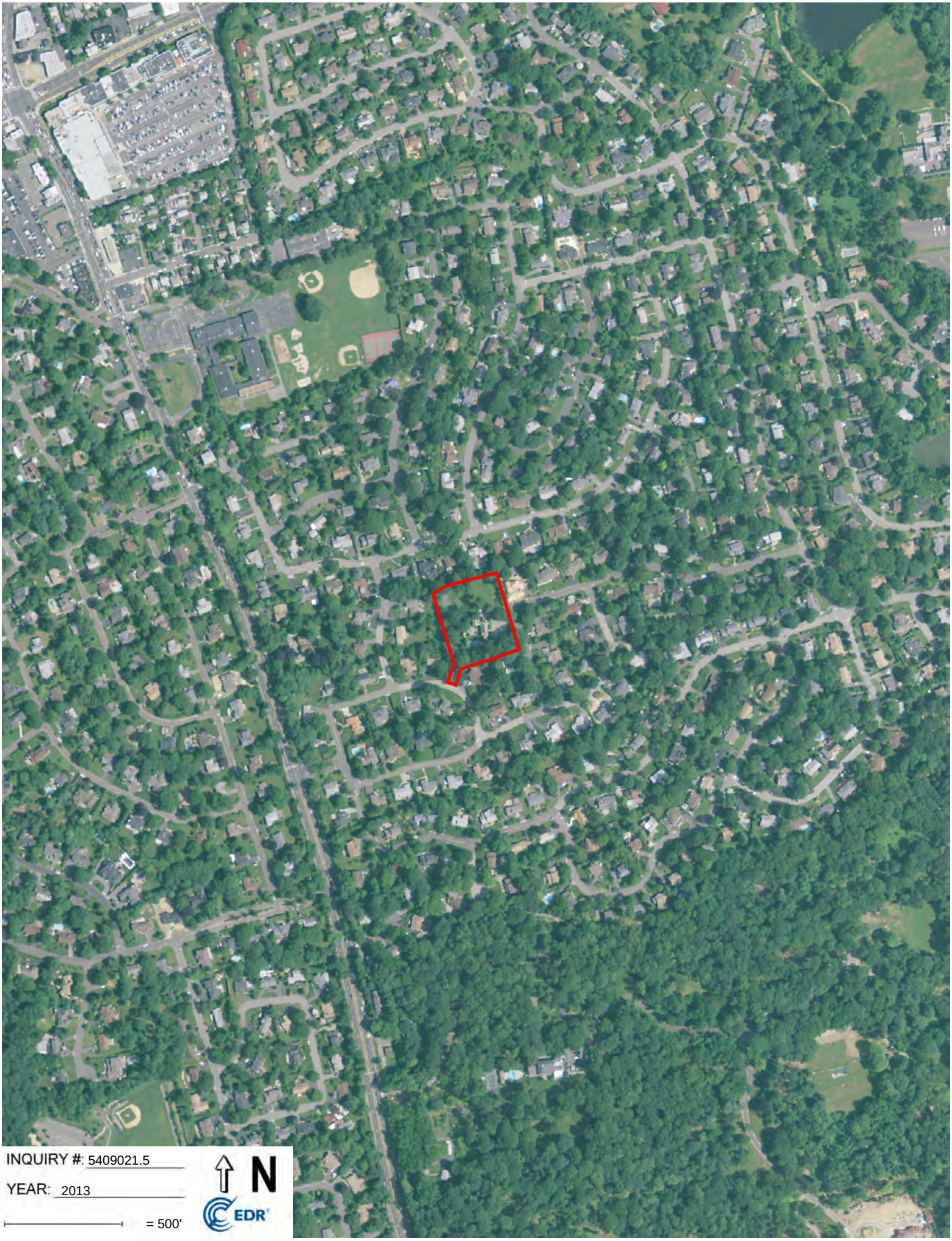
EDR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YEAR: 2013
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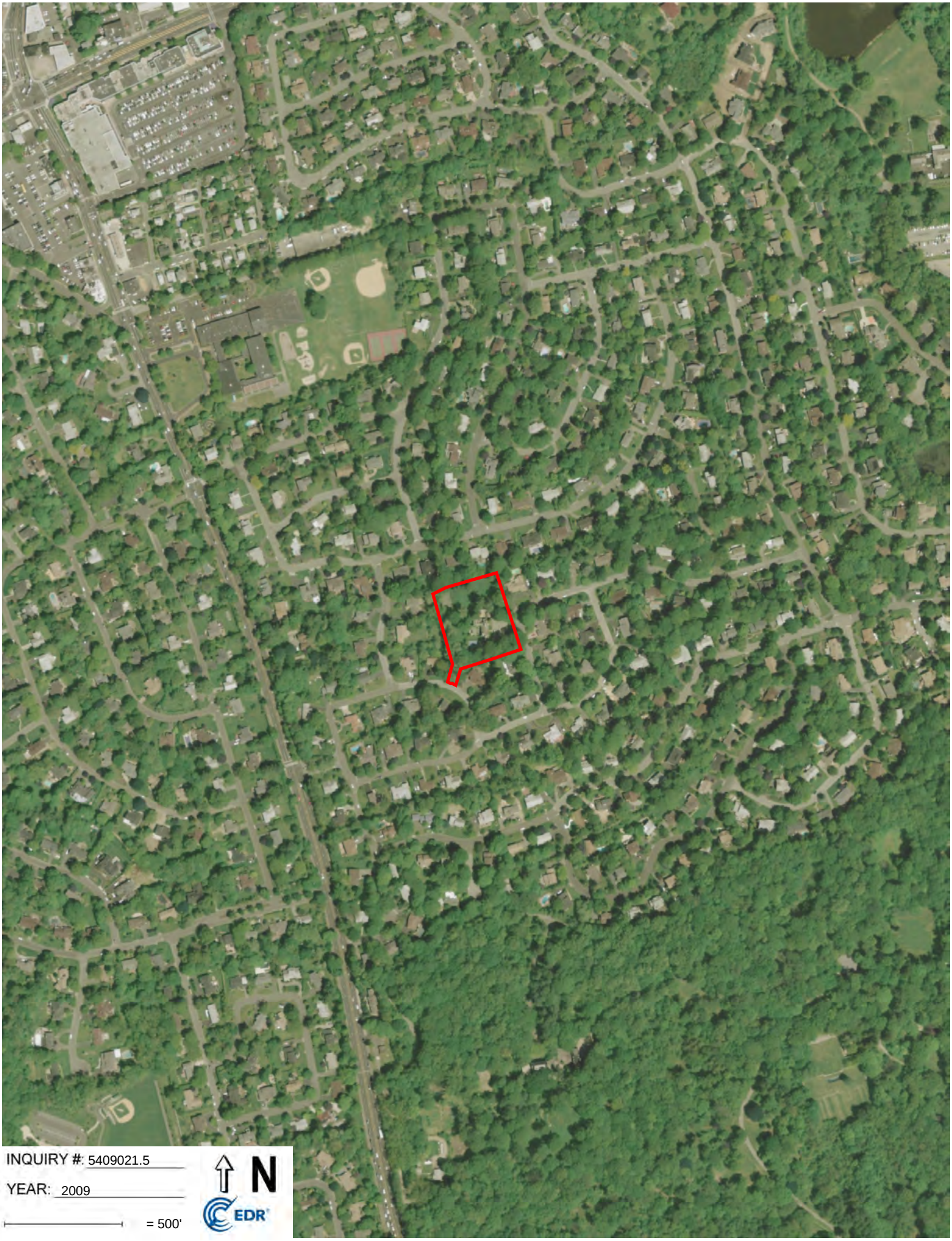
EDR


INQUIRY #: 5409021.5
YEAR: 2009
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EDR


INQUIRY #: 5409021.5
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1994
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1985
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1976
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1974
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1966
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1962
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1953
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1951
= 500'
N
EDR


INQUIRY #: 5409021.5
YEAR: 1947
= 500'
N
EDR

INQUIRY #: 5409021.5

YEAR: 1938

= 500'

N

EDR

Appendix F
Regulatory Agency Database Report

2A Melby Lane
2A Melby Lane
Roslyn, NY 11576

Inquiry Number: 5409021.2s
August 29, 2018

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2A MELBY LANE
ROSLYN, NY 11576

COORDINATES

Latitude (North):	40.8036920 - 40° 48' 13.29''
Longitude (West):	73.6215650 - 73° 37' 17.63''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	616276.6
UTM Y (Meters):	4517668.0
Elevation:	196 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5940537 HICKSVILLE, NY
Version Date:	2013
West Map:	5940619 SEA CLIFF, NY
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150624, 20150514
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2A MELBY LANE
ROSLYN, NY 11576

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	RITE FUEL CORP	10 MELEY LANE	NY Spills	Higher	69, 0.013, East
A2	UNKNOWN	5 MELBY LANE	NY Spills	Higher	131, 0.025, ESE
A3	ANTMAN RESIDENCE	15 VANAD DRIVE	NY Spills	Higher	258, 0.049, East
4	NASS RESIDENCE	14 VANADE DRIVE	NY Spills	Higher	353, 0.067, SSE
5	RESIDENCE	3 VANAD DRIVE	NY Spills	Higher	392, 0.074, SSW
6	RUBEN RESIDENCE	17 CARDINAL DRIVE	NY Spills	Higher	547, 0.104, South
7	MARCUS RESIDENCE	45 CARDINAL DRIVE	NY Spills	Higher	611, 0.116, ESE
8	LILCO	10 SPARROW LANE	NY Spills	Lower	624, 0.118, NW
9	FARIBA SASANIAN	50 WREN DR	UST	Higher	1059, 0.201, SE
10	SCHMELKIN RESIDENCE	77 TARA DRIVE	LTANKS	Lower	1481, 0.280, NE
11	LONDON RESIDENCE	3 EDGEWOOD LANE	LTANKS	Lower	1525, 0.289, NW
12	GROSS RESIDENCE	53 STARLING COURT	LTANKS	Higher	1558, 0.295, East
13	NIKE BAT NY 80		FUDS	Lower	1701, 0.322, NE
14	UNKNOWN	75 BIRCH DRIVE	LTANKS	Higher	1886, 0.357, WSW
15	AMOCO OIL CO	2 GLEN COVE ROAD	LTANKS, NY Spills	Lower	1941, 0.368, NW
16	SUNSHINE RESIDENCE	115 WALNUT DRIVE	LTANKS	Lower	2191, 0.415, SSW
17	NAT'L AIR GUARD BASE	HARBOR HILL ROAD	LTANKS	Higher	2318, 0.439, SSW
18	JHUREMALANI RESIDENC	45 CHESTNUT DRIVE	LTANKS	Higher	2578, 0.488, WNW
19	SHELL OIL STATION	120 NORTHERN BLVD	LTANKS, TANKS, NY Spills	Lower	2618, 0.496, NW
20	INDOOR SMALL ARMS FI		UXO	Lower	3095, 0.586, SSW
21	INC VILLAGE OF EAST	209 HARBOR HILL RD	RCRA-SQG, SHWS, SWF/LF, CBS, NY Spills, MANIFEST,...	Higher	3876, 0.734, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Facility Register

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
HIST LTANKS ---------- Listing of Leaking Storage Tanks

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
CBS UST ---------- Chemical Bulk Storage Database
MOSF UST ---------- Major Oil Storage Facilities Database
MOSF ---------- Major Oil Storage Facility Site Listing
CBS ---------- Chemical Bulk Storage Site Listing
AST ---------- Petroleum Bulk Storage
CBS AST ---------- Chemical Bulk Storage Database
MOSF AST ---------- Major Oil Storage Facilities Database
INDIAN UST ---------- Underground Storage Tanks on Indian Land
TANKS ---------- Storage Tank Faciliy Listing

State and tribal institutional control / engineering control registries

RES DECL ---------- Restrictive Declarations Listing
ENG CONTROLS ---------- Registry of Engineering Controls
INST CONTROL ---------- Registry of Institutional Controls

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Agreements
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Site List
ERP ---------- Environmental Restoration Program Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE ---------- Registered Waste Tire Storage & Facility List
SWRCY ---------- Registered Recycling Facility List

INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
DEL SHWS	Delisted Registry Sites
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST	Historical Petroleum Bulk Storage Database
HIST AST	Historical Petroleum Bulk Storage Database

Local Land Records

LIENS	Spill Liens Information
LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
NY Hist Spills	SPILLS Database
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees

INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
FINDS Facility Index System/Facility Registry System
DOCKET HWC Hazardous Waste Compliance Docket Listing
ECHO Enforcement & Compliance History Information
FUELS PROGRAM EPA Fuels Program Registered Listing
AIRS Air Emissions Data
COAL ASH Coal Ash Disposal Site Listing
DRYCLEANERS Registered Drycleaners
E DESIGNATION E DESIGNATION SITE LISTING
Financial Assurance Financial Assurance Information Listing
HSWDS Hazardous Substance Waste Disposal Site Inventory
MANIFEST Facility and Manifest Data
SPDES State Pollutant Discharge Elimination System
VAPOR REOPENED Vapor Intrusion Legacy Site List
UIC Underground Injection Control Wells

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS Recovered Government Archive State Hazardous Waste Facilities List
RGA LF Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the SHWS list, as provided by EDR, and dated 05/14/2018 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
INC VILLAGE OF EAST Site Code: 338739	***209 HARBOR HILL RD***	***SW 1/2 - 1 (0.734 mi.)***	***21***	***38***

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 05/14/2018 has revealed that there are 9 LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GROSS RESIDENCE Date Closed: 2001-12-10 Date Closed: 2001-11-29 Site ID: 71266 Site ID: 71267 Program Number: 0108628 Program Number: 0108660	53 STARLING COURT	E 1/4 - 1/2 (0.295 mi.)	12	20
UNKNOWN Date Closed: 1986-05-22 Site ID: 132845 Program Number: 8601055	75 BIRCH DRIVE	WSW 1/4 - 1/2 (0.357 mi.)	14	23
NAT'L AIR GUARD BASE Date Closed: 1989-01-11 Site ID: 280101 Program Number: 8702275	HARBOR HILL ROAD	SSW 1/4 - 1/2 (0.439 mi.)	17	27
JHUREMALANI RESIDENC Date Closed: 1999-09-24 Site ID: 95668 Program Number: 9902269	45 CHESTNUT DRIVE	WNW 1/4 - 1/2 (0.488 mi.)	18	29

Lower Elevation	Address	Direction / Distance	Map ID	Page
SCHMELKIN RESIDENCE	77 TARA DRIVE	NE 1/4 - 1/2 (0.280 mi.)	10	18

Date Closed: 2003-02-20 Site ID: 304787 Program Number: 0208168				
LONDON RESIDENCE Date Closed: 1995-06-12 Site ID: 147256 Program Number: 9312709	3 EDGEWOOD LANE	NW 1/4 - 1/2 (0.289 mi.)	11	19
AMOCO OIL CO Date Closed: 1997-04-30 Site ID: 211371 Program Number: 8910222	***2 GLEN COVE ROAD***	***NW 1/4 - 1/2 (0.368 mi.)***	***15***	***24***
SUNSHINE RESIDENCE Date Closed: 1999-05-21 Site ID: 287404 Program Number: 9812851	115 WALNUT DRIVE	SSW 1/4 - 1/2 (0.415 mi.)	16	26
SHELL OIL STATION Date Closed: 1988-02-04 Site ID: 300165 Program Number: 8707994	***120 NORTHERN BLVD***	***NW 1/4 - 1/2 (0.496 mi.)***	***19***	***30***

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FARIBA SASANIAN Database: NCFM UST, Date of Government Version: 02/15/2011 Status: Active Location Id: 201612	50 WREN DR	SE 1/8 - 1/4 (0.201 mi.)	9	18

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 05/14/2018 has revealed that there are 8 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RITE FUEL CORP	10 MELEY LANE	E 0 - 1/8 (0.013 mi.)	A1	8

Date Closed: 1990-08-13 Spill Number: 9004296 Site ID: 299880				
UNKNOWN Date Closed: 2008-11-03 Spill Number: 0801678 Site ID: 397661	5 MELBY LANE	ESE 0 - 1/8 (0.025 mi.)	A2	9
ANTMAN RESIDENCE Date Closed: 1988-10-28 Spill Number: 8806209 Site ID: 313670	15 VANAD DRIVE	E 0 - 1/8 (0.049 mi.)	A3	10
NASS RESIDENCE Date Closed: 1992-06-24 Spill Number: 9108653 Site ID: 95464	14 VANADE DRIVE	SSE 0 - 1/8 (0.067 mi.)	4	11
RESIDENCE Date Closed: 2015-05-08 Spill Number: 1501392 Site ID: 507592	3 VANAD DRIVE	SSW 0 - 1/8 (0.074 mi.)	5	12
RUBEN RESIDENCE Date Closed: 1991-09-19 Date Closed: 1992-11-30 Spill Number: 9106507 Spill Number: 9209982 Site ID: 191738 Site ID: 191739	17 CARDINAL DRIVE	S 0 - 1/8 (0.104 mi.)	6	13
MARCUS RESIDENCE Date Closed: 1994-10-21 Spill Number: 9409722 Site ID: 243306	45 CARDINAL DRIVE	ESE 0 - 1/8 (0.116 mi.)	7	15

Lower Elevation	Address	Direction / Distance	Map ID	Page
LILCO Date Closed: 2011-06-06 Date Closed: 1989-06-02 Spill Number: 1004730 Spill Number: 8902149 Site ID: 438013 Site ID: 202536	10 SPARROW LANE	NW 0 - 1/8 (0.118 mi.)	8	16

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 01/31/2015 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NIKE BAT NY 80		NE 1/4 - 1/2 (0.322 mi.)	13	22

EXECUTIVE SUMMARY

Federal Facility ID:: NJ9799F0944
INST ID:: 56619

UXO: A listing of unexploded ordnance site locations

A review of the UXO list, as provided by EDR, and dated 09/30/2016 has revealed that there is 1 UXO site within approximately 1 mile of the target property.

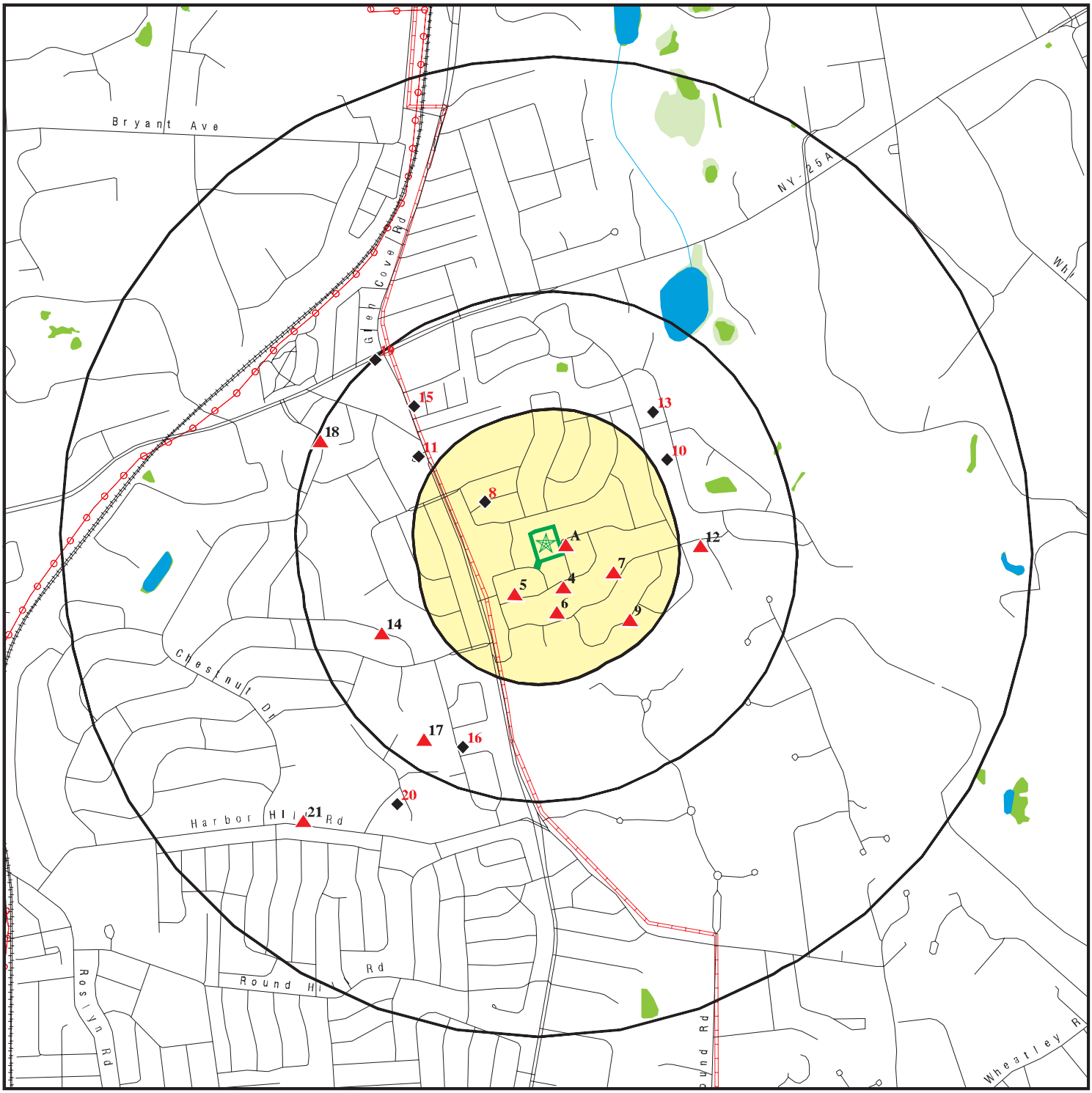
Lower Elevation	Address	Direction / Distance	Map ID	Page
INDOOR SMALL ARMS FI		SSW 1/2 - 1 (0.586 mi.)	20	37

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
ROSYLN ART MUSEUM	LTANKS

OVERVIEW MAP - 5409021.2S

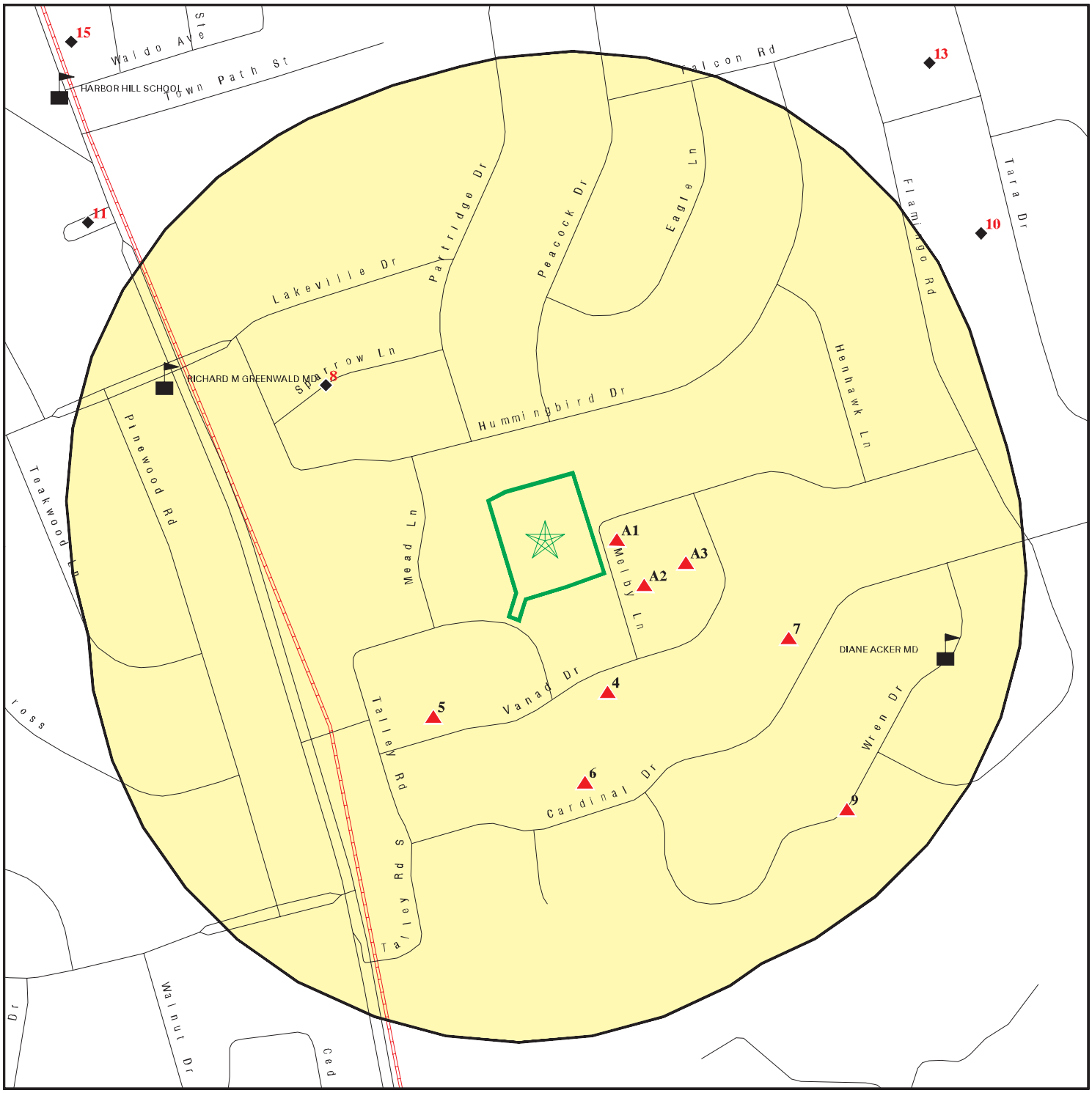


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2A Melby Lane ADDRESS: 2A Melby Lane Roslyn NY 11576 LAT/LONG: 40.803692 / 73.621565	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Minki Kim INQUIRY #: 5409021.2s DATE: August 29, 2018 1:45 pm

DETAIL MAP - 5409021.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Pipelines

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2A Melby Lane	CLIENT: Vanasse Hangen Brustlin, Inc.
ADDRESS: 2A Melby Lane Roslyn NY 11576	CONTACT: Minki Kim INQUIRY #: 5409021.2s
LAT/LONG: 40.803692 / 73.621565	DATE: August 29, 2018 1:48 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	0	9	NR	NR	9
HIST LTANKS	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	1	NR	NR	NR	1
CBS UST	0.250		0	0	NR	NR	NR	0
MOSF UST	0.500		0	0	0	NR	NR	0
MOSF	0.500		0	0	0	NR	NR	0
CBS	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
CBS AST	0.250		0	0	NR	NR	NR	0
MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
RES DECL	0.125		0	NR	NR	NR	NR	0
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ERP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWTIRE	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		8	NR	NR	NR	NR	8
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
SPILLS 90	0.125		0	NR	NR	NR	NR	0
SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	1	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	1	NR	1
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
E DESIGNATION	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HSWDS	0.500		0	0	0	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0
VAPOR REOPENED	0.500		0	0	0	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	8	1	10	2	0	21

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
East
< 1/8
0.013 mi.
69 ft.

RITE FUEL CORP
10 MELEY LANE
ROSLYN, NY

Site 1 of 3 in cluster A

NY Spills **S102096933**
N/A

Relative:
Higher

Actual:
196 ft.

SPILLS:

Facility ID:	9004296
Facility Type:	ER
Spill Number:	9004296
DER Facility ID:	242590
Site ID:	299880
DEC Region:	1
Closed Date:	1990-08-13
Spill Cause:	Human Error
Spill Class:	Not reported
SWIS:	3000
Spill Date:	1990-07-18
Investigator:	TPWALSH
Referred To:	Not reported
Reported to Dept:	1990-07-18
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Responsible Party
Cleanup Ceased:	1990-08-13
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1990-07-24
Spill Record Last Update:	1990-08-15
Spiller Name:	Not reported
Spiller Company:	RITE FUEL CORP
Spiller Address:	50 FAIRCHILD COURT
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was WALSH 07/25/90: SITE IS CLEAN. "
Remarks:	"SPILLER APPLIED SPEEDY DRY, SOME ON SIDE OF ROAD"

All Materials:

Site ID:	299880
Operable Unit ID:	944637
Operable Unit:	01
Material ID:	435395
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	4.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

A2
ESE
< 1/8
0.025 mi.
131 ft.

UNKNOWN
5 MELBY LANE
EAST HILLS, NY

Site 2 of 3 in cluster A

NY Spills **S109062780**
N/A

Relative:
Higher

Actual:
207 ft.

SPILLS:

Facility ID:	0801678
Facility Type:	ER
Spill Number:	0801678
DER Facility ID:	347056
Site ID:	397661
DEC Region:	1
Closed Date:	2008-11-03
Spill Cause:	Other
Spill Class:	C4
SWIS:	3022
Spill Date:	2008-05-12
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	2008-05-12
CID:	408
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	Not reported
Remediation Phase:	0
Date Entered In Computer:	2008-05-12
Spill Record Last Update:	2008-11-12
Spiller Name:	SHAWN DAVIS
Spiller Company:	LIPA
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	SHAWN DAVIS
DEC Memo:	"CLEANUP BY NATIONAL GRID & WASTE RECYCLING COMPLETED ON 5/12/08 DOCUMENTS IN KEYSPAN FILES"
Remarks:	"TREE FELL AND BROKE THE POLE; NOT YET CLEANED;"

All Materials:

Site ID:	397661
Operable Unit ID:	1154604
Operable Unit:	01
Material ID:	2145410
Material Code:	0020A
Material Name:	transformer oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	2.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

A3 **ANTMAN RESIDENCE** **NY Spills** **S104498788**
East **15 VANAD DRIVE** **N/A**
< 1/8 **EAST HILLS, NY**
0.049 mi.
258 ft. **Site 3 of 3 in cluster A**

Relative: **Higher**

Actual: **206 ft.**

SPILLS:

Facility ID:	8806209
Facility Type:	ER
Spill Number:	8806209
DER Facility ID:	252915
Site ID:	313670
DEC Region:	1
Closed Date:	1988-10-28
Spill Cause:	Other
Spill Class:	Not reported
SWIS:	3022
Spill Date:	1988-10-22
Investigator:	KDGOERTZ
Referred To:	Not reported
Reported to Dept:	1988-10-24
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	1988-10-28
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1988-10-26
Spill Record Last Update:	2006-06-05
Spiller Name:	Not reported
Spiller Company:	ANTMAN RESIDENCE
Spiller Address:	15 VANAD DRIVE
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was GOERTZ FD / / : PER SLOMINS 30 GAL OF OIL HAS BEEN PUMPED OUT & PLACED IN DRUM. LINE HAS BEEN CAPPED. 10/28/88: SPILL WAS CLEANED UP BY F&N ON 10/27/88. SPILL CAN BE CLOSED PENDING DISPOSAL OF 12 YDS OF SOIL. FILE HAS BEEN DESTROYED ACCORDING TO STATE ARCHIVE AND RECORD ADMINISTRATOR RETENTION/DISPOSAL PROCEDURES"
Remarks:	"550 TANK-STICK LINE EXPOSED(NOT CAPPED) UNK AT THIS TIME HOW MUCH WATER IN TANK OR HOW LONG STICK LINE HAS BEEN EXPOSED.RES.JUST MOVED IN.SLOMINS WILL BY PUMPING OUT TANK"

All Materials:

Site ID:	313670
Operable Unit ID:	923039
Operable Unit:	01
Material ID:	454562
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00

ANTMAN RESIDENCE (Continued) **S104498788**

Oxygenate: Not reported

4
SSE
< 1/8
0.067 mi.
353 ft.

NASS RESIDENCE
14 VANADE DRIVE
ROSLYN, NY

NY Spills **S102090602**
N/A

Relative:
Higher

Actual:
223 ft.

SPILLS:

Facility ID:	9108653
Facility Type:	ER
Spill Number:	9108653
DER Facility ID:	85383
Site ID:	95464
DEC Region:	1
Closed Date:	1992-06-24
Spill Cause:	Equipment Failure
Spill Class:	B3
SWIS:	3000
Spill Date:	1991-11-13
Investigator:	LUCE
Referred To:	Not reported
Reported to Dept:	1991-11-13
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Tank Truck
Spill Notifier:	Responsible Party
Cleanup Ceased:	1992-06-24
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1991-11-15
Spill Record Last Update:	2001-04-03
Spiller Name:	Not reported
Spiller Company:	GIFFORDS
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	""
Remarks:	"AT NASS RESIDENCE, MECHANICAL FAILURE PUMPED CRACKED, OIL IN STREET, RAN DOWN ROAD, LEAVES AFFECTED, NO S.D. GIFFORDS ON SITE CLEANING UP"

All Materials:

Site ID:	95464
Operable Unit ID:	962703
Operable Unit:	01
Material ID:	420781
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	30.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

5
SSW
< 1/8
0.074 mi.
392 ft.

RESIDENCE
3 VANAD DRIVE
ROSLYN, NY 11576

NY Spills **S117852969**
N/A

Relative:
Higher

Actual:
198 ft.

SPILLS:

Facility ID:	1501392
Facility Type:	ER
Spill Number:	1501392
DER Facility ID:	462339
Site ID:	507592
DEC Region:	1
Closed Date:	2015-05-08
Spill Cause:	Human Error
Spill Class:	C4
SWIS:	3022
Spill Date:	2015-05-08
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	2015-05-08
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2015-05-08
Spill Record Last Update:	2015-08-20
Spiller Name:	MIKE
Spiller Company:	PETRO OIL
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	AMY HANDWERKER (OWNER?)
DEC Memo:	"DRIVEWAY 05/08/15 1005 Hrs: Called Mike- he confirmed the information reported, and said no soil had been impacted. DR"
Remarks:	"6 oz techs oil can tipped over in drive way clean up is done"

All Materials:

Site ID:	507592
Operable Unit ID:	1256921
Operable Unit:	01
Material ID:	2259896
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	1.00
Oxygenate:	Not reported

6
South
< 1/8
0.104 mi.
547 ft.

RUBEN RESIDENCE
17 CARDINAL DRIVE
EAST HILLS, NY

NY Spills **S104499251**
N/A

Relative:
Higher

Actual:
242 ft.

SPILLS:

Facility ID:	9106507
Facility Type:	ER
Spill Number:	9106507
DER Facility ID:	159919
Site ID:	191738
DEC Region:	1
Closed Date:	1991-09-19
Spill Cause:	Equipment Failure
Spill Class:	Not reported
SWIS:	3000
Spill Date:	1991-09-17
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1991-09-17
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Other
Cleanup Ceased:	1991-09-19
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1991-09-18
Spill Record Last Update:	1991-09-20
Spiller Name:	Not reported
Spiller Company:	MARK RUBIN RESIDENCE
Spiller Address:	17 CARDINAL DRIVE
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was NONE 09/19/91: NO RESPONSE NEEDED. "
Remarks:	"ON SOIL AT FILL, DUG UP SOIL AND REPLACED TO SEND SERVICE AS FOLLOW UP"

All Materials:

Site ID:	191738
Operable Unit ID:	956873
Operable Unit:	01
Material ID:	422208
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Facility ID:	9209982
Facility Type:	ER

RUBEN RESIDENCE (Continued) **S104499251**

Spill Number:	9209982
DER Facility ID:	159919
Site ID:	191739
DEC Region:	1
Closed Date:	1992-11-30
Spill Cause:	Equipment Failure
Spill Class:	D4
SWIS:	3000
Spill Date:	1992-11-27
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1992-11-27
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Other
Cleanup Ceased:	1992-11-30
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1992-11-30
Spill Record Last Update:	2004-09-30
Spiller Name:	Not reported
Spiller Company:	RUBEN RESIDENCE
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was NONE "
Remarks:	"TANK LEAK IN BASEMENT, 1 GALLON SPILLED ON SOIL OUTSIDE THE HOUSE, COMMANDER IS CLEANING UP THE SPILL, NO RESPONSE NEEDED"

All Materials:

Site ID:	191739
Operable Unit ID:	976457
Operable Unit:	01
Material ID:	407003
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

7
ESE
< 1/8
0.116 mi.
611 ft.

MARCUS RESIDENCE
45 CARDINAL DRIVE
EAST HILLS, NY

NY Spills **S104499538**
N/A

Relative:
Higher

Actual:
229 ft.

SPILLS:

Facility ID:	9409722
Facility Type:	ER
Spill Number:	9409722
DER Facility ID:	199850
Site ID:	243306
DEC Region:	1
Closed Date:	1994-10-21
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	3022
Spill Date:	1994-10-20
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1994-10-20
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	1994-10-21
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1994-10-24
Spill Record Last Update:	2017-05-26
Spiller Name:	Not reported
Spiller Company:	MARCUS RESIDENCE
Spiller Address:	45 CARDINAL DRIVE
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was NONE 10/20/94 SPOKE WITH CHRIS OCHLAN, QTY 1/2 GALLON LEAKED FROM FAILED O RING, O RING REPLACED, SPEEDI DRI APPLIED AND PICKED UP,NO FLOOR DRAINS, NO RESPONSE NEEDED "
Remarks:	"O RING ON PUMP, SPILL CONTAINED ON CONCRETE FLOOR, CLEANUP DONE BY COMMANDER"

All Materials:

Site ID:	243306
Operable Unit ID:	1007479
Operable Unit:	01
Material ID:	375602
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

8
NW
< 1/8
0.118 mi.
624 ft.

LILCO
10 SPARROW LANE
EAST HILLS, NY

NY Spills **S104498883**
N/A

Relative:
Lower

Actual:
179 ft.

SPILLS:

Facility ID:	1004730
Facility Type:	ER
Spill Number:	1004730
DER Facility ID:	168481
Site ID:	438013
DEC Region:	1
Closed Date:	2011-06-06
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	3022
Spill Date:	2010-07-27
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	2010-07-27
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2010-07-27
Spill Record Last Update:	2011-06-07
Spiller Name:	JOE BARBERA
Spiller Company:	NATIONAL GRID/LIPA
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	JOE BARBERA
DEC Memo:	" POLE 3 TRANSFORMER"
Remarks:	"spill of unk amount of transmission oil onto grass, trees, clean up is pending"

All Materials:

Site ID:	438013
Operable Unit ID:	1188672
Operable Unit:	01
Material ID:	2183607
Material Code:	0020A
Material Name:	transformer oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

Facility ID:	8902149
Facility Type:	ER
Spill Number:	8902149

LILCO (Continued) **S104498883**

DER Facility ID:	168481
Site ID:	202536
DEC Region:	1
Closed Date:	1989-06-02
Spill Cause:	Equipment Failure
Spill Class:	Not reported
SWIS:	3022
Spill Date:	1989-06-02
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1989-06-02
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	1989-06-02
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1989-06-07
Spill Record Last Update:	2006-04-12
Spiller Name:	Not reported
Spiller Company:	LILCO
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was NONE FD FILE HAS BEEN DESTROYED ACCORDING TO STATE ARCHIVE AND RECORD ADMINISTRATOR RETENTION/DISPOSAL PROCEDURES "
Remarks:	"POLE #2.NCDH WAS NOTIFIED. WILL CLEANUP THEMSELVES. NO RESPONSE NEEDED"

All Materials:

Site ID:	202536
Operable Unit ID:	929424
Operable Unit:	01
Material ID:	449863
Material Code:	0016A
Material Name:	non PCB oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	3.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

9
SE
1/8-1/4
0.201 mi.
1059 ft.

FARIBA SASANIAN
50 WREN DR
EAST HILLS, NY

UST **U003845649**
N/A

Relative:
Higher

Actual:
275 ft.

NCFM UST:

Batt/Dept:	56
Location Id:	201612
Vendor:	Not reported
Unit Type:	HB
Status:	Active
Tank Contents:	20107500
Installed Date:	Not reported
Last Test Date:	Not reported

10
NE
1/4-1/2
0.280 mi.
1481 ft.

SCHMELKIN RESIDENCE
77 TARA DRIVE
EAST HILLS, NY

LTANKS **S105997233**
N/A

Relative:
Lower

Actual:
177 ft.

LTANKS:

Facility ID:	0208168
Site ID:	304787
Closed Date:	2003-02-20
Spill Number:	0208168
Spill Date:	2002-11-06
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	3000
Investigator:	WJGABIN
Referred To:	Not reported
Reported to Dept:	2002-11-06
CID:	282
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2002-11-06
Spill Record Last Update:	2003-03-18
Spiller Name:	MR SCHMELKIN-OWNER
Spiller Company:	SCHMELKIN RESIDENCE
Spiller Address:	77 TARA DRIVE
Spiller County:	001
Spiller Contact:	MR SCHMELKIN-OWNER
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	246188
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was GABIN LEFT MESSAGE FOR HIM WITH HIS SECRETARY CLEANUP WAS COMPLETED BY WINDMILL AT THE ABOVE LOCATION. ENPOINT EXCAVATION SAMPLE ANALYSIS INDICATED MINIMAL POTENTIAL FOR GW CONTAMINATION. GW AT EAST HILLS IS

SCHMELKIN RESIDENCE (Continued) **S105997233**

APPROX 95 FEET BELOW GRADE, THE ENTIRE BACKYARD WAS EXCAVATED, TRANSPORTED AND PROPERLY DISPOSED OF. SURFACE SOIL SAMPLE ANALYSIS WAS ALSO NON DETECTABLE. NO FURTHER ACTION SEE 02-25317"

Remarks: "UNDERGROUND TANK LEAKED TANK SIZE IS 550 GALLONS. "

All Materials:

Site ID:	304787
Operable Unit ID:	861157
Operable Unit:	01
Material ID:	515173
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

11
NW
1/4-1/2
0.289 mi.
1525 ft.

LONDON RESIDENCE **LTANKS** **S102660551**
3 EDGEWOOD LANE **N/A**
ROSLYN, NY

Relative:
Lower

Actual:
169 ft.

LTANKS:

Facility ID:	9312709
Site ID:	147256
Closed Date:	1995-06-12
Spill Number:	9312709
Spill Date:	1994-01-28
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	E3
Cleanup Ceased:	1995-06-12
SWIS:	3000
Investigator:	T/T/F
Referred To:	Not reported
Reported to Dept:	1994-01-28
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1994-01-31
Spill Record Last Update:	1995-09-13
Spiller Name:	Not reported
Spiller Company:	LONDON RESIDENCE
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1

LONDON RESIDENCE (Continued) **S102660551**

DER Facility ID: 125369
DEC Memo: ""
Remarks: "1K FAILED -.221, PETROTITE TEST, F&N TESTER"

All Materials:
Site ID: 147256
Operable Unit ID: 991331
Operable Unit: 01
Material ID: 388125
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

12
East
1/4-1/2
0.295 mi.
1558 ft.

GROSS RESIDENCE **LTANKS** **S105230464**
53 STARLING COURT **N/A**
EAST HILLS, NY

Relative:
Higher

Actual:
218 ft.

LTANKS:
Facility ID: 0108628
Site ID: 71266
Closed Date: 2001-12-10
Spill Number: 0108628
Spill Date: 2001-11-27
Spill Cause: Tank Failure
Spill Source: Private Dwelling
Spill Class: B3
Cleanup Ceased: Not reported
SWIS: 3000
Investigator: T/T/F
Referred To: Not reported
Reported to Dept: 2001-11-27
CID: 281
Water Affected: Not reported
Spill Notifier: Responsible Party
Last Inspection: Not reported
Recommended Penalty: False
Meets Standard: True
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 2001-11-27
Spill Record Last Update: 2001-12-11
Spiller Name: MARGARET KIM
Spiller Company: KIM RESIDENCE
Spiller Address: 53 STARLING COURT
Spiller County: 001
Spiller Contact: MARGARET KIM
Spiller Phone: (516) 626-6411
Spiller Extention: Not reported
DEC Region: 1
DER Facility ID: 67472

GROSS RESIDENCE (Continued) **S105230464**

DEC Memo: ""
Remarks: "CALLER CAN BE REACHED AT 212-622-4921 - ADVISED OF POSSIBLE TANK TEST FAILURE AT ABOVE LOCATION. CALLER IS IN PROCESS OF SELLING PROPERTY AND REQUESTS TO SPEAK TO DEC REGIONAL OFFICE."

All Materials:
Site ID: 71266
Operable Unit ID: 846781
Operable Unit: 01
Material ID: 529868
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

Facility ID: 0108660
Site ID: 71267
Closed Date: 2001-11-29
Spill Number: 0108660
Spill Date: 2001-11-28
Spill Cause: Tank Test Failure
Spill Source: Private Dwelling
Spill Class: B3
Cleanup Ceased: Not reported
SWIS: 3022
Investigator: T/T/F
Referred To: Not reported
Reported to Dept: 2001-11-28
CID: 252
Water Affected: Not reported
Spill Notifier: Tank Tester
Last Inspection: Not reported
Recommended Penalty: False
Meets Standard: True
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 2001-11-28
Spill Record Last Update: 2009-05-28
Spiller Name: HOWARD GROSS
Spiller Company: GROSS RESIDENCE
Spiller Address: 53 STARLING COURT
Spiller County: 001
Spiller Contact: HOWARD GROSS
Spiller Phone: (516) 877-2424
Spiller Extention: Not reported
DEC Region: 1
DER Facility ID: 363523
DEC Memo: "DUPLICATE TO SPILL 01-08628"
Remarks: "RECOMMEND TO EXCAVATE TANK-FIND LEAK AND REPAIR."

All TTF:
Facility ID: 0108660
Spill Number: 0108660

GROSS RESIDENCE (Continued) **S105230464**

Spill Tank Test:	1526737
Site ID:	71267
Tank Number:	Not reported
Tank Size:	1000
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	14
Test Method 2:	VacuTest
Leak Rate:	.00
Gross Fail:	F
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	71267
Operable Unit ID:	846821
Operable Unit:	01
Material ID:	529901
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

---

13 **NIKE BAT NY 80** **FUDS** **1007211595**
NE **N/A**
1/4-1/2 **MORRIS (County), NJ**
0.322 mi.
1701 ft.

Relative:
Lower

Actual:
151 ft.

FUDS:

EPA Region:	02
Congressional District:	08
FUDS Number:	C02NJ0037
State:	NJ
Facility Name:	NIKE BAT NY 80
Fiscal Year:	2013
City:	Not reported
Federal Facility ID:	NJ9799F0944
Telephone:	978-318-8238
INST ID:	56619
County:	Not reported
RAB:	Not reported
CORPS_DIST:	New England District (NAE)
NPL Status:	Not Listed
CTC:	585.89999999999998
Current Owner:	Local Government
Future Prog:	Not reported
Description:	Riker Hill Art Park formerly the control area for NIKE Site NY-80. Morristown, NJ. Essex County converted the site into the "Riker Hill

NIKE BAT NY 80 (Continued) **1007211595**

Art Park." Many of the abandoned buildings have been rehabilitated and used as art studios.

Current Program:	Not reported
History:	The site was used as the control area of a NIKE missile battery from 1954 until 1974. The property was conveyed to the Essex County Park Commission, Essex County, New Jersey for public park or public recreation purposes in January 1977.
Latitude Degree:	40
Latitude Minute:	48
Latitude Second:	28
Latitude Direction:	N
Longitude Degree:	-74
Longitude Minute:	22
Longitude Second:	58
Longitude Direction:	E

14
WSW
1/4-1/2
0.357 mi.
1886 ft.

UNKNOWN **LTANKS** **S104619086**
75 BIRCH DRIVE **N/A**
EAST HILLS, NY

Relative:
Higher

Actual:
209 ft.

LTANKS:

Facility ID:	8601055
Site ID:	132845
Closed Date:	1986-05-22
Spill Number:	8601055
Spill Date:	1986-05-13
Spill Cause:	Tank Overfill
Spill Source:	Private Dwelling
Spill Class:	Not reported
Cleanup Ceased:	1986-05-22
SWIS:	3022
Investigator:	WXOBRIEN
Referred To:	Not reported
Reported to Dept:	1986-05-14
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Affected Persons
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1986-06-11
Spill Record Last Update:	2007-04-10
Spiller Name:	Not reported
Spiller Company:	HENRY LEIB-HOMEOWNER
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	114341
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was O'BRIEN FD FILE HAS BEEN DESTROYED ACCORDING TO STATE ARCHIVE AND RECORD ADMINISTRATOR RETENTION/DISPOSAL PROCEDURES"

UNKNOWN (Continued) **S104619086**

Remarks: "3'X8' AREA-RELIANCE UTILITIES TO HIRE CONTRACT CLEANUP&DEC TO NOTIFY N.C.H.D."

All Materials:

Site ID:	132845
Operable Unit ID:	898664
Operable Unit:	01
Material ID:	477602
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

---

15 **AMOCO OIL CO** **LTANKS** **1000845531**
NW **2 GLEN COVE ROAD** **NY Spills** **N/A**
1/4-1/2 **GREENVALE, NY**
0.368 mi.
1941 ft.

Relative: **Lower**

Actual: **170 ft.**

LTANKS:

Facility ID:	8910222
Site ID:	211371
Closed Date:	1997-04-30
Spill Number:	8910222
Spill Date:	1990-01-24
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	B3
Cleanup Ceased:	Not reported
SWIS:	3022
Investigator:	NJACAMPO
Referred To:	Not reported
Reported to Dept:	1990-01-24
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1990-01-26
Spill Record Last Update:	2011-04-15
Spiller Name:	Not reported
Spiller Company:	AMOCO OIL CO
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	402540
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was

AMOCO OIL CO (Continued) **1000845531**

ACAMPORA WELL "
Remarks: "10K FAILED AT -.100 GPH. UNICO SERVICES TESTER. NCFM ON SCENE DURING TEST. SYSTEM PETROTITE TEST FAILURE. WILL EXCAVATE, ISOLATE AND RETEST ON 1/25/90. WILLIAM SUDA:WILL PUMP PROD LEVEL DOWN"

All TTF:
Facility ID: 8910222
Spill Number: 8910222
Spill Tank Test: 1536722
Site ID: 211371
Tank Number: Not reported
Tank Size: 0
Material: 0008
EPA UST: Not reported
UST: Not reported
Cause: Not reported
Source: Not reported
Test Method: 00
Test Method 2: Unknown
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified Date: Not reported

All Materials:
Site ID: 211371
Operable Unit ID: 937250
Operable Unit: 01
Material ID: 443338
Material Code: 0008
Material Name: diesel
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

SPILLS:
Facility ID: 8910242
Facility Type: ER
Spill Number: 8910242
DER Facility ID: 402540
Site ID: 211372
DEC Region: 1
Closed Date: 1990-01-26
Spill Cause: Other
Spill Class: C2
SWIS: 3022
Spill Date: 1990-01-23
Investigator: MANCILLA
Referred To: Not reported
Reported to Dept: 1990-01-25
CID: Not reported
Water Affected: Not reported
Spill Source: Tank Truck

AMOCO OIL CO (Continued) **1000845531**

Spill Notifier:	Responsible Party
Cleanup Ceased:	1990-01-26
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1990-01-26
Spill Record Last Update:	2011-05-02
Spiller Name:	Not reported
Spiller Company:	AMOCO
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	Not reported
DEC Memo:	"1/25/90 BOB STEGEMANN NCHD NOTIFIED 1/25/90 SPILL WAS CLEANED, PADS AND CONTAMINATED ABSORBANT PADS WERE PUT IN PLASTIC BAGS TO BE PROPERLY DISPOSED"
Remarks:	"ON PAVEMENT SOME IN TRENCH CONTRACTOR HIRED TO PICK UP SOIL"

All Materials:

Site ID:	211372
Operable Unit ID:	937270
Operable Unit:	01
Material ID:	443354
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

16
SSW
1/4-1/2
0.415 mi.
2191 ft.

SUNSHINE RESIDENCE **LTANKS** **S103824375**
115 WALNUT DRIVE **N/A**
ROSLYN, NY

Relative:
Lower

Actual:
195 ft.

LTANKS:

Facility ID:	9812851
Site ID:	287404
Closed Date:	1999-05-21
Spill Number:	9812851
Spill Date:	1999-01-19
Spill Cause:	Tank Overfill
Spill Source:	Tank Truck
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	3000
Investigator:	BMFORD
Referred To:	Not reported
Reported to Dept:	1999-01-19
CID:	198
Water Affected:	Not reported
Spill Notifier:	Responsible Party
Last Inspection:	Not reported

SUNSHINE RESIDENCE (Continued) **S103824375**

Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1999-01-19
Spill Record Last Update:	1999-05-24
Spiller Name:	BOB MAGUIRE
Spiller Company:	PETRO OIL
Spiller Address:	171 EAST AMES COURT
Spiller County:	001
Spiller Contact:	JEFFREY SUNSHINE
Spiller Phone:	(516) 625-6656
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	232819
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was FORD TANK WAS FILLED 1/16, DRIVER WHO WAS OUT SICK ATTEMPTED TO FILL TODAY, MAGUIRE SAYS NOTE HAD BEEN LEFT FOR HIM NOT TO FILL, 3-4 GALS ON GROUND.PADDED, DIGGING SOIL NOW"
Remarks:	"Caller driver had slip to fill tank a few days ago and has been out sick. While out sick another driver filled tank and reg driver wasn't aware and went to fill. approx 3-5 gallons of product spilled to ground thru vent line. cleanup in process."

All Materials:

Site ID:	287404
Operable Unit ID:	1073304
Operable Unit:	01
Material ID:	313128
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	5.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

17
SSW
1/4-1/2
0.439 mi.
2318 ft.

NAT'L AIR GUARD BASE **LTANKS** **S101174364**
HARBOR HILL ROAD **N/A**
ROSLYN/EAST HILLS, NY

Relative:
Higher

Actual:
198 ft.

LTANKS:

Facility ID:	8702275
Site ID:	280101
Closed Date:	1989-01-11
Spill Number:	8702275
Spill Date:	1987-06-19
Spill Cause:	Tank Test Failure
Spill Source:	Unknown
Spill Class:	Not reported
Cleanup Ceased:	1989-01-11
SWIS:	3022
Investigator:	CXONEILL
Referred To:	Not reported

NAT'L AIR GUARD BASE (Continued) **S101174364**

Reported to Dept:	1987-06-19
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1987-06-22
Spill Record Last Update:	2006-11-17
Spiller Name:	Not reported
Spiller Company:	NAT'L AIR GUARD BASE
Spiller Address:	HARBOR HILL ROAD
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	227415
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was O'NEILL FD / / : WAITING TO HEAR FROM THE AIR BASE TO DIG UP. 01/11/89: VOLINO RETESTED SYSTEMS ON 7/20/87 & PASSED.REMOTE FILLS WERE DISCONNECTED & MANIFOLD BETWEEN THE TWO TANKS WERE DISCONNECTED.DEC NOT PRESENT DURING RETEST. FILE HAS BEEN DESTROYED ACCORDING TO STATE ARCHIVE AND RECORD ADMINISTRATOR RETENTION/DISPOSAL PROCEDURES"
Remarks:	"2-5K TANKS TWIN TOGETHER-CANNOT HOLD PRODUCT IN TANK FOR TEST."

All TTF:

Facility ID:	8702275
Spill Number:	8702275
Spill Tank Test:	1530980
Site ID:	280101
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	280101
Operable Unit ID:	908791
Operable Unit:	01
Material ID:	468576
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum

NAT'L AIR GUARD BASE (Continued) **S101174364**

Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

18
WNW
1/4-1/2
0.488 mi.
2578 ft.

JHUREMALANI RESIDENCE **LTANKS** **S104277960**
45 CHESTNUT DRIVE **N/A**
EAST HILLS, NY

Relative:
Higher

Actual:
204 ft.

LTANKS:
Facility ID: 9902269
Site ID: 95668
Closed Date: 1999-09-24
Spill Number: 9902269
Spill Date: 1999-05-28
Spill Cause: Tank Failure
Spill Source: Private Dwelling
Spill Class: B3
Cleanup Ceased: Not reported
SWIS: 3000
Investigator: HMCIRRIT
Referred To: Not reported
Reported to Dept: 1999-05-28
CID: 365
Water Affected: Not reported
Spill Notifier: Other
Last Inspection: Not reported
Recommended Penalty: False
Meets Standard: True
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 1999-05-28
Spill Record Last Update: 1999-09-27
Spiller Name: GLENDA JHUREMALANI
Spiller Company: JHUREMALANI RESIDENCE
Spiller Address: 45 CHESTNUT DRIVE
Spiller County: 001
Spiller Contact: GLENDA JHUREMALANI
Spiller Phone: (516) 484-0463
Spiller Extention: Not reported
DEC Region: 1
DER Facility ID: 85555
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was CIRRITO INSTALLING TANK IN A DIFFERENT LOCATION, WILL CALL LATER TO ADVISE IF THEY WILL REMOVE OLD TANK TODAY OR WAIT UNTIL MONDAY TANK REMOVED CONTAMINATED SOIL EXCAVATED CONFIRMATORY SAMPLE RESULTS REC'VD DISPOSAL MANIFESTS REC'VD"
Remarks: "WHILE THERE INSTALLING ANOTHER TANK THEY FOUND CONTAMINATED SOIL FROM A 550 GALLON BELOW GROUND TANK"

All Materials:
Site ID: 95668
Operable Unit ID: 1081201
Operable Unit: 01
Material ID: 305780

JHUREMALANI RESIDENCE (Continued) **S104277960**

Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

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19 **SHELL OIL STATION** **LTANKS S100149265**
NW **120 NORTHERN BLVD** **TANKS N/A**
1/4-1/2 **GREENVALE, NY 11548** **NY Spills**
0.496 mi.
2618 ft.

Relative:
Lower

Actual:
181 ft.

LTANKS:

Facility ID:	8707994
Site ID:	300165
Closed Date:	1988-02-04
Spill Number:	8707994
Spill Date:	1987-12-15
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	Not reported
Cleanup Ceased:	1988-02-04
SWIS:	3022
Investigator:	KDGOERTZ
Referred To:	Not reported
Reported to Dept:	1987-12-15
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1987-12-17
Spill Record Last Update:	2006-08-21
Spiller Name:	Not reported
Spiller Company:	SHELL OIL STATION
Spiller Address:	1 JERICHO PLAZA
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	1
DER Facility ID:	294779
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was GOERTZ FD / / : ISLAND PUMP & TANK TESTER.AFTER ISLAND REPLACED RISER PIPE,THEY RETESTED SYSTEM ON 1/7 & PASSED.DEC NOT PRESENT DURING RETEST. FILE HAS BEEN DESTROYED ACCORDING TO STATE ARCHIVE AND RECORD ADMINISTRATOR RETENTION/DISPOSAL PROCEDURES "
Remarks:	"1-550 TANK GROSS LEAK"

All TTF:

Facility ID:	8707994

SHELL OIL STATION (Continued) **S100149265**

Spill Number:	8707994
Spill Tank Test:	1532683
Site ID:	300165
Tank Number:	Not reported
Tank Size:	0
Material:	0022
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	300165
Operable Unit ID:	913585
Operable Unit:	01
Material ID:	463393
Material Code:	0022
Material Name:	waste oil/used oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

TANKS:

Facility Id:	1-000558
Region:	STATE
DEC Region:	1
Site Status:	Unregulated/Closed
Program Type:	PBS
Expiration Date:	N/A
UTM X:	616190.61307
UTM Y:	4518738.75847

SPILLS:

Facility ID:	0503861
Facility Type:	ER
Spill Number:	0503861
DER Facility ID:	294779
Site ID:	348562
DEC Region:	1
Closed Date:	2005-09-28
Spill Cause:	Deliberate
Spill Class:	B3
SWIS:	3022
Spill Date:	2005-06-30
Investigator:	NMHART
Referred To:	Not reported

SHELL OIL STATION (Continued) **S100149265**

Reported to Dept:	2005-06-30
CID:	409
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Local Agency
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2005-06-30
Spill Record Last Update:	2011-02-25
Spiller Name:	UNKNOWN CUSTOMER
Spiller Company:	UNKNOWN
Spiller Address:	UNKNOWN
Spiller Company:	001
Contact Name:	ALBERT TONN
DEC Memo:	"6/30/05 15:08 VALDI CALLED ALBERT TONN, THE PHONE NUMBER PROVIDED IS NOT IN SERVICE SEE ALSO SPILL #03-14046-NICOLE HART 1-2 GALLONS SPILLED ON PAVEMENT 8/11/05 AWAITING INFO FROM GSC AS PER A TONN 9/28/05 RECOMMENDING CLOSURE SEE ATTACHED NOTES, SEE ALSO 03-14046"
Remarks:	"CLEAN UP WILL BE IN PROCESS."

All Materials:

Site ID:	348562
Operable Unit ID:	1106213
Operable Unit:	01
Material ID:	1971132
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Facility ID:	1101724
Facility Type:	ER
Spill Number:	1101724
DER Facility ID:	294779
Site ID:	449197
DEC Region:	1
Closed Date:	2011-10-12
Spill Cause:	Housekeeping
Spill Class:	C3
SWIS:	3022
Spill Date:	2011-05-16
Investigator:	NMHART
Referred To:	Not reported
Reported to Dept:	2011-05-16
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported

SHELL OIL STATION (Continued) **S100149265**

Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2011-05-16
Spill Record Last Update:	2011-10-24
Spiller Name:	Not reported
Spiller Company:	shell oil
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	KRISTIN DISCENZA
DEC Memo:	"***ISLAND PUMP & TANK REMOVING 3 10,000GAL GAS TANKS APPROXIMATELY 17MAY11; NO ACTIVE SPILLS HERE*** DR 05/16/11 1400 Hrs: Called NH and updated her. She will call Sovereign and/or IPT. DR 05/16/11 1405 Hrs (A): Called IPT and spoke to Jennifer- she had not been informed of this finding. She believes her crew is still uncovering the tanks at this time. 05/16/11 1405 Hrs (B): SHE CONFIRMED THE TANKS ARE 10,000GAL IN SIZE, NOT 1,000GAL AS ORIGINALLY LISTED ON THE SPILL REPORT. DR 05/17/11 0850 Hrs (A): NH called- she spoke to Sovereign. THERE WAS A 1,000GAL TANK INVOLVED- THIS WAS AN UNKNOWN STEEL TANK. 05/17/11 0850 Hrs (B): She will inspect the site later today. DR 05/17/11 1015 Hrs (A): NH CALLED- THE UNKNOWN TANK WAS 3,000GAL, NOT 1,000GAL, AND CONTAINED GASOLINE. 05/17/11 1015 Hrs (B): The spillage found so far was at one of the 10,000gal tanks. 05/17/11 1015 Hrs (C): She is enroute to the site. DR 10/12/11 Reviewed the TEA report dated 08/24/11, soil samples collected were below NYSDEC standards. A total 624.72 tons of soil was removed to accommodate for the larger tanks. Closing spill. NH"
Remarks:	"or Human Error - cleanup pending - possible historic spill -"

All TTF:

Facility ID:	1101724
Spill Number:	1101724
Spill Tank Test:	2490480
Site ID:	449197
Tank Number:	Not reported
Tank Size:	10000
Material:	0009
EPA UST:	True
UST:	True
Cause:	00
Source:	01
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	dhraymon
Last Modified Date:	Not reported

All Materials:

Site ID:	449197
Operable Unit ID:	1199410
Operable Unit:	01
Material ID:	2195782
Material Code:	0009
Material Name:	gasoline

SHELL OIL STATION (Continued) **S100149265**

Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported
Facility ID:	0314046
Facility Type:	ER
Spill Number:	0314046
DER Facility ID:	294779
Site ID:	300164
DEC Region:	1
Closed Date:	2006-11-07
Spill Cause:	Unknown
Spill Class:	C3
SWIS:	3022
Spill Date:	2004-03-24
Investigator:	NMHART
Referred To:	Not reported
Reported to Dept:	2004-03-24
CID:	403
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2004-03-24
Spill Record Last Update:	2006-11-09
Spiller Name:	ALBERT TONN
Spiller Company:	SHELL SERVICE STATION
Spiller Address:	120 NORTHERN BLVD
Spiller Company:	001
Contact Name:	ALBERT TONN
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was HART 6/12/06 RECOMMENDING CLOSURE BASED ON RESULTS FROM THE MONITORING WELL (3) DATA INDICATE MTBE 2.1 UGL,BTEX 109, NO BENZENE, THE SITE HAS BEEN MONITORED AND SAMPLED QUARTERLY FOR 1 1/2. NUMBERS ARE AT A STEADY STATE OF DECLINE "
Remarks:	"one well detected 12 parts per billion of xylene. the responsible party is the motiva enterprises"

All Materials:

Site ID:	300164
Operable Unit ID:	880992
Operable Unit:	01
Material ID:	495632
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	L

SHELL OIL STATION (Continued) **S100149265**

Recovered:	.00
Oxygenate:	Not reported
Facility ID:	8902930
Facility Type:	ER
Spill Number:	8902930
DER Facility ID:	401660
Site ID:	300166
DEC Region:	1
Closed Date:	1991-12-05
Spill Cause:	Other
Spill Class:	C2
SWIS:	3022
Spill Date:	1989-06-20
Investigator:	NCHD
Referred To:	NCHD
Reported to Dept:	1989-06-20
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Health Department
Cleanup Ceased:	1991-12-05
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1989-06-23
Spill Record Last Update:	2011-03-28
Spiller Name:	Not reported
Spiller Company:	GREENVALE SHELL
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was NCDH "
Remarks:	"TYREE CLEANING OUT DRYWELLS & FOUND PETROLEUM PRODUCT IN SAMPLE. THEY DID NOT REC'VE RESULTS YET.ODOR & APPEARANCE OF A PETROLEUM PRODUCT. NCDH HANDLING. UIC PROGRAM"

All Materials:

Site ID:	300166
Operable Unit ID:	928489
Operable Unit:	01
Material ID:	562266
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported
Facility ID:	9609493
Facility Type:	ER

SHELL OIL STATION (Continued) **S100149265**

Spill Number:	9609493
DER Facility ID:	242813
Site ID:	300167
DEC Region:	1
Closed Date:	1997-03-21
Spill Cause:	Unknown
Spill Class:	B3
SWIS:	3000
Spill Date:	1996-10-29
Investigator:	KJGOMEZ
Referred To:	Not reported
Reported to Dept:	1996-10-29
CID:	312
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1996-10-29
Spill Record Last Update:	1997-03-25
Spiller Name:	Not reported
Spiller Company:	SHELL SERVICE STATION
Spiller Address:	120 NORTHERN BLVD
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was GOMEZ FOUND CONTAMINATION SOIL IN PUMP ISLAND AREA, NOT KNOWN PRECISELY WHERE LEAK OCCURRED. HAVE STOCKPILED 25 YDS, WOULD LIKE TO MEET DEC ON 10/30 OR 10/31"
Remarks:	"WHILE DIGGING FOR NEW CANOPY FOOTINGS THEY ENCOUNTERED GASOLINE CONTAMINATED SOIL"

All Materials:

Site ID:	300167
Operable Unit ID:	1037543
Operable Unit:	01
Material ID:	345218
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Facility ID:	9814846
Facility Type:	ER
Spill Number:	9814846
DER Facility ID:	401660
Site ID:	300168
DEC Region:	1
Closed Date:	1999-03-24

SHELL OIL STATION (Continued) **S100149265**

Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	3022
Spill Date:	1999-03-14
Investigator:	DONOVAN
Referred To:	Not reported
Reported to Dept:	1999-03-14
CID:	323
Water Affected:	Not reported
Spill Source:	Passenger Vehicle
Spill Notifier:	Fire Department
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1999-03-14
Spill Record Last Update:	2011-12-19
Spiller Name:	Not reported
Spiller Company:	CUSTOMER
Spiller Address:	UNK
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"ONE GALLON SPILLED, STORM DRAIN, NO PRODUCT,NO ODOR, "
Remarks:	"PUNCTURED GAS TANK ON A CUSTOMERS VEHICLE. FIRE DEPT ON SCENE. HAZ-MAT CLEANED UP SPILL."

All Materials:

Site ID:	300168
Operable Unit ID:	1072431
Operable Unit:	01
Material ID:	311515
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	5.00
Units:	G
Recovered:	5.00
Oxygenate:	Not reported

---

20 SSW 1/2-1 0.586 mi. 3095 ft. **INDOOR SMALL ARMS FIRING RANGE (BUILDING 14)** **UXO** **1018153478 N/A**

EAST HILLS, NY

Relative: Lower

Actual: 194 ft.

UXO:

DoD Component:	Air Force
Installation Name:	ROSLYN
Facility Address 2:	Not reported
Site ID:	SR400
Site Type:	Small Arms Range
Latitude:	40.795681
Longitude:	-73.627604

21
SW
1/2-1
0.734 mi.
3876 ft.

Relative:
Higher

Actual:
208 ft.

INC VILLAGE OF EAST HILLS
209 HARBOR HILL RD
EAST HILLS, NY 11576

Database(s): RCRA-SQG, SHWS, SWF/LF, CBS, NY Spills, MANIFEST, SPDES

EDR ID Number: 1008374500
EPA ID Number: NYR000132449

RCRA-SQG:

Date form received by agency:	01/01/2007
Facility name:	INC VILLAGE OF EAST HILLS
Facility address:	209 HARBOR HILL RD EAST HILLS, NY 11576
EPA ID:	NYR000132449
Mailing address:	HARBOR HILL RD EAST HILLS, NY 11576
Contact:	DONNA GOOCH
Contact address:	HARBOR HILL RD EAST HILLS, NY 11576
Contact country:	US
Contact telephone:	516-621-5600
Contact email:	DGOOCH@VILLAGEOFEASTHILLS.ORG
EPA Region:	02
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	INC VILLAGE OF EAST HILLS
Owner/operator address:	HARBOR HILL RD EAST HILLS, NY 11576
Owner/operator country:	US
Owner/operator telephone:	516-621-5600
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Operator
Owner/Op start date:	11/30/2000
Owner/Op end date:	Not reported

Owner/operator name:	INC VILLAGE OF EAST HILLS
Owner/operator address:	HARBOR HILL RD EAST HILLS, NY 11576
Owner/operator country:	US
Owner/operator telephone:	516-621-5600
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Owner
Owner/Op start date:	05/31/2005
Owner/Op end date:	Not reported

Handler Activities Summary:

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: INC VILLAGE OF EAST HILLS
Classification: Not a generator, verified

Date form received by agency: 05/31/2005
Site name: INC VILLAGE OF EAST HILLS
Classification: Large Quantity Generator

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D008
. Waste name: LEAD

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA,2ALPHA,3BETA,4ALPHA,5ALPHA,6BETA)-

Violation Status: No violations found

SHWS:
Program: HW
Site Code: 338739
Classification: N
Region: 1
Acres: Not reported
HW Code: 130069
Record Add: 11/18/1999
Record Upd: 08/08/2013
Updated By: JBSWARTO
Site Description: This site is the former Roslyn Air National Guard Station in the Village of East Hills. DOD closed the facility in 2000 and deeded it to the Village. This site was investigated by the National Guard Bureau while it was an operating facility and later by the Air Force

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

	under the Base Reduction and Closure (BRAC) Program. Disposal of hazardous waste was never documented and the site did not qualify for Registry listing. A covenant restricting land use is in place for residual soil contamination remaining on a portion of the property. At the time the deed was signed, no remedial action was required as long as the contaminated soil was not disturbed.
Env Problem:	Soil contamination was identified on a portion of the property (former Building 17 area) in the form of a three-inch layer of coal dust with polycyclic aromatic hydrocarbons and chrysene situated approximately 15 to 18 inches below ground surface. A 2012-2013 5-year Review conducted by the US Air Force found that the Village has removed and properly disposed of at least some of the contaminated soil. As part of the 5-year Review, the Air Force plans to take soil samples for confirmation purposes.
Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Not reported
Sub Type:	Not reported
Owner Name:	Not reported
Owner Company:	Not reported
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	Not reported
Owner Country:	Not reported
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

SWF/LF:

Flag:	INACTIVE
Region Code:	1
Phone Number:	5166215600
Owner Name:	Incorporated Village of East Hills
Owner Type:	Municipal
Owner Address:	209 Harbor Hill Road
Owner Addr2:	Not reported
Owner City,St,Zip:	East Hills, NY 11576
Owner Email:	Not reported
Owner Phone:	5166215600

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

Contact Name:	John Salerno
Contact Address:	209 Harbor Hill Road
Contact Addr2:	Not reported
Contact City,St,Zip:	East Hills, NY 11576
Contact Email:	Not reported
Contact Phone:	5166215600
Activity Desc:	Composting - yard waste - registration
Activity Number:	[52Y18R]
Active:	No
East Coordinate:	615881
North Coordinate:	4516951
Accuracy Code:	4.3 - Utilization of Digital Orthophoto Quads
Regulatory Status:	Registration
Waste Type:	Yard Waste
Authorization #:	52Y18R
Authorization Date:	10/15/2003
Expiration Date:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Laste Date:	Not reported

CBS:

CBS Number:	1-000591
Program Type:	CBS
Facility Status:	Active
Expiration Date:	06/26/2020
Dec Region:	1
UTMX:	615876.14806
UTMY:	4516949.72708

SPILLS:

Facility ID:	1003416
Facility Type:	ER
Spill Number:	1003416
DER Facility ID:	391571
Site ID:	436644
DEC Region:	1
Closed Date:	2011-05-07
Spill Cause:	Human Error
Spill Class:	C3
SWIS:	3022
Spill Date:	2010-06-26
Investigator:	JLPITKEW
Referred To:	Not reported
Reported to Dept:	2010-06-26
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2010-06-26

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

Spill Record Last Update:	2011-08-06
Spiller Name:	Not reported
Spiller Company:	CHAVEZ, NELSON
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	OFFICER MCMULLEN
DEC Memo:	"JP responded"
Remarks:	"PD on scene - spill down stormdrain - unsure of exact quantity"

All Materials:

Site ID:	436644
Operable Unit ID:	1187334
Operable Unit:	01
Material ID:	2182211
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

Facility ID:	1106945
Facility Type:	ER
Spill Number:	1106945
DER Facility ID:	391571
Site ID:	454631
DEC Region:	1
Closed Date:	2011-12-29
Spill Cause:	Human Error
Spill Class:	C4
SWIS:	3022
Spill Date:	2011-09-03
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	2011-09-03
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2011-09-03
Spill Record Last Update:	2011-12-30
Spiller Name:	MARTIN BRUSCELLA
Spiller Company:	LIPA/NATIONAL GRID
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	MARTIN BRUSCELLA
DEC Memo:	"09/06/11 1100 Hrs: Called REBECCA ELFAST (NATIONAL) to clarify the community- THIS IS EAST HILLS . DR PER NATIONAL GRID INCIDENT DESCRIPTION TRANSFORMER FELL OFF THE BACK OF A LIPA TRUCK, OIL

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

AFFECTED ROADWAY ONLY"
Remarks: "10 gal spill to pavment, material fell off back of truck. cleanup crew enroute"

All Materials:
Site ID: 454631
Operable Unit ID: 1204783
Operable Unit: 01
Material ID: 2201580
Material Code: 0020A
Material Name: transformer oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 10.00
Units: G
Recovered: Not reported
Oxygenate: Not reported

NY MANIFEST:
Country: USA
EPA ID: NYD980768386
Facility Status: Not reported
Location Address 1: HARBOR HILL ROAD
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: ROSLYN
Location State: NY
Location Zip: 11579
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NYD980768386
Mailing Name: UNITED STATES MILITARY-AIR NATIONAL
Mailing Contact: RONALD RIEDEL
Mailing Address 1: DRMO BAYONNE-BLDG 63 MOTBY
Mailing Address 2: Not reported
Mailing City: BAYONNE
Mailing State: NJ
Mailing Zip: 07002
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 5162995229

NY MANIFEST:
Document ID: NYH0105912
Manifest Status: Not reported
seq: 01
Year: 2000
Trans1 State ID: 20769AU
Trans2 State ID: Not reported
Generator Ship Date: 06/08/2000
Trans1 Recv Date: 06/08/2000
Trans2 Recv Date: Not reported
TSD Site Recv Date: 06/08/2000
Part A Recv Date: Not reported

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

Part B Recv Date:	Not reported
Generator EPA ID:	NYD980768386
Trans1 EPA ID:	NYD082785429
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F003 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00055
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D009 - MERCURY 0.2 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00050
Units:	P - Pounds
Number of Containers:	010
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	01.00

Country:	USA
EPA ID:	NYR000132449
Facility Status:	Not reported
Location Address 1:	209 HARBOR HILL RD
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	EAST HILLS
Location State:	NY
Location Zip:	Not reported
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000132449
Mailing Name:	PARK AT EAST HILLS

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

Mailing Contact:	N/S
Mailing Address 1:	209 HARBOR HILL RD
Mailing Address 2:	Not reported
Mailing City:	ROSLYN
Mailing State:	NY
Mailing Zip:	11576
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	7188881030

NY MANIFEST:

Document ID:	NHH0063937
Manifest Status:	Not reported
seq:	01
Year:	2006
Trans1 State ID:	NHD018902874
Trans2 State ID:	Not reported
Generator Ship Date:	01/31/2006
Trans1 Recv Date:	01/31/2006
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	02/01/2006
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000132449
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	NHD018902874
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	B004 - PCB ARTICLES WITH 50 PPM BUT < 500 PPM
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	05715
Units:	K - Kilograms (2.2 pounds)
Number of Containers:	022
Container Type:	TP - Tanks, portable
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

Click this hyperlink while viewing on your computer to access
-1 additional NY MANIFEST: record(s) in the EDR Site Report.

INC VILLAGE OF EAST HILLS (Continued) **1008374500**

SPDES:

Permit Number:	NYR20A001
State-Region:	1
Expiration Date:	Not reported
Current Major Minor Status:	Not reported
Primary Facility SIC Code:	Not reported
State Water Body Name:	Not reported
Limit Set Status Flag:	Not reported
Total Actual Average Flow(MGD):	Not reported
Total App Design Flow(MGD):	Not reported
UDF1:	Not reported
Lat/Long:	Not reported
DMR Cognizant Official:	Not reported
UDF2:	Not reported
UDF3:	Not reported
FIPS County Code:	Not reported
Non-Gov Permit Affiliation Type Desc:	Not reported
Non-Gov Permit Org Formal Name:	Not reported
Non-Gov Permit Street Address:	Not reported
Non-Gov Permit Supplemental Location:	Not reported
Non-Gov Permit City:	Not reported
Non-Gov Permit State Code:	Not reported
Non-Gov Permit Zip Code:	Not reported
Non-Gov Facility Affiliation Type Desc:	Not reported
Non-Gov Facility Org Formal Name:	Not reported
Non-Gov Facility Street Address:	Not reported
Non-Gov Facility Supplemental Location:	Not reported
Non-Gov Facility City:	Not reported
Non-Gov Facility State Code:	Not reported
Non-Gov Facility Zip Code:	Not reported
State Water Body:	Not reported

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ROSLYN	S116555743	ROSYLN ART MUSEUM	NORTHERN BLVD		LTANKS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/08/2017
Date Data Arrived at EDR: 01/02/2018
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-457-2051
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

LTANKS: Spills Information Database
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/12/2018
Number of Days to Update: 27

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TANKS: Storage Tank Faciliy Listing
This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 40
Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

RES DECL: Restrictive Declarations Listing
A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

Date of Government Version: 11/18/2010
Date Data Arrived at EDR: 06/30/2014
Date Made Active in Reports: 07/21/2014
Number of Days to Update: 21
Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

ENV RES DECL: Environmental Restrictive Declarations
The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk's office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution.

Date of Government Version: 05/15/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 42
Source: New York City Department of City Planning
Telephone: 212-720-3300
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

ENG CONTROLS: Registry of Engineering Controls
Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20
Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls
Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20
Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Semi-Annually

VCP NYC: Voluntary Cleanup Program Listing NYC

New York City voluntary cleanup program sites.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 46

Source: New York City Office of Environmental Protection
Telephone: 212-788-8841
Last EDR Contact: 06/15/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Semi-Annually

ERP: Environmental Restoration Program Listing

In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

Date of Government Version: 12/08/2017
Date Data Arrived at EDR: 01/02/2018
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

SWTIRE: Registered Waste Tire Storage & Facility List

A listing of facilities registered to accept waste tires.

Date of Government Version: 02/27/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 63

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Spill Liens Information
Lien information from the Oil Spill Fund.

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 05/09/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 27
Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

SPILLS: Spills Information Database
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/12/2018
Number of Days to Update: 27
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/14/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/12/2013
Number of Days to Update: 40

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 11/02/2010
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/22/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Quarterly

AIRS: Air Emissions Data

Point source emissions inventory data.

Date of Government Version: 07/23/2018
Date Data Arrived at EDR: 07/23/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 06/29/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

DRYCLEANERS: Registered Drycleaners
A listing of all registered drycleaning facilities.

Date of Government Version: 03/07/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 67

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING
The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 06/06/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 3

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 12/01/2017
Date Data Arrived at EDR: 01/02/2018
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/29/2017
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 60

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

HSWDS: Hazardous Substance Waste Disposal Site Inventory
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 07/18/2018
Date Data Arrived at EDR: 07/31/2018
Date Made Active in Reports: 08/07/2018
Number of Days to Update: 7

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

VAPOR REOPENED: Vapor Intrusion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 02/15/2018
Date Made Active in Reports: 03/27/2018
Number of Days to Update: 40

Source: Department of Environmenal Conservation
Telephone: 518-402-9814
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/07/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 22

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

CORTLAND COUNTY:

AST - CORTLAND: Cortland County Storage Tank Listing
A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 03/29/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 38

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

UST - CORTLAND: Cortland County Storage Tank Listing
A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 03/29/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 38

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

NASSAU COUNTY:

AST - NASSAU: Registered Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

AST NCFM: Storage Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

TANKS NASSAU: Registered Tank Database in Nassau County
A listing of facilities in Nassau County with storage tanks.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Department of Health
Telephone: 516-227-9691
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

UST - NASSAU: Registered Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

UST NCFM: Storage Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

ROCKLAND COUNTY:

AST - ROCKLAND: Petroleum Bulk Storage Database
A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 02/02/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 09/22/2017
Number of Days to Update: 189

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UST - ROCKLAND: Petroleum Bulk Storage Database
A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 02/02/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 09/22/2017
Number of Days to Update: 189

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

AST - SUFFOLK: Storage Tank Database
A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/23/2015
Number of Days to Update: 13

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

UST - SUFFOLK: Storage Tank Database
A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/23/2015
Number of Days to Update: 13

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

AST - WESTCHESTER: Listing of Storage Tanks
A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 25

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

UST - WESTCHESTER: Listing of Storage Tanks
A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/05/2018
Number of Days to Update: 25

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/21/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/03/2018
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

2A MELBY LANE
2A MELBY LANE
ROSLYN, NY 11576

TARGET PROPERTY COORDINATES

Latitude (North):	40.803692 - 40° 48' 13.29''
Longitude (West):	73.621565 - 73° 37' 17.63''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	616276.6
UTM Y (Meters):	4517668.0
Elevation:	196 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5940537 HICKSVILLE, NY
Version Date:	2013
West Map:	5940619 SEA CLIFF, NY
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

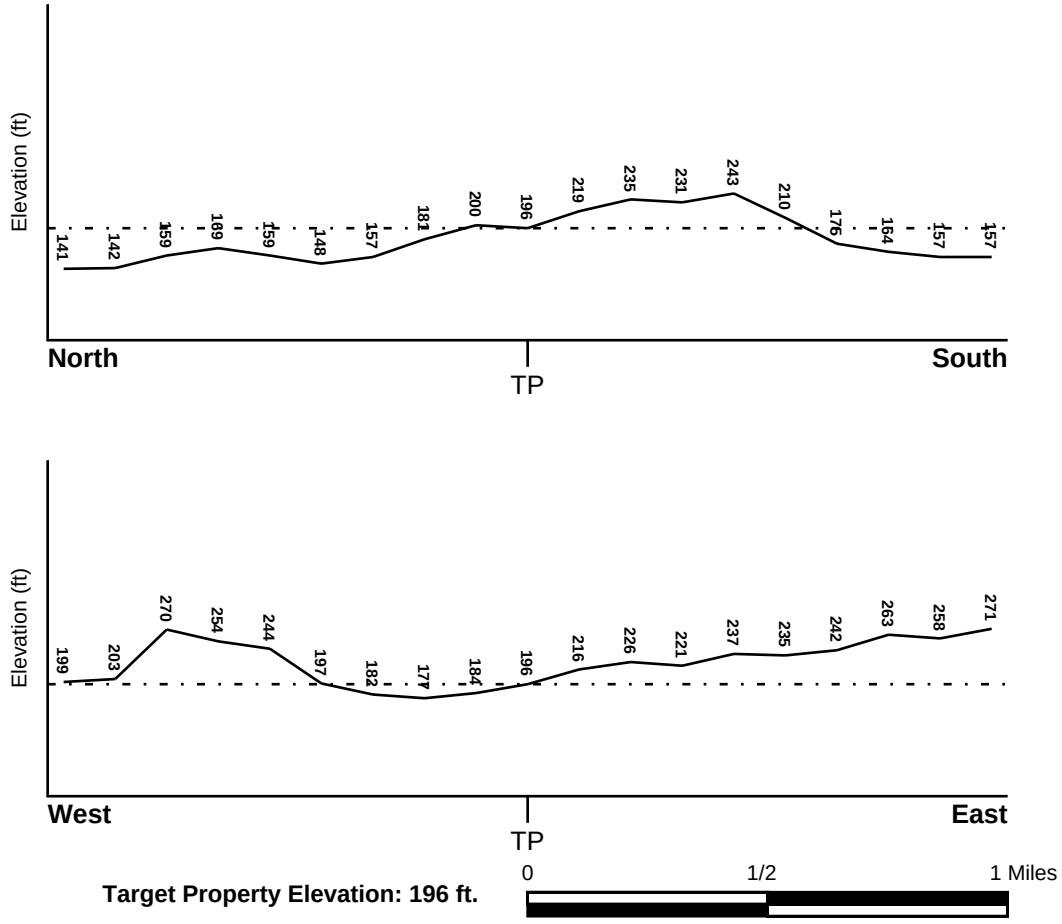
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 196 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
36059C0136F	FEMA Q3 Flood data

Additional Panels in search area:	FEMA Source Type
36059C0128F	FEMA Q3 Flood data
36059C0109F	FEMA Q3 Flood data
36059C0109G	FEMA FIRM Flood data
36059C0117F	FEMA Q3 Flood data
36059C0117G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HICKSVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	MONTAUK
Soil Surface Texture:	fine sandy loam
Hydrologic Group:	Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	2 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60	Max: 6.00 Min: 3.60
2	2 inches	27 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 0.60 Min: 0.06	Max: 6.00 Min: 3.60
3	27 inches	60 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
sandy loam
loam
loamy sand

Surficial Soil Types: silt loam
sandy loam
loam
loamy sand

Shallow Soil Types: very fine sandy loam

Deeper Soil Types: stratified
very gravelly - sand
very gravelly - loam
very fine sandy loam
gravelly - coarse sand

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000833186	1/4 - 1/2 Mile SSE
A3	USGS40000833148	1/4 - 1/2 Mile SSW
B4	USGS40000833445	1/4 - 1/2 Mile North
B5	USGS40000833446	1/4 - 1/2 Mile North
6	USGS40000833159	1/4 - 1/2 Mile SSW
C7	USGS40000833251	1/4 - 1/2 Mile WSW
C8	USGS40000833250	1/4 - 1/2 Mile WSW
9	USGS40000833107	1/2 - 1 Mile SE
10	USGS40000833158	1/2 - 1 Mile ESE
11	USGS40000833309	1/2 - 1 Mile East
D12	USGS40000833367	1/2 - 1 Mile WNW
D13	USGS40000833372	1/2 - 1 Mile WNW
14	USGS40000833593	1/2 - 1 Mile NNW
15	USGS40000833354	1/2 - 1 Mile West
16	USGS40000833639	1/2 - 1 Mile NNW
E17	USGS40000833030	1/2 - 1 Mile SW
E18	USGS40000833032	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

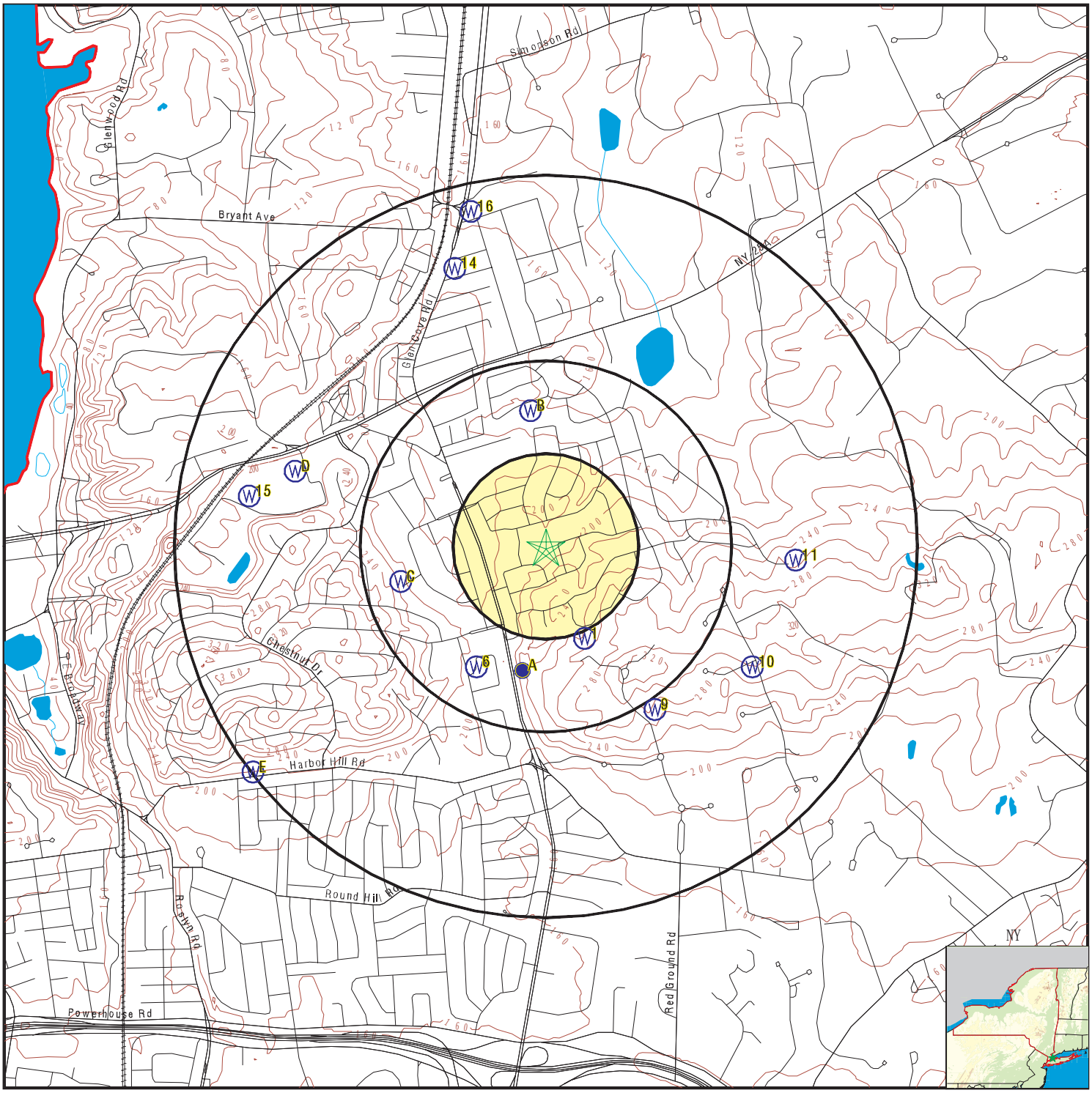
MAP ID	WELL ID	LOCATION FROM TP
A2	NY0002851	1/4 - 1/2 Mile South

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 5409021.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME:	2A Melby Lane	CLIENT:	Vanasse Hangen Brustlin, Inc.
ADDRESS:	2A Melby Lane Roslyn NY 11576	CONTACT:	Minki Kim
		INQUIRY #:	5409021.2s
LAT/LONG:	40.803692 / 73.621565	DATE:	August 29, 2018 1:49 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SSE **FED USGS** **USGS40000833186**
1/4 - 1/2 Mile
Higher

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 1155. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	19400718	Well Depth:	230
Well Depth Units:	ft	Well Hole Depth:	230
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	185	Level reading date:	1998-03-24
Feet below surface:	Not Reported	Feet to sea level:	63.83
Note:	Not Reported		

Level reading date:	1997-09-16	Feet below surface:	Not Reported
Feet to sea level:	63.46	Note:	Not Reported
Level reading date:	1997-08-20	Feet below surface:	Not Reported
Feet to sea level:	63.43	Note:	Not Reported
Level reading date:	1997-07-22	Feet below surface:	Not Reported
Feet to sea level:	63.36	Note:	Not Reported
Level reading date:	1997-05-22	Feet below surface:	Not Reported
Feet to sea level:	63.15	Note:	Not Reported
Level reading date:	1997-03-12	Feet below surface:	Not Reported
Feet to sea level:	62.31	Note:	Not Reported
Level reading date:	1996-09-11	Feet below surface:	Not Reported
Feet to sea level:	60.75	Note:	Not Reported
Level reading date:	1996-06-28	Feet below surface:	Not Reported
Feet to sea level:	60.92	Note:	Not Reported
Level reading date:	1996-05-15	Feet below surface:	Not Reported
Feet to sea level:	61.20	Note:	Not Reported
Level reading date:	1996-03-22	Feet below surface:	Not Reported
Feet to sea level:	61.15	Note:	Not Reported
Level reading date:	1995-12-08	Feet below surface:	Not Reported
Feet to sea level:	61.11	Note:	Not Reported
Level reading date:	1995-12-05	Feet below surface:	Not Reported
Feet to sea level:	61.06	Note:	Not Reported
Level reading date:	1995-09-20	Feet below surface:	Not Reported
Feet to sea level:	61.36	Note:	Not Reported
Level reading date:	1995-07-28	Feet below surface:	Not Reported
Feet to sea level:	62.38	Note:	Not Reported

Level reading date:	1995-06-13	Feet below surface:	Not Reported
Feet to sea level:	63.13	Note:	Not Reported
Level reading date:	1995-05-22	Feet below surface:	Not Reported
Feet to sea level:	63.50	Note:	Not Reported
Level reading date:	1995-01-18	Feet below surface:	Not Reported
Feet to sea level:	64.10	Note:	Not Reported
Level reading date:	1994-12-13	Feet below surface:	Not Reported
Feet to sea level:	64.22	Note:	Not Reported
Level reading date:	1994-10-18	Feet below surface:	Not Reported
Feet to sea level:	64.10	Note:	Not Reported
Level reading date:	1994-09-20	Feet below surface:	Not Reported
Feet to sea level:	64.12	Note:	Not Reported
Level reading date:	1994-08-24	Feet below surface:	Not Reported
Feet to sea level:	64.29	Note:	Not Reported
Level reading date:	1994-07-20	Feet below surface:	Not Reported
Feet to sea level:	64.49	Note:	Not Reported
Level reading date:	1994-06-20	Feet below surface:	Not Reported
Feet to sea level:	64.98	Note:	Not Reported
Level reading date:	1994-06-07	Feet below surface:	Not Reported
Feet to sea level:	65.14	Note:	Not Reported
Level reading date:	1994-05-19	Feet below surface:	Not Reported
Feet to sea level:	65.17	Note:	Not Reported
Level reading date:	1994-04-19	Feet below surface:	Not Reported
Feet to sea level:	65.07	Note:	Not Reported
Level reading date:	1994-02-25	Feet below surface:	Not Reported
Feet to sea level:	64.92	Note:	Not Reported
Level reading date:	1994-02-02	Feet below surface:	Not Reported
Feet to sea level:	64.96	Note:	Not Reported
Level reading date:	1993-12-22	Feet below surface:	Not Reported
Feet to sea level:	64.89	Note:	Not Reported
Level reading date:	1993-12-20	Feet below surface:	Not Reported
Feet to sea level:	64.94	Note:	Not Reported
Level reading date:	1993-11-22	Feet below surface:	Not Reported
Feet to sea level:	64.97	Note:	Not Reported
Level reading date:	1993-10-25	Feet below surface:	Not Reported
Feet to sea level:	64.98	Note:	Not Reported
Level reading date:	1993-09-24	Feet below surface:	Not Reported
Feet to sea level:	64.84	Note:	Not Reported
Level reading date:	1993-08-18	Feet below surface:	Not Reported
Feet to sea level:	65.04	Note:	Not Reported
Level reading date:	1993-07-19	Feet below surface:	Not Reported
Feet to sea level:	65.43	Note:	Not Reported

Level reading date:	1993-06-22	Feet below surface:	Not Reported
Feet to sea level:	65.85	Note:	Not Reported
Level reading date:	1993-06-17	Feet below surface:	Not Reported
Feet to sea level:	65.87	Note:	Not Reported
Level reading date:	1993-05-17	Feet below surface:	Not Reported
Feet to sea level:	66.13	Note:	Not Reported
Level reading date:	1993-04-21	Feet below surface:	Not Reported
Feet to sea level:	66.24	Note:	Not Reported
Level reading date:	1993-04-14	Feet below surface:	Not Reported
Feet to sea level:	66.19	Note:	Not Reported
Level reading date:	1993-02-23	Feet below surface:	Not Reported
Feet to sea level:	66.17	Note:	Not Reported
Level reading date:	1993-01-26	Feet below surface:	Not Reported
Feet to sea level:	66.05	Note:	Not Reported
Level reading date:	1993-01-04	Feet below surface:	Not Reported
Feet to sea level:	66.07	Note:	Not Reported
Level reading date:	1992-12-03	Feet below surface:	Not Reported
Feet to sea level:	66.09	Note:	Not Reported
Level reading date:	1992-11-19	Feet below surface:	Not Reported
Feet to sea level:	66.03	Note:	Not Reported
Level reading date:	1992-10-20	Feet below surface:	Not Reported
Feet to sea level:	66.09	Note:	Not Reported
Level reading date:	1992-08-21	Feet below surface:	Not Reported
Feet to sea level:	66.79	Note:	Not Reported
Level reading date:	1992-07-15	Feet below surface:	Not Reported
Feet to sea level:	67.34	Note:	Not Reported
Level reading date:	1992-06-05	Feet below surface:	Not Reported
Feet to sea level:	67.97	Note:	Not Reported
Level reading date:	1992-05-19	Feet below surface:	Not Reported
Feet to sea level:	68.19	Note:	Not Reported
Level reading date:	1992-04-24	Feet below surface:	Not Reported
Feet to sea level:	68.49	Note:	Not Reported
Level reading date:	1991-10-31	Feet below surface:	Not Reported
Feet to sea level:	68.90	Note:	Not Reported
Level reading date:	1990-03-27	Feet below surface:	Not Reported
Feet to sea level:	67.33	Note:	Not Reported
Level reading date:	1984-05-01	Feet below surface:	Not Reported
Feet to sea level:	69.37	Note:	Not Reported
Level reading date:	1983-08-24	Feet below surface:	Not Reported
Feet to sea level:	65.19	Note:	Not Reported
Level reading date:	1983-07-05	Feet below surface:	Not Reported
Feet to sea level:	66.69	Note:	Not Reported

Level reading date:	1983-04-12	Feet below surface:	Not Reported
Feet to sea level:	64.53	Note:	Not Reported
Level reading date:	1982-12-14	Feet below surface:	Not Reported
Feet to sea level:	63.76	Note:	Not Reported
Level reading date:	1982-09-10	Feet below surface:	Not Reported
Feet to sea level:	64.87	Note:	Not Reported
Level reading date:	1982-07-09	Feet below surface:	Not Reported
Feet to sea level:	65.36	Note:	Not Reported
Level reading date:	1982-03-22	Feet below surface:	Not Reported
Feet to sea level:	66.05	Note:	Not Reported
Level reading date:	1982-01-12	Feet below surface:	Not Reported
Feet to sea level:	66.56	Note:	Not Reported
Level reading date:	1981-10-16	Feet below surface:	Not Reported
Feet to sea level:	67.81	Note:	Not Reported
Level reading date:	1981-06-09	Feet below surface:	Not Reported
Feet to sea level:	69.68	Note:	Not Reported
Level reading date:	1981-03-06	Feet below surface:	Not Reported
Feet to sea level:	69.03	Note:	Not Reported
Level reading date:	1980-12-18	Feet below surface:	Not Reported
Feet to sea level:	68.39	Note:	Not Reported
Level reading date:	1980-09-05	Feet below surface:	Not Reported
Feet to sea level:	71.23	Note:	Not Reported
Level reading date:	1980-05-30	Feet below surface:	Not Reported
Feet to sea level:	71.83	Note:	Not Reported
Level reading date:	1980-03-20	Feet below surface:	Not Reported
Feet to sea level:	72.03	Note:	Not Reported
Level reading date:	1979-12-10	Feet below surface:	Not Reported
Feet to sea level:	72.26	Note:	Not Reported
Level reading date:	1979-09-11	Feet below surface:	Not Reported
Feet to sea level:	71.37	Note:	Not Reported
Level reading date:	1979-06-05	Feet below surface:	Not Reported
Feet to sea level:	71.45	Note:	Not Reported
Level reading date:	1979-03-05	Feet below surface:	Not Reported
Feet to sea level:	70.71	Note:	Not Reported
Level reading date:	1978-12-06	Feet below surface:	Not Reported
Feet to sea level:	70.93	Note:	Not Reported
Level reading date:	1978-09-15	Feet below surface:	Not Reported
Feet to sea level:	69.67	Note:	Not Reported
Level reading date:	1978-06-06	Feet below surface:	Not Reported
Feet to sea level:	70.00	Note:	Not Reported
Level reading date:	1978-03-23	Feet below surface:	Not Reported
Feet to sea level:	68.88	Note:	Not Reported

Level reading date:	1977-12-16	Feet below surface:	Not Reported
Feet to sea level:	68.00	Note:	Not Reported
Level reading date:	1977-09-08	Feet below surface:	Not Reported
Feet to sea level:	68.97	Note:	Not Reported
Level reading date:	1977-06-07	Feet below surface:	Not Reported
Feet to sea level:	69.87	Note:	Not Reported
Level reading date:	1977-03-29	Feet below surface:	Not Reported
Feet to sea level:	70.24	Note:	Not Reported
Level reading date:	1976-12-03	Feet below surface:	Not Reported
Feet to sea level:	70.72	Note:	Not Reported
Level reading date:	1976-09-02	Feet below surface:	Not Reported
Feet to sea level:	70.31	Note:	Not Reported
Level reading date:	1976-06-02	Feet below surface:	Not Reported
Feet to sea level:	71.02	Note:	Not Reported
Level reading date:	1976-03-16	Feet below surface:	Not Reported
Feet to sea level:	70.28	Note:	Not Reported
Level reading date:	1975-12-30	Feet below surface:	Not Reported
Feet to sea level:	69.08	Note:	Not Reported
Level reading date:	1975-09-09	Feet below surface:	Not Reported
Feet to sea level:	67.53	Note:	Not Reported
Level reading date:	1975-06-11	Feet below surface:	Not Reported
Feet to sea level:	67.60	Note:	Not Reported
Level reading date:	1975-03-19	Feet below surface:	Not Reported
Feet to sea level:	67.65	Note:	Not Reported
Level reading date:	1974-12-19	Feet below surface:	Not Reported
Feet to sea level:	67.59	Note:	Not Reported
Level reading date:	1974-09-16	Feet below surface:	Not Reported
Feet to sea level:	66.39	Note:	Not Reported
Level reading date:	1974-06-07	Feet below surface:	Not Reported
Feet to sea level:	67.70	Note:	Not Reported
Level reading date:	1974-03-21	Feet below surface:	Not Reported
Feet to sea level:	67.42	Note:	Not Reported
Level reading date:	1973-12-07	Feet below surface:	Not Reported
Feet to sea level:	66.64	Note:	Not Reported
Level reading date:	1973-09-18	Feet below surface:	Not Reported
Feet to sea level:	66.24	Note:	Not Reported
Level reading date:	1973-06-12	Feet below surface:	Not Reported
Feet to sea level:	65.24	Note:	Not Reported
Level reading date:	1973-03-21	Feet below surface:	Not Reported
Feet to sea level:	64.40	Note:	Not Reported
Level reading date:	1972-12-21	Feet below surface:	Not Reported
Feet to sea level:	63.44	Note:	Not Reported

Level reading date:	1972-09-11	Feet below surface:	Not Reported
Feet to sea level:	62.54	Note:	Not Reported
Level reading date:	1972-06-06	Feet below surface:	Not Reported
Feet to sea level:	62.17	Note:	Not Reported
Level reading date:	1972-03-27	Feet below surface:	Not Reported
Feet to sea level:	61.38	Note:	Not Reported
Level reading date:	1971-12-16	Feet below surface:	Not Reported
Feet to sea level:	61.12	Note:	Not Reported
Level reading date:	1971-09-29	Feet below surface:	Not Reported
Feet to sea level:	60.98	Note:	Not Reported
Level reading date:	1971-07-15	Feet below surface:	Not Reported
Feet to sea level:	59.88	Note:	Not Reported
Level reading date:	1971-03-24	Feet below surface:	Not Reported
Feet to sea level:	62.50	Note:	Not Reported
Level reading date:	1970-12-14	Feet below surface:	Not Reported
Feet to sea level:	62.84	Note:	Not Reported
Level reading date:	1970-09-17	Feet below surface:	Not Reported
Feet to sea level:	62.53	Note:	Not Reported
Level reading date:	1970-06-16	Feet below surface:	Not Reported
Feet to sea level:	62.75	Note:	Not Reported
Level reading date:	1970-03-09	Feet below surface:	Not Reported
Feet to sea level:	62.33	Note:	Not Reported
Level reading date:	1970-01-20	Feet below surface:	Not Reported
Feet to sea level:	62.01	Note:	Not Reported
Level reading date:	1969-09-22	Feet below surface:	Not Reported
Feet to sea level:	61.03	Note:	Not Reported
Level reading date:	1969-07-01	Feet below surface:	Not Reported
Feet to sea level:	60.80	Note:	Not Reported
Level reading date:	1969-04-01	Feet below surface:	Not Reported
Feet to sea level:	60.76	Note:	Not Reported
Level reading date:	1969-01-27	Feet below surface:	Not Reported
Feet to sea level:	60.63	Note:	Not Reported
Level reading date:	1968-09-25	Feet below surface:	Not Reported
Feet to sea level:	59.60	Note:	Not Reported
Level reading date:	1968-06-21	Feet below surface:	Not Reported
Feet to sea level:	59.86	Note:	Not Reported
Level reading date:	1968-03-28	Feet below surface:	Not Reported
Feet to sea level:	60.40	Note:	Not Reported
Level reading date:	1967-12-20	Feet below surface:	Not Reported
Feet to sea level:	59.95	Note:	Not Reported
Level reading date:	1967-10-04	Feet below surface:	Not Reported
Feet to sea level:	59.68	Note:	Not Reported

Level reading date:	1967-07-14	Feet below surface:	Not Reported
Feet to sea level:	59.65	Note:	Not Reported
Level reading date:	1967-04-17	Feet below surface:	Not Reported
Feet to sea level:	60.34	Note:	Not Reported
Level reading date:	1966-12-20	Feet below surface:	Not Reported
Feet to sea level:	60.88	Note:	Not Reported
Level reading date:	1966-09-27	Feet below surface:	Not Reported
Feet to sea level:	61.10	Note:	Not Reported
Level reading date:	1966-06-02	Feet below surface:	Not Reported
Feet to sea level:	63.32	Note:	Not Reported
Level reading date:	1966-03-02	Feet below surface:	Not Reported
Feet to sea level:	64.30	Note:	Not Reported
Level reading date:	1965-11-09	Feet below surface:	Not Reported
Feet to sea level:	64.86	Note:	Not Reported
Level reading date:	1965-08-19	Feet below surface:	Not Reported
Feet to sea level:	65.36	Note:	Not Reported
Level reading date:	1965-06-04	Feet below surface:	Not Reported
Feet to sea level:	66.70	Note:	Not Reported
Level reading date:	1965-04-27	Feet below surface:	Not Reported
Feet to sea level:	67.18	Note:	Not Reported
Level reading date:	1964-06-24	Feet below surface:	Not Reported
Feet to sea level:	68.31	Note:	Not Reported
Level reading date:	1964-04-01	Feet below surface:	Not Reported
Feet to sea level:	68.87	Note:	Not Reported
Level reading date:	1963-12-19	Feet below surface:	Not Reported
Feet to sea level:	69.77	Note:	Not Reported
Level reading date:	1963-09-14	Feet below surface:	Not Reported
Feet to sea level:	70.18	Note:	Not Reported
Level reading date:	1963-06-26	Feet below surface:	Not Reported
Feet to sea level:	71.04	Note:	Not Reported
Level reading date:	1963-03-08	Feet below surface:	Not Reported
Feet to sea level:	71.64	Note:	Not Reported
Level reading date:	1962-11-29	Feet below surface:	Not Reported
Feet to sea level:	72.29	Note:	Not Reported
Level reading date:	1962-07-24	Feet below surface:	Not Reported
Feet to sea level:	72.40	Note:	Not Reported
Level reading date:	1962-03-21	Feet below surface:	Not Reported
Feet to sea level:	73.43	Note:	Not Reported
Level reading date:	1961-12-19	Feet below surface:	Not Reported
Feet to sea level:	73.81	Note:	Not Reported
Level reading date:	1961-10-11	Feet below surface:	Not Reported
Feet to sea level:	73.93	Note:	Not Reported

Level reading date:	1961-07-13	Feet below surface:	Not Reported
Feet to sea level:	73.38	Note:	Not Reported
Level reading date:	1960-11-25	Feet below surface:	Not Reported
Feet to sea level:	72.05	Note:	Not Reported
Level reading date:	1960-06-20	Feet below surface:	Not Reported
Feet to sea level:	71.30	Note:	Not Reported
Level reading date:	1959-10-14	Feet below surface:	Not Reported
Feet to sea level:	72.96	Note:	Not Reported
Level reading date:	1959-05-07	Feet below surface:	Not Reported
Feet to sea level:	73.81	Note:	Not Reported
Level reading date:	1958-11-25	Feet below surface:	Not Reported
Feet to sea level:	74.27	Note:	Not Reported
Level reading date:	1958-04-21	Feet below surface:	Not Reported
Feet to sea level:	71.85	Note:	Not Reported
Level reading date:	1957-07-25	Feet below surface:	Not Reported
Feet to sea level:	72.91	Note:	Not Reported
Level reading date:	1957-04-25	Feet below surface:	Not Reported
Feet to sea level:	73.33	Note:	Not Reported
Level reading date:	1956-11-26	Feet below surface:	Not Reported
Feet to sea level:	75.03	Note:	Not Reported
Level reading date:	1956-04-11	Feet below surface:	Not Reported
Feet to sea level:	74.12	Note:	Not Reported
Level reading date:	1955-11-30	Feet below surface:	Not Reported
Feet to sea level:	73.40	Note:	Not Reported
Level reading date:	1955-07-22	Feet below surface:	Not Reported
Feet to sea level:	73.23	Note:	Not Reported
Level reading date:	1955-04-05	Feet below surface:	Not Reported
Feet to sea level:	72.92	Note:	Not Reported
Level reading date:	1954-09-21	Feet below surface:	Not Reported
Feet to sea level:	72.98	Note:	Not Reported
Level reading date:	1954-04-21	Feet below surface:	Not Reported
Feet to sea level:	74.94	Note:	Not Reported
Level reading date:	1953-09-21	Feet below surface:	Not Reported
Feet to sea level:	76.47	Note:	Not Reported
Level reading date:	1953-03-27	Feet below surface:	Not Reported
Feet to sea level:	74.69	Note:	Not Reported
Level reading date:	1953-02-24	Feet below surface:	Not Reported
Feet to sea level:	74.82	Note:	Not Reported
Level reading date:	1952-10-18	Feet below surface:	Not Reported
Feet to sea level:	75.18	Note:	Not Reported
Level reading date:	1952-06-14	Feet below surface:	Not Reported
Feet to sea level:	73.44	Note:	Not Reported

Level reading date:	1951-11-27	Feet below surface:	Not Reported
Feet to sea level:	72.72	Note:	Not Reported
Level reading date:	1951-05-16	Feet below surface:	Not Reported
Feet to sea level:	72.50	Note:	Not Reported
Level reading date:	1951-01-04	Feet below surface:	Not Reported
Feet to sea level:	73.02	Note:	Not Reported
Level reading date:	1950-09-01	Feet below surface:	Not Reported
Feet to sea level:	73.89	Note:	Not Reported
Level reading date:	1950-04-21	Feet below surface:	Not Reported
Feet to sea level:	75.20	Note:	Not Reported
Level reading date:	1949-11-03	Feet below surface:	Not Reported
Feet to sea level:	76.58	Note:	Not Reported
Level reading date:	1949-06-17	Feet below surface:	Not Reported
Feet to sea level:	76.06	Note:	Not Reported
Level reading date:	1949-01-08	Feet below surface:	Not Reported
Feet to sea level:	74.95	Note:	Not Reported
Level reading date:	1948-07-16	Feet below surface:	Not Reported
Feet to sea level:	74.25	Note:	Not Reported
Level reading date:	1948-04-05	Feet below surface:	Not Reported
Feet to sea level:	73.55	Note:	Not Reported
Level reading date:	1947-10-29	Feet below surface:	Not Reported
Feet to sea level:	74.40	Note:	Not Reported
Level reading date:	1947-04-10	Feet below surface:	Not Reported
Feet to sea level:	75.05	Note:	Not Reported
Level reading date:	1946-09-25	Feet below surface:	Not Reported
Feet to sea level:	75.94	Note:	Not Reported
Level reading date:	1946-02-07	Feet below surface:	Not Reported
Feet to sea level:	75.39	Note:	Not Reported
Level reading date:	1945-07-09	Feet below surface:	Not Reported
Feet to sea level:	74.96	Note:	Not Reported
Level reading date:	1945-03-07	Feet below surface:	Not Reported
Feet to sea level:	74.28	Note:	Not Reported
Level reading date:	1944-05-22	Feet below surface:	Not Reported
Feet to sea level:	73.03	Note:	Not Reported
Level reading date:	1944-01-24	Feet below surface:	Not Reported
Feet to sea level:	73.58	Note:	Not Reported
Level reading date:	1943-05-28	Feet below surface:	Not Reported
Feet to sea level:	73.00	Note:	Not Reported
Level reading date:	1942-11-13	Feet below surface:	Not Reported
Feet to sea level:	72.84	Note:	Not Reported
Level reading date:	1942-08-26	Feet below surface:	Not Reported
Feet to sea level:	71.95	Note:	Not Reported

Level reading date:	1942-07-09	Feet below surface:	Not Reported
Feet to sea level:	72.06	Note:	Not Reported
Level reading date:	1941-07-23	Feet below surface:	Not Reported
Feet to sea level:	74.10	Note:	Not Reported
Level reading date:	1941-03-14	Feet below surface:	Not Reported
Feet to sea level:	74.49	Note:	Not Reported

A2
South
1/4 - 1/2 Mile
Higher

FRDS PWS **NY0002851**

PWS ID:	NY0002851	PWS type:	System Owner/Responsible Party
PWS name:	PIERCE DOUGLAS W	PWS address:	Not Reported
PWS city:	ROSLYN	PWS state:	NY
PWS zip:	11576	PWS ID:	NY0002851
Activity status:	Active	Date system activated:	Not Reported
Date system deactivated:	Not Reported	Retail population:	00028000
System name:	ROSLYN WATER DISTRICT	System address:	Not Reported
System address:	24 WEST SHORE ROAD	System city:	ROSLYN
System state:	NY	System zip:	11575
County FIPS:	029	City served:	NORTH HEMPSTEAD (T)
Latitude:	404042	Longitude:	0733521
Latitude:	404739	Longitude:	0733920
Latitude:	404811	Longitude:	0733633
Latitude:	404831	Longitude:	0733722
Latitude:	404807	Longitude:	0733745
Latitude:	404722	Longitude:	0733948
Latitude:	404756	Longitude:	0733723
Latitude:	404707	Longitude:	0733804
Latitude:	404810	Longitude:	0733912

A3
SSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000833148**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 4265. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	490
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	10	Level reading date:	1964-12-11
Feet below surface:	Not Reported	Feet to sea level:	65.43
Note:	Not Reported		
Level reading date:	1961-02-21	Feet below surface:	Not Reported
Feet to sea level:	72.46	Note:	Not Reported
Level reading date:	1959-03-03	Feet below surface:	Not Reported
Feet to sea level:	72.51	Note:	Not Reported
Level reading date:	1956-06-05	Feet below surface:	Not Reported
Feet to sea level:	72.78	Note:	Not Reported
Level reading date:	1956-01-05	Feet below surface:	Not Reported
Feet to sea level:	72.42	Note:	Not Reported
Level reading date:	1955-10-04	Feet below surface:	Not Reported
Feet to sea level:	71.49	Note:	Not Reported
Level reading date:	1955-08-15	Feet below surface:	Not Reported
Feet to sea level:	71.35	Note:	Not Reported
Level reading date:	1955-06-27	Feet below surface:	Not Reported
Feet to sea level:	71.42	Note:	Not Reported
Level reading date:	1955-02-02	Feet below surface:	Not Reported
Feet to sea level:	70.91	Note:	Not Reported
Level reading date:	1955-01-19	Feet below surface:	Not Reported
Feet to sea level:	70.18	Note:	Not Reported

B4
North
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000833445**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 7104. 1	Type:	Well
Description:	NEW: N 7104. 2 196206	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	472
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

B5
North
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000833446**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 7104. 2	Type:	Well
Description:	OLD: N 7104. 1	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	436
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	5	Level reading date:	1972-03-13
Feet below surface:	Not Reported	Feet to sea level:	58.60
Note:	Not Reported		

Level reading date:	1971-03-10	Feet below surface:	Not Reported
Feet to sea level:	58.74	Note:	Not Reported

Level reading date:	1970-03-03	Feet below surface:	Not Reported
Feet to sea level:	58.39	Note:	Not Reported

Level reading date:	1969-11-17	Feet below surface:	Not Reported
Feet to sea level:	58.19	Note:	Not Reported

Level reading date:	1964-12-11	Feet below surface:	Not Reported
Feet to sea level:	63.38	Note:	Not Reported

6
SSW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000833159**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 1825. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	367
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

C7
WSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000833251**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 5852. 1	Type:	Well
Description:	NEW: N 5852. 2 195706	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	517	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C8
WSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000833250**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 5852. 2	Type:	Well
Description:	OLD: N 5852. 1	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	487
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1964-12-11
Feet below surface:	Not Reported	Feet to sea level:	64.46
Note:	Not Reported		

Level reading date:	1957-02-07	Feet below surface:	Not Reported
Feet to sea level:	74.58	Note:	Not Reported

9
SE
1/2 - 1 Mile
Higher

FED USGS **USGS40000833107**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 382. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	265
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

10
ESE
1/2 - 1 Mile
Higher

FED USGS **USGS40000833158**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 381. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Glacial Aquifer, Upper	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	360
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

11
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000833309**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 7873. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Confined single aquifer
Construction Date:	Not Reported	Well Depth:	535
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

D12
WNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000833367**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 3752. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	263
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

D13
WNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000833372**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 5708. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	243
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

14
NNW
1/2 - 1 Mile
Lower | **FED USGS** | **USGS40000833593**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 1154. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Glacial Aquifer, Upper	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	141
Well Depth Units:	ft	Well Hole Depth:	141
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	128	Level reading date:	1984-05-01
Feet below surface:	Not Reported	Feet to sea level:	59.66
Note:	Not Reported		

Level reading date:	1983-08-24	Feet below surface:	Not Reported
Feet to sea level:	60.52	Note:	Not Reported
Level reading date:	1983-07-05	Feet below surface:	Not Reported
Feet to sea level:	59.06	Note:	Not Reported
Level reading date:	1983-04-12	Feet below surface:	Not Reported
Feet to sea level:	59.64	Note:	Not Reported
Level reading date:	1982-12-14	Feet below surface:	Not Reported
Feet to sea level:	54.57	Note:	Not Reported
Level reading date:	1982-09-10	Feet below surface:	Not Reported
Feet to sea level:	56.64	Note:	Not Reported
Level reading date:	1982-07-09	Feet below surface:	Not Reported
Feet to sea level:	56.41	Note:	Not Reported
Level reading date:	1982-03-22	Feet below surface:	Not Reported
Feet to sea level:	57.58	Note:	Not Reported
Level reading date:	1982-01-12	Feet below surface:	Not Reported
Feet to sea level:	57.23	Note:	Not Reported
Level reading date:	1981-10-19	Feet below surface:	Not Reported
Feet to sea level:	58.15	Note:	Not Reported
Level reading date:	1981-06-09	Feet below surface:	Not Reported
Feet to sea level:	60.23	Note:	Not Reported
Level reading date:	1981-03-06	Feet below surface:	Not Reported
Feet to sea level:	60.94	Note:	Not Reported
Level reading date:	1980-12-18	Feet below surface:	Not Reported
Feet to sea level:	60.32	Note:	Not Reported
Level reading date:	1980-09-05	Feet below surface:	Not Reported
Feet to sea level:	61.88	Note:	Not Reported

Level reading date:	1980-05-30	Feet below surface:	Not Reported
Feet to sea level:	62.81	Note:	Not Reported
Level reading date:	1980-03-20	Feet below surface:	Not Reported
Feet to sea level:	62.47	Note:	Not Reported
Level reading date:	1979-12-10	Feet below surface:	Not Reported
Feet to sea level:	63.26	Note:	Not Reported
Level reading date:	1979-10-01	Feet below surface:	Not Reported
Feet to sea level:	63.01	Note:	Not Reported
Level reading date:	1979-06-05	Feet below surface:	Not Reported
Feet to sea level:	62.94	Note:	Not Reported
Level reading date:	1979-03-05	Feet below surface:	Not Reported
Feet to sea level:	61.66	Note:	Not Reported
Level reading date:	1978-12-06	Feet below surface:	Not Reported
Feet to sea level:	61.71	Note:	Not Reported
Level reading date:	1978-09-15	Feet below surface:	Not Reported
Feet to sea level:	61.64	Note:	Not Reported
Level reading date:	1978-06-06	Feet below surface:	Not Reported
Feet to sea level:	61.61	Note:	Not Reported
Level reading date:	1978-03-23	Feet below surface:	Not Reported
Feet to sea level:	61.16	Note:	Not Reported
Level reading date:	1977-09-08	Feet below surface:	Not Reported
Feet to sea level:	58.63	Note:	Not Reported
Level reading date:	1977-06-07	Feet below surface:	Not Reported
Feet to sea level:	61.26	Note:	Not Reported
Level reading date:	1977-03-29	Feet below surface:	Not Reported
Feet to sea level:	61.38	Note:	Not Reported
Level reading date:	1976-12-03	Feet below surface:	Not Reported
Feet to sea level:	61.58	Note:	Not Reported
Level reading date:	1976-09-02	Feet below surface:	Not Reported
Feet to sea level:	61.42	Note:	Not Reported
Level reading date:	1976-06-02	Feet below surface:	Not Reported
Feet to sea level:	62.53	Note:	Not Reported
Level reading date:	1976-03-16	Feet below surface:	Not Reported
Feet to sea level:	62.08	Note:	Not Reported
Level reading date:	1975-12-30	Feet below surface:	Not Reported
Feet to sea level:	60.72	Note:	Not Reported
Level reading date:	1975-09-09	Feet below surface:	Not Reported
Feet to sea level:	59.79	Note:	Not Reported
Level reading date:	1975-06-11	Feet below surface:	Not Reported
Feet to sea level:	59.61	Note:	Not Reported
Level reading date:	1975-03-19	Feet below surface:	Not Reported
Feet to sea level:	59.24	Note:	Not Reported

Level reading date:	1974-12-19	Feet below surface:	Not Reported
Feet to sea level:	58.99	Note:	Not Reported
Level reading date:	1974-09-16	Feet below surface:	Not Reported
Feet to sea level:	59.44	Note:	Not Reported
Level reading date:	1974-06-07	Feet below surface:	Not Reported
Feet to sea level:	59.66	Note:	Not Reported
Level reading date:	1974-03-21	Feet below surface:	Not Reported
Feet to sea level:	59.27	Note:	Not Reported
Level reading date:	1973-12-07	Feet below surface:	Not Reported
Feet to sea level:	59.13	Note:	Not Reported
Level reading date:	1973-09-18	Feet below surface:	Not Reported
Feet to sea level:	59.33	Note:	Not Reported
Level reading date:	1973-06-12	Feet below surface:	Not Reported
Feet to sea level:	58.43	Note:	Not Reported
Level reading date:	1973-03-22	Feet below surface:	Not Reported
Feet to sea level:	57.41	Note:	Not Reported
Level reading date:	1972-12-21	Feet below surface:	Not Reported
Feet to sea level:	56.76	Note:	Not Reported
Level reading date:	1972-09-11	Feet below surface:	Not Reported
Feet to sea level:	56.27	Note:	Not Reported
Level reading date:	1972-06-06	Feet below surface:	Not Reported
Feet to sea level:	55.70	Note:	Not Reported
Level reading date:	1972-03-27	Feet below surface:	Not Reported
Feet to sea level:	55.16	Note:	Not Reported
Level reading date:	1971-12-16	Feet below surface:	Not Reported
Feet to sea level:	54.54	Note:	Not Reported
Level reading date:	1971-09-30	Feet below surface:	Not Reported
Feet to sea level:	54.19	Note:	Not Reported
Level reading date:	1971-07-15	Feet below surface:	Not Reported
Feet to sea level:	54.44	Note:	Not Reported
Level reading date:	1971-03-24	Feet below surface:	Not Reported
Feet to sea level:	55.01	Note:	Not Reported
Level reading date:	1970-12-14	Feet below surface:	Not Reported
Feet to sea level:	55.13	Note:	Not Reported
Level reading date:	1970-09-17	Feet below surface:	Not Reported
Feet to sea level:	55.35	Note:	Not Reported
Level reading date:	1970-06-16	Feet below surface:	Not Reported
Feet to sea level:	55.85	Note:	Not Reported
Level reading date:	1970-03-09	Feet below surface:	Not Reported
Feet to sea level:	55.74	Note:	Not Reported
Level reading date:	1970-01-20	Feet below surface:	Not Reported
Feet to sea level:	55.34	Note:	Not Reported

Level reading date:	1969-09-22	Feet below surface:	Not Reported
Feet to sea level:	54.38	Note:	Not Reported
Level reading date:	1969-07-01	Feet below surface:	Not Reported
Feet to sea level:	54.01	Note:	Not Reported
Level reading date:	1969-04-01	Feet below surface:	Not Reported
Feet to sea level:	53.74	Note:	Not Reported
Level reading date:	1969-01-28	Feet below surface:	Not Reported
Feet to sea level:	53.51	Note:	Not Reported
Level reading date:	1968-09-25	Feet below surface:	Not Reported
Feet to sea level:	51.36	Note:	Not Reported
Level reading date:	1968-06-21	Feet below surface:	Not Reported
Feet to sea level:	52.63	Note:	Not Reported
Level reading date:	1968-05-14	Feet below surface:	Not Reported
Feet to sea level:	52.56	Note:	Not Reported
Level reading date:	1967-12-20	Feet below surface:	Not Reported
Feet to sea level:	53.91	Note:	Not Reported
Level reading date:	1967-10-04	Feet below surface:	Not Reported
Feet to sea level:	61.44	Note:	Not Reported
Level reading date:	1967-07-14	Feet below surface:	Not Reported
Feet to sea level:	54.48	Note:	Not Reported
Level reading date:	1967-04-17	Feet below surface:	Not Reported
Feet to sea level:	52.99	Note:	Not Reported
Level reading date:	1966-12-20	Feet below surface:	Not Reported
Feet to sea level:	53.90	Note:	Not Reported
Level reading date:	1966-09-27	Feet below surface:	Not Reported
Feet to sea level:	55.11	Note:	Not Reported
Level reading date:	1966-06-02	Feet below surface:	Not Reported
Feet to sea level:	57.86	Note:	Not Reported
Level reading date:	1966-03-02	Feet below surface:	Not Reported
Feet to sea level:	55.86	Note:	Not Reported
Level reading date:	1965-11-09	Feet below surface:	Not Reported
Feet to sea level:	55.94	Note:	Not Reported
Level reading date:	1965-08-19	Feet below surface:	Not Reported
Feet to sea level:	56.50	Note:	Not Reported
Level reading date:	1965-06-05	Feet below surface:	Not Reported
Feet to sea level:	57.67	Note:	Not Reported
Level reading date:	1965-03-12	Feet below surface:	Not Reported
Feet to sea level:	58.65	Note:	Not Reported
Level reading date:	1964-12-03	Feet below surface:	Not Reported
Feet to sea level:	58.84	Note:	Not Reported
Level reading date:	1964-06-24	Feet below surface:	Not Reported
Feet to sea level:	60.26	Note:	Not Reported

Level reading date:	1964-04-01	Feet below surface:	Not Reported
Feet to sea level:	60.25	Note:	Not Reported
Level reading date:	1963-12-19	Feet below surface:	Not Reported
Feet to sea level:	60.37	Note:	Not Reported
Level reading date:	1963-09-14	Feet below surface:	Not Reported
Feet to sea level:	62.28	Note:	Not Reported
Level reading date:	1963-06-26	Feet below surface:	Not Reported
Feet to sea level:	61.44	Note:	Not Reported
Level reading date:	1963-03-08	Feet below surface:	Not Reported
Feet to sea level:	62.15	Note:	Not Reported
Level reading date:	1962-11-29	Feet below surface:	Not Reported
Feet to sea level:	62.93	Note:	Not Reported
Level reading date:	1962-07-24	Feet below surface:	Not Reported
Feet to sea level:	63.75	Note:	Not Reported
Level reading date:	1962-03-14	Feet below surface:	Not Reported
Feet to sea level:	64.16	Note:	Not Reported
Level reading date:	1961-12-19	Feet below surface:	Not Reported
Feet to sea level:	64.61	Note:	Not Reported
Level reading date:	1961-10-11	Feet below surface:	Not Reported
Feet to sea level:	63.79	Note:	Not Reported
Level reading date:	1958-04-22	Feet below surface:	Not Reported
Feet to sea level:	63.42	Note:	Not Reported
Level reading date:	1957-07-25	Feet below surface:	Not Reported
Feet to sea level:	64.21	Note:	Not Reported
Level reading date:	1957-04-25	Feet below surface:	Not Reported
Feet to sea level:	64.41	Note:	Not Reported
Level reading date:	1956-11-27	Feet below surface:	Not Reported
Feet to sea level:	65.47	Note:	Not Reported
Level reading date:	1956-04-12	Feet below surface:	Not Reported
Feet to sea level:	65.13	Note:	Not Reported
Level reading date:	1955-11-29	Feet below surface:	Not Reported
Feet to sea level:	64.80	Note:	Not Reported
Level reading date:	1955-07-22	Feet below surface:	Not Reported
Feet to sea level:	64.18	Note:	Not Reported
Level reading date:	1955-04-05	Feet below surface:	Not Reported
Feet to sea level:	64.05	Note:	Not Reported
Level reading date:	1954-09-21	Feet below surface:	Not Reported
Feet to sea level:	64.18	Note:	Not Reported
Level reading date:	1954-04-21	Feet below surface:	Not Reported
Feet to sea level:	65.27	Note:	Not Reported
Level reading date:	1953-09-21	Feet below surface:	Not Reported
Feet to sea level:	66.70	Note:	Not Reported

Level reading date:	1953-03-27	Feet below surface:	Not Reported
Feet to sea level:	64.94	Note:	Not Reported
Level reading date:	1953-02-24	Feet below surface:	Not Reported
Feet to sea level:	65.03	Note:	Not Reported
Level reading date:	1952-10-18	Feet below surface:	Not Reported
Feet to sea level:	65.63	Note:	Not Reported
Level reading date:	1952-06-14	Feet below surface:	Not Reported
Feet to sea level:	64.63	Note:	Not Reported
Level reading date:	1951-11-27	Feet below surface:	Not Reported
Feet to sea level:	63.24	Note:	Not Reported
Level reading date:	1951-05-16	Feet below surface:	Not Reported
Feet to sea level:	63.40	Note:	Not Reported
Level reading date:	1951-01-05	Feet below surface:	Not Reported
Feet to sea level:	63.09	Note:	Not Reported
Level reading date:	1950-09-01	Feet below surface:	Not Reported
Feet to sea level:	64.03	Note:	Not Reported
Level reading date:	1950-04-19	Feet below surface:	Not Reported
Feet to sea level:	65.10	Note:	Not Reported
Level reading date:	1949-11-03	Feet below surface:	Not Reported
Feet to sea level:	66.28	Note:	Not Reported
Level reading date:	1949-06-17	Feet below surface:	Not Reported
Feet to sea level:	66.61	Note:	Not Reported
Level reading date:	1949-01-08	Feet below surface:	Not Reported
Feet to sea level:	65.10	Note:	Not Reported
Level reading date:	1948-07-16	Feet below surface:	Not Reported
Feet to sea level:	65.10	Note:	Not Reported
Level reading date:	1948-04-05	Feet below surface:	Not Reported
Feet to sea level:	64.16	Note:	Not Reported
Level reading date:	1947-10-29	Feet below surface:	Not Reported
Feet to sea level:	64.77	Note:	Not Reported
Level reading date:	1947-04-11	Feet below surface:	Not Reported
Feet to sea level:	65.16	Note:	Not Reported
Level reading date:	1946-09-25	Feet below surface:	Not Reported
Feet to sea level:	66.28	Note:	Not Reported
Level reading date:	1946-02-07	Feet below surface:	Not Reported
Feet to sea level:	65.67	Note:	Not Reported
Level reading date:	1945-07-09	Feet below surface:	Not Reported
Feet to sea level:	65.42	Note:	Not Reported
Level reading date:	1945-03-05	Feet below surface:	Not Reported
Feet to sea level:	64.60	Note:	Not Reported
Level reading date:	1944-05-22	Feet below surface:	Not Reported
Feet to sea level:	63.85	Note:	Not Reported

Level reading date:	1944-01-24	Feet below surface:	Not Reported
Feet to sea level:	63.36	Note:	Not Reported
Level reading date:	1943-05-28	Feet below surface:	Not Reported
Feet to sea level:	63.95	Note:	Not Reported
Level reading date:	1942-11-04	Feet below surface:	Not Reported
Feet to sea level:	63.30	Note:	Not Reported
Level reading date:	1942-08-26	Feet below surface:	Not Reported
Feet to sea level:	62.94	Note:	Not Reported
Level reading date:	1942-07-09	Feet below surface:	Not Reported
Feet to sea level:	62.87	Note:	Not Reported
Level reading date:	1941-07-23	Feet below surface:	Not Reported
Feet to sea level:	64.57	Note:	Not Reported
Level reading date:	1941-03-14	Feet below surface:	Not Reported
Feet to sea level:	64.73	Note:	Not Reported
Level reading date:	1940-07-10	Feet below surface:	Not Reported
Feet to sea level:	65.94	Note:	Not Reported
Level reading date:	1907-12-16	Feet below surface:	Not Reported
Feet to sea level:	59.53	Note:	Not Reported

15
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000833354**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 5883. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	215
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	176	Level reading date:	1998-03-24
Feet below surface:	Not Reported	Feet to sea level:	48.79
Note:	Not Reported		
Level reading date:	1997-09-16	Feet below surface:	Not Reported
Feet to sea level:	48.68	Note:	Not Reported
Level reading date:	1997-08-20	Feet below surface:	Not Reported
Feet to sea level:	48.82	Note:	Not Reported
Level reading date:	1997-07-22	Feet below surface:	Not Reported
Feet to sea level:	48.90	Note:	Not Reported
Level reading date:	1997-05-22	Feet below surface:	Not Reported
Feet to sea level:	49.33	Note:	Not Reported
Level reading date:	1997-03-10	Feet below surface:	Not Reported

Feet to sea level:	48.93	Note:	Not Reported
Level reading date:	1997-03-10	Feet below surface:	Not Reported
Feet to sea level:	48.86	Note:	Not Reported
Level reading date:	1996-12-11	Feet below surface:	Not Reported
Feet to sea level:	47.73	Note:	Not Reported
Level reading date:	1996-09-11	Feet below surface:	Not Reported
Feet to sea level:	46.98	Note:	Not Reported
Level reading date:	1996-05-15	Feet below surface:	Not Reported
Feet to sea level:	47.14	Note:	Not Reported
Level reading date:	1996-03-19	Feet below surface:	Not Reported
Feet to sea level:	46.80	Note:	Not Reported
Level reading date:	1995-12-05	Feet below surface:	Not Reported
Feet to sea level:	46.84	Note:	Not Reported
Level reading date:	1995-08-23	Feet below surface:	Not Reported
Feet to sea level:	47.01		
Note:	Water level was affected by tide stage.		
Level reading date:	1995-06-13	Feet below surface:	Not Reported
Feet to sea level:	47.95	Note:	Not Reported
Level reading date:	1995-03-16	Feet below surface:	Not Reported
Feet to sea level:	48.78	Note:	Not Reported
Level reading date:	1994-12-15	Feet below surface:	Not Reported
Feet to sea level:	49.18		
Note:	Water level was affected by tide stage.		
Level reading date:	1994-06-07	Feet below surface:	Not Reported
Feet to sea level:	49.77		
Note:	Water level was affected by tide stage.		
Level reading date:	1994-03-31	Feet below surface:	Not Reported
Feet to sea level:	49.43		
Note:	Water level was affected by tide stage.		
Level reading date:	1993-10-05	Feet below surface:	Not Reported
Feet to sea level:	49.05		
Note:	Water level was affected by tide stage.		
Level reading date:	1993-06-24	Feet below surface:	Not Reported
Feet to sea level:	49.76		
Note:	Water level was affected by tide stage.		
Level reading date:	1993-03-26	Feet below surface:	Not Reported
Feet to sea level:	50.20		
Note:	Water level was affected by tide stage.		
Level reading date:	1992-12-09	Feet below surface:	Not Reported
Feet to sea level:	49.86		
Note:	Water level was affected by tide stage.		
Level reading date:	1992-06-02	Feet below surface:	Not Reported
Feet to sea level:	51.02		
Note:	Water level was affected by tide stage.		

Level reading date:	1992-03-17	Feet below surface:	Not Reported
Feet to sea level:	51.88		
Note:	Water level was affected by tide stage.		
Level reading date:	1991-11-05	Feet below surface:	Not Reported
Feet to sea level:	51.64	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	52.54	Note:	Not Reported
Level reading date:	1990-04-17	Feet below surface:	Not Reported
Feet to sea level:	51.43	Note:	Not Reported
Level reading date:	1989-02-07	Feet below surface:	Not Reported
Feet to sea level:	48.24	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	Not Reported
Feet to sea level:	49.10	Note:	Not Reported
Level reading date:	1987-03-11	Feet below surface:	Not Reported
Feet to sea level:	48.71	Note:	Not Reported
Level reading date:	1986-12-16	Feet below surface:	Not Reported
Feet to sea level:	48.96	Note:	Not Reported
Level reading date:	1986-09-03	Feet below surface:	Not Reported
Feet to sea level:	48.89	Note:	Not Reported
Level reading date:	1986-06-05	Feet below surface:	Not Reported
Feet to sea level:	49.94	Note:	Not Reported
Level reading date:	1986-03-10	Feet below surface:	Not Reported
Feet to sea level:	50.62	Note:	Not Reported
Level reading date:	1985-12-13	Feet below surface:	Not Reported
Feet to sea level:	51.43	Note:	Not Reported
Level reading date:	1985-04-17	Feet below surface:	Not Reported
Feet to sea level:	54.24	Note:	Not Reported
Level reading date:	1984-12-18	Feet below surface:	Not Reported
Feet to sea level:	55.20	Note:	Not Reported
Level reading date:	1984-09-17	Feet below surface:	Not Reported
Feet to sea level:	54.39	Note:	Not Reported
Level reading date:	1984-06-15	Feet below surface:	Not Reported
Feet to sea level:	52.82	Note:	Not Reported
Level reading date:	1984-04-04	Feet below surface:	Not Reported
Feet to sea level:	52.12	Note:	Not Reported
Level reading date:	1984-01-05	Feet below surface:	Not Reported
Feet to sea level:	51.24	Note:	Not Reported
Level reading date:	1984-01-05	Feet below surface:	Not Reported
Feet to sea level:	51.24	Note:	Not Reported
Level reading date:	1983-09-22	Feet below surface:	Not Reported
Feet to sea level:	45.27	Note:	Not Reported
Level reading date:	1983-09-22	Feet below surface:	Not Reported

Feet to sea level:	45.27	Note:	Not Reported
Level reading date:	1983-07-06	Feet below surface:	Not Reported
Feet to sea level:	50.07	Note:	Not Reported
Level reading date:	1983-03-25	Feet below surface:	Not Reported
Feet to sea level:	49.50	Note:	Not Reported
Level reading date:	1983-01-19	Feet below surface:	Not Reported
Feet to sea level:	49.01	Note:	Not Reported
Level reading date:	1982-09-23	Feet below surface:	Not Reported
Feet to sea level:	49.75	Note:	Not Reported
Level reading date:	1982-06-15	Feet below surface:	Not Reported
Feet to sea level:	50.14	Note:	Not Reported
Level reading date:	1982-03-16	Feet below surface:	Not Reported
Feet to sea level:	50.41	Note:	Not Reported
Level reading date:	1981-12-28	Feet below surface:	Not Reported
Feet to sea level:	50.67	Note:	Not Reported
Level reading date:	1981-09-17	Feet below surface:	Not Reported
Feet to sea level:	51.03	Note:	Not Reported
Level reading date:	1981-06-23	Feet below surface:	Not Reported
Feet to sea level:	52.29	Note:	Not Reported
Level reading date:	1981-03-25	Feet below surface:	Not Reported
Feet to sea level:	53.18	Note:	Not Reported
Level reading date:	1980-09-25	Feet below surface:	Not Reported
Feet to sea level:	54.93	Note:	Not Reported
Level reading date:	1980-06-19	Feet below surface:	Not Reported
Feet to sea level:	55.67	Note:	Not Reported
Level reading date:	1980-03-20	Feet below surface:	Not Reported
Feet to sea level:	54.95	Note:	Not Reported
Level reading date:	1979-12-18	Feet below surface:	Not Reported
Feet to sea level:	54.93	Note:	Not Reported
Level reading date:	1979-09-24	Feet below surface:	Not Reported
Feet to sea level:	53.76	Note:	Not Reported
Level reading date:	1979-06-25	Feet below surface:	Not Reported
Feet to sea level:	55.14	Note:	Not Reported
Level reading date:	1979-03-19	Feet below surface:	Not Reported
Feet to sea level:	55.57	Note:	Not Reported
Level reading date:	1979-02-02	Feet below surface:	Not Reported
Feet to sea level:	53.96	Note:	Not Reported
Level reading date:	1978-12-20	Feet below surface:	Not Reported
Feet to sea level:	53.84	Note:	Not Reported
Level reading date:	1978-09-27	Feet below surface:	Not Reported
Feet to sea level:	53.74	Note:	Not Reported

Level reading date:	1978-06-19	Feet below surface:	Not Reported
Feet to sea level:	54.00	Note:	Not Reported
Level reading date:	1978-03-28	Feet below surface:	Not Reported
Feet to sea level:	53.26	Note:	Not Reported
Level reading date:	1978-01-05	Feet below surface:	Not Reported
Feet to sea level:	52.12	Note:	Not Reported
Level reading date:	1977-09-21	Feet below surface:	Not Reported
Feet to sea level:	52.30	Note:	Not Reported
Level reading date:	1977-06-21	Feet below surface:	Not Reported
Feet to sea level:	52.39	Note:	Not Reported
Level reading date:	1977-04-01	Feet below surface:	Not Reported
Feet to sea level:	53.18	Note:	Not Reported
Level reading date:	1977-02-23	Feet below surface:	Not Reported
Feet to sea level:	53.34	Note:	Not Reported
Level reading date:	1976-12-23	Feet below surface:	Not Reported
Feet to sea level:	53.89	Note:	Not Reported
Level reading date:	1976-10-18	Feet below surface:	Not Reported
Feet to sea level:	53.66	Note:	Not Reported
Level reading date:	1976-06-25	Feet below surface:	Not Reported
Feet to sea level:	51.93	Note:	Not Reported
Level reading date:	1976-03-17	Feet below surface:	Not Reported
Feet to sea level:	54.31	Note:	Not Reported
Level reading date:	1976-01-07	Feet below surface:	Not Reported
Feet to sea level:	54.11	Note:	Not Reported
Level reading date:	1975-12-17	Feet below surface:	Not Reported
Feet to sea level:	54.71	Note:	Not Reported
Level reading date:	1975-10-01	Feet below surface:	Not Reported
Feet to sea level:	52.31	Note:	Not Reported
Level reading date:	1975-06-30	Feet below surface:	Not Reported
Feet to sea level:	51.72	Note:	Not Reported
Level reading date:	1975-03-25	Feet below surface:	Not Reported
Feet to sea level:	51.86	Note:	Not Reported
Level reading date:	1974-12-23	Feet below surface:	Not Reported
Feet to sea level:	51.90	Note:	Not Reported
Level reading date:	1974-10-03	Feet below surface:	Not Reported
Feet to sea level:	51.56	Note:	Not Reported
Level reading date:	1974-06-19	Feet below surface:	Not Reported
Feet to sea level:	49.95	Note:	Not Reported
Level reading date:	1974-04-08	Feet below surface:	Not Reported
Feet to sea level:	51.74	Note:	Not Reported
Level reading date:	1973-12-26	Feet below surface:	Not Reported
Feet to sea level:	52.57	Note:	Not Reported

Level reading date:	1973-09-20	Feet below surface:	Not Reported
Feet to sea level:	51.55	Note:	Not Reported
Level reading date:	1973-06-21	Feet below surface:	Not Reported
Feet to sea level:	51.11	Note:	Not Reported
Level reading date:	1973-03-28	Feet below surface:	Not Reported
Feet to sea level:	50.16	Note:	Not Reported
Level reading date:	1972-12-19	Feet below surface:	Not Reported
Feet to sea level:	49.39	Note:	Not Reported
Level reading date:	1972-10-05	Feet below surface:	Not Reported
Feet to sea level:	48.64	Note:	Not Reported
Level reading date:	1972-07-14	Feet below surface:	Not Reported
Feet to sea level:	48.86	Note:	Not Reported
Level reading date:	1972-03-23	Feet below surface:	Not Reported
Feet to sea level:	48.20	Note:	Not Reported
Level reading date:	1971-12-22	Feet below surface:	Not Reported
Feet to sea level:	48.05	Note:	Not Reported
Level reading date:	1971-09-30	Feet below surface:	Not Reported
Feet to sea level:	47.45	Note:	Not Reported
Level reading date:	1971-03-05	Feet below surface:	Not Reported
Feet to sea level:	48.14	Note:	Not Reported
Level reading date:	1970-10-27	Feet below surface:	Not Reported
Feet to sea level:	48.24	Note:	Not Reported
Level reading date:	1970-05-05	Feet below surface:	Not Reported
Feet to sea level:	49.21	Note:	Not Reported
Level reading date:	1970-01-27	Feet below surface:	Not Reported
Feet to sea level:	48.28	Note:	Not Reported
Level reading date:	1969-10-01	Feet below surface:	Not Reported
Feet to sea level:	48.00	Note:	Not Reported
Level reading date:	1969-08-29	Feet below surface:	Not Reported
Feet to sea level:	47.74	Note:	Not Reported
Level reading date:	1969-08-01	Feet below surface:	Not Reported
Feet to sea level:	47.57	Note:	Not Reported
Level reading date:	1969-06-25	Feet below surface:	Not Reported
Feet to sea level:	47.36	Note:	Not Reported
Level reading date:	1969-06-06	Feet below surface:	Not Reported
Feet to sea level:	47.35	Note:	Not Reported
Level reading date:	1969-04-30	Feet below surface:	Not Reported
Feet to sea level:	47.31	Note:	Not Reported
Level reading date:	1969-04-03	Feet below surface:	Not Reported
Feet to sea level:	47.11	Note:	Not Reported
Level reading date:	1969-03-04	Feet below surface:	Not Reported
Feet to sea level:	47.39	Note:	Not Reported

Level reading date:	1969-02-04	Feet below surface:	Not Reported
Feet to sea level:	47.20	Note:	Not Reported
Level reading date:	1969-01-03	Feet below surface:	Not Reported
Feet to sea level:	47.25	Note:	Not Reported
Level reading date:	1968-12-03	Feet below surface:	Not Reported
Feet to sea level:	47.02	Note:	Not Reported
Level reading date:	1968-10-31	Feet below surface:	Not Reported
Feet to sea level:	46.71	Note:	Not Reported
Level reading date:	1968-09-27	Feet below surface:	Not Reported
Feet to sea level:	46.44	Note:	Not Reported
Level reading date:	1968-09-03	Feet below surface:	Not Reported
Feet to sea level:	46.56	Note:	Not Reported
Level reading date:	1968-08-02	Feet below surface:	Not Reported
Feet to sea level:	46.52	Note:	Not Reported
Level reading date:	1968-06-26	Feet below surface:	Not Reported
Feet to sea level:	46.89	Note:	Not Reported
Level reading date:	1968-05-27	Feet below surface:	Not Reported
Feet to sea level:	47.11	Note:	Not Reported
Level reading date:	1968-05-02	Feet below surface:	Not Reported
Feet to sea level:	47.08	Note:	Not Reported
Level reading date:	1968-03-27	Feet below surface:	Not Reported
Feet to sea level:	47.12	Note:	Not Reported
Level reading date:	1968-03-04	Feet below surface:	Not Reported
Feet to sea level:	46.98	Note:	Not Reported
Level reading date:	1968-01-30	Feet below surface:	Not Reported
Feet to sea level:	46.92	Note:	Not Reported
Level reading date:	1967-11-30	Feet below surface:	Not Reported
Feet to sea level:	46.79	Note:	Not Reported
Level reading date:	1967-11-03	Feet below surface:	Not Reported
Feet to sea level:	46.56	Note:	Not Reported
Level reading date:	1967-09-05	Feet below surface:	Not Reported
Feet to sea level:	46.54	Note:	Not Reported
Level reading date:	1967-07-24	Feet below surface:	Not Reported
Feet to sea level:	46.47	Note:	Not Reported
Level reading date:	1967-07-06	Feet below surface:	Not Reported
Feet to sea level:	46.50	Note:	Not Reported
Level reading date:	1967-06-06	Feet below surface:	Not Reported
Feet to sea level:	46.71	Note:	Not Reported
Level reading date:	1967-04-26	Feet below surface:	Not Reported
Feet to sea level:	47.06	Note:	Not Reported
Level reading date:	1967-04-05	Feet below surface:	Not Reported
Feet to sea level:	48.09	Note:	Not Reported

Level reading date:	1967-03-02	Feet below surface:	Not Reported
Feet to sea level:	47.02	Note:	Not Reported
Level reading date:	1967-01-25	Feet below surface:	Not Reported
Feet to sea level:	47.18	Note:	Not Reported
Level reading date:	1967-01-04	Feet below surface:	Not Reported
Feet to sea level:	47.14	Note:	Not Reported
Level reading date:	1966-12-01	Feet below surface:	Not Reported
Feet to sea level:	47.18	Note:	Not Reported
Level reading date:	1966-10-25	Feet below surface:	Not Reported
Feet to sea level:	47.06	Note:	Not Reported
Level reading date:	1966-09-27	Feet below surface:	Not Reported
Feet to sea level:	47.09	Note:	Not Reported
Level reading date:	1966-08-29	Feet below surface:	Not Reported
Feet to sea level:	47.23	Note:	Not Reported
Level reading date:	1966-07-22	Feet below surface:	Not Reported
Feet to sea level:	47.94	Note:	Not Reported
Level reading date:	1966-06-30	Feet below surface:	Not Reported
Feet to sea level:	48.42	Note:	Not Reported
Level reading date:	1966-05-27	Feet below surface:	Not Reported
Feet to sea level:	49.02	Note:	Not Reported
Level reading date:	1966-04-26	Feet below surface:	Not Reported
Feet to sea level:	49.10	Note:	Not Reported
Level reading date:	1966-03-28	Feet below surface:	Not Reported
Feet to sea level:	49.54	Note:	Not Reported
Level reading date:	1966-02-28	Feet below surface:	Not Reported
Feet to sea level:	50.87	Note:	Not Reported
Level reading date:	1966-01-04	Feet below surface:	Not Reported
Feet to sea level:	50.08	Note:	Not Reported
Level reading date:	1965-12-01	Feet below surface:	Not Reported
Feet to sea level:	50.59	Note:	Not Reported
Level reading date:	1965-11-04	Feet below surface:	Not Reported
Feet to sea level:	50.23	Note:	Not Reported
Level reading date:	1965-09-29	Feet below surface:	Not Reported
Feet to sea level:	50.31	Note:	Not Reported
Level reading date:	1965-08-30	Feet below surface:	Not Reported
Feet to sea level:	50.57	Note:	Not Reported
Level reading date:	1965-07-27	Feet below surface:	Not Reported
Feet to sea level:	51.07	Note:	Not Reported
Level reading date:	1965-06-25	Feet below surface:	Not Reported
Feet to sea level:	51.44	Note:	Not Reported
Level reading date:	1965-06-01	Feet below surface:	Not Reported
Feet to sea level:	52.01	Note:	Not Reported

Level reading date:	1965-04-30	Feet below surface:	Not Reported
Feet to sea level:	52.42	Note:	Not Reported
Level reading date:	1965-03-30	Feet below surface:	Not Reported
Feet to sea level:	52.41	Note:	Not Reported
Level reading date:	1965-03-02	Feet below surface:	Not Reported
Feet to sea level:	52.92	Note:	Not Reported
Level reading date:	1965-01-28	Feet below surface:	Not Reported
Feet to sea level:	52.39	Note:	Not Reported
Level reading date:	1965-01-04	Feet below surface:	Not Reported
Feet to sea level:	52.91	Note:	Not Reported
Level reading date:	1964-11-23	Feet below surface:	Not Reported
Feet to sea level:	52.84	Note:	Not Reported
Level reading date:	1964-11-03	Feet below surface:	Not Reported
Feet to sea level:	52.64	Note:	Not Reported
Level reading date:	1964-09-24	Feet below surface:	Not Reported
Feet to sea level:	52.64	Note:	Not Reported
Level reading date:	1964-08-24	Feet below surface:	Not Reported
Feet to sea level:	52.96	Note:	Not Reported
Level reading date:	1964-07-23	Feet below surface:	Not Reported
Feet to sea level:	53.84	Note:	Not Reported
Level reading date:	1964-06-25	Feet below surface:	Not Reported
Feet to sea level:	53.69	Note:	Not Reported
Level reading date:	1964-06-01	Feet below surface:	Not Reported
Feet to sea level:	53.96	Note:	Not Reported
Level reading date:	1960-12-02	Feet below surface:	Not Reported
Feet to sea level:	56.76	Note:	Not Reported
Level reading date:	1960-07-24	Feet below surface:	Not Reported
Feet to sea level:	55.80	Note:	Not Reported
Level reading date:	1960-05-25	Feet below surface:	Not Reported
Feet to sea level:	56.12	Note:	Not Reported
Level reading date:	1959-12-22	Feet below surface:	Not Reported
Feet to sea level:	56.26	Note:	Not Reported
Level reading date:	1959-11-15	Feet below surface:	Not Reported
Feet to sea level:	56.30	Note:	Not Reported
Level reading date:	1959-06-22	Feet below surface:	Not Reported
Feet to sea level:	57.01	Note:	Not Reported
Level reading date:	1959-04-08	Feet below surface:	Not Reported
Feet to sea level:	57.68	Note:	Not Reported
Level reading date:	1959-01-07	Feet below surface:	Not Reported
Feet to sea level:	58.06	Note:	Not Reported
Level reading date:	1958-10-13	Feet below surface:	Not Reported
Feet to sea level:	58.41	Note:	Not Reported

Level reading date:	1958-04-01	Feet below surface:	Not Reported
Feet to sea level:	56.52	Note:	Not Reported
Level reading date:	1958-01-28	Feet below surface:	Not Reported
Feet to sea level:	56.31	Note:	Not Reported
Level reading date:	1957-10-07	Feet below surface:	Not Reported
Feet to sea level:	56.51	Note:	Not Reported
Level reading date:	1957-07-18	Feet below surface:	Not Reported
Feet to sea level:	57.11	Note:	Not Reported
Level reading date:	1957-04-09	Feet below surface:	Not Reported
Feet to sea level:	56.58	Note:	Not Reported
Level reading date:	1957-01-10	Feet below surface:	Not Reported
Feet to sea level:	58.28	Note:	Not Reported
Level reading date:	1956-10-02	Feet below surface:	Not Reported
Feet to sea level:	59.11	Note:	Not Reported

16
NNW **FED USGS** **USGS40000833639**
1/2 - 1 Mile
Lower

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 10246. 1	Type:	Well
Description:	Not Reported	HUC:	02030201
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	144	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	25	Level reading date:	1998-03-24
Feet below surface:	Not Reported	Feet to sea level:	56.68
Note:	Not Reported		
Level reading date:	1997-09-16	Feet below surface:	Not Reported
Feet to sea level:	56.61	Note:	Not Reported
Level reading date:	1997-08-20	Feet below surface:	Not Reported
Feet to sea level:	56.67	Note:	Not Reported
Level reading date:	1997-07-22	Feet below surface:	Not Reported
Feet to sea level:	56.76	Note:	Not Reported
Level reading date:	1997-05-22	Feet below surface:	Not Reported
Feet to sea level:	57.51	Note:	Not Reported
Level reading date:	1997-03-11	Feet below surface:	Not Reported
Feet to sea level:	56.99	Note:	Not Reported
Level reading date:	1996-12-12	Feet below surface:	Not Reported
Feet to sea level:	55.68	Note:	Not Reported
Level reading date:	1996-09-12	Feet below surface:	Not Reported
Feet to sea level:	54.83	Note:	Not Reported

Level reading date:	1996-05-17	Feet below surface:	Not Reported
Feet to sea level:	54.85	Note:	Not Reported
Level reading date:	1996-03-19	Feet below surface:	Not Reported
Feet to sea level:	54.47	Note:	Not Reported
Level reading date:	1995-12-06	Feet below surface:	Not Reported
Feet to sea level:	54.41	Note:	Not Reported
Level reading date:	1995-06-15	Feet below surface:	Not Reported
Feet to sea level:	55.33	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	Not Reported
Feet to sea level:	55.92	Note:	Not Reported
Level reading date:	1994-12-20	Feet below surface:	Not Reported
Feet to sea level:	56.28	Note:	Not Reported
Level reading date:	1994-06-09	Feet below surface:	Not Reported
Feet to sea level:	57.47	Note:	Not Reported
Level reading date:	1994-03-30	Feet below surface:	Not Reported
Feet to sea level:	57.34	Note:	Not Reported
Level reading date:	1993-12-27	Feet below surface:	Not Reported
Feet to sea level:	56.88	Note:	Not Reported
Level reading date:	1993-06-24	Feet below surface:	Not Reported
Feet to sea level:	57.83		
Note:	Water level was affected by tide stage.		
Level reading date:	1993-03-26	Feet below surface:	Not Reported
Feet to sea level:	58.24	Note:	Not Reported
Level reading date:	1992-12-09	Feet below surface:	Not Reported
Feet to sea level:	57.90	Note:	Not Reported
Level reading date:	1992-06-02	Feet below surface:	Not Reported
Feet to sea level:	59.08		
Note:	Water level was affected by tide stage.		
Level reading date:	1992-03-17	Feet below surface:	Not Reported
Feet to sea level:	59.75		
Note:	Water level was affected by tide stage.		
Level reading date:	1991-11-05	Feet below surface:	Not Reported
Feet to sea level:	60.16	Note:	Not Reported
Level reading date:	1991-03-20	Feet below surface:	Not Reported
Feet to sea level:	60.81	Note:	Not Reported
Level reading date:	1990-03-27	Feet below surface:	Not Reported
Feet to sea level:	58.00	Note:	Not Reported

E17
SW
1/2 - 1 Mile
Higher

FED USGS **USGS40000833030**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 11964. 1	Type:	Well

Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	199
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	9	Level reading date:	2002-04-12
Feet below surface:	Not Reported	Feet to sea level:	53.80
Note:	Not Reported		
Level reading date:	1995-03-15	Feet below surface:	Not Reported
Feet to sea level:	55.77	Note:	Not Reported
Level reading date:	1994-09-07	Feet below surface:	Not Reported
Feet to sea level:	56.02	Note:	Not Reported
Level reading date:	1994-08-03	Feet below surface:	Not Reported
Feet to sea level:	56.26	Note:	Not Reported
Level reading date:	1994-04-15	Feet below surface:	Not Reported
Feet to sea level:	57.18	Note:	Not Reported
Level reading date:	1993-09-08	Feet below surface:	Not Reported
Feet to sea level:	56.26	Note:	Not Reported
Level reading date:	1993-03-04	Feet below surface:	Not Reported
Feet to sea level:	60.07	Note:	Not Reported
Level reading date:	1992-12-16	Feet below surface:	Not Reported
Feet to sea level:	57.11	Note:	Not Reported
Level reading date:	1992-09-02	Feet below surface:	Not Reported
Feet to sea level:	59.61	Note:	Not Reported

E18
SW
1/2 - 1 Mile
Higher

FED USGS **USGS40000833032**

Organization ID:	USGS-NY	Organization Name:	USGS New York Water Science Center
Monitor Location:	N 11732. 1	Type:	Well
Description:	LAT/LONG UPDATES FROM SIM 3066		
HUC:	02030202	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported		
Aquifer:	Northern Atlantic Coastal Plain aquifer system		
Formation Type:	Magothy Aquifer	Aquifer Type:	Not Reported
Construction Date:	19910116	Well Depth:	448
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	24	Level reading date:	2004-03-24
Feet below surface:	Not Reported	Feet to sea level:	54.25
Note:	Water level was affected by tide stage.		
Level reading date:	2002-04-12	Feet below surface:	Not Reported

Feet to sea level:	52.86	Note:	Not Reported
Level reading date:	1997-09-16	Feet below surface:	Not Reported
Feet to sea level:	54.50		
Note:	Water level was affected by tide stage.		
Level reading date:	1997-08-20	Feet below surface:	Not Reported
Feet to sea level:	54.75		
Note:	Water level was affected by tide stage.		
Level reading date:	1997-07-22	Feet below surface:	Not Reported
Feet to sea level:	54.96		
Note:	Water level was affected by tide stage.		
Level reading date:	1997-05-22	Feet below surface:	Not Reported
Feet to sea level:	55.57	Note:	Not Reported
Level reading date:	1997-03-10	Feet below surface:	Not Reported
Feet to sea level:	54.83		
Note:	Water level was affected by tide stage.		
Level reading date:	1996-12-11	Feet below surface:	Not Reported
Feet to sea level:	53.74		
Note:	Water level was affected by tide stage.		
Level reading date:	1996-09-11	Feet below surface:	Not Reported
Feet to sea level:	52.72		
Note:	Water level was affected by tide stage.		
Level reading date:	1996-05-15	Feet below surface:	Not Reported
Feet to sea level:	53.19	Note:	Not Reported
Level reading date:	1996-03-19	Feet below surface:	Not Reported
Feet to sea level:	52.82		
Note:	Water level was affected by tide stage.		
Level reading date:	1995-12-05	Feet below surface:	Not Reported
Feet to sea level:	52.75		
Note:	Water level was affected by tide stage.		
Level reading date:	1995-08-23	Feet below surface:	Not Reported
Feet to sea level:	53.04		
Note:	Water level was affected by tide stage.		
Level reading date:	1995-03-15	Feet below surface:	Not Reported
Feet to sea level:	54.88	Note:	Not Reported
Level reading date:	1994-09-07	Feet below surface:	Not Reported
Feet to sea level:	54.88	Note:	Not Reported
Level reading date:	1994-08-23	Feet below surface:	Not Reported
Feet to sea level:	54.96	Note:	Not Reported
Level reading date:	1994-03-21	Feet below surface:	Not Reported
Feet to sea level:	55.58	Note:	Not Reported
Level reading date:	1993-09-08	Feet below surface:	Not Reported
Feet to sea level:	55.17	Note:	Not Reported
Level reading date:	1993-03-04	Feet below surface:	Not Reported
Feet to sea level:	56.38	Note:	Not Reported

Level reading date:	1992-11-09	Feet below surface:	Not Reported
Feet to sea level:	56.00	Note:	Not Reported
Level reading date:	1992-09-02	Feet below surface:	Not Reported
Feet to sea level:	56.58	Note:	Not Reported
Level reading date:	1992-04-27	Feet below surface:	Not Reported
Feet to sea level:	58.11	Note:	Not Reported
Level reading date:	1992-02-18	Feet below surface:	Not Reported
Feet to sea level:	58.46	Note:	Not Reported
Level reading date:	1991-09-09	Feet below surface:	Not Reported
Feet to sea level:	58.78	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
NASSAU	GLEN COVE	6	2.53	2.15	5.5
NASSAU	HEMPSTEAD	350	1.19	0.86	8.3
NASSAU	LONG BEACH (CITY DESIGNATION)	2	0.25	0.2	0.4
NASSAU	N. HEMPSTEAD	164	1.61	1.2	7.5
NASSAU	OYSTER BAY	208	1.77	1.2	13.9

Federal EPA Radon Zone for NASSAU County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for NASSAU COUNTY, NY

Number of sites tested: 226

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.640 pCi/L	98%	2%	0%
Basement	1.100 pCi/L	98%	2%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

Appendix G
Preparer Information

Heather Waldmann, CHMM

Senior Project Manager, Oil and Hazardous Materials

Heather Waldmann is a Project Manager and CHMM in VHB's Environmental Group. She specializes in Phase I and Phase II Environmental Site Assessments (ESAs), remediation projects, property transfers, underground storage tank investigations and closures, soil vapor sampling and various environmental services for private and public clients throughout the New York metropolitan area.

Education

BS, Environmental Science, Saint Vincent College, 2006

Registrations/Certifications

Certified Hazardous Materials Manager, 2015

OSHA 10-Hour Construction Safety and Health Certificate, 2013

OSHA 40-Hour Hazwoper Certificate (with annual 8 Hour Refresher), 2006

OSHA 8- Hour Hazwoper Site Supervisor Certificate (8 Hour Training), 2008

Affiliations/Memberships

Long Island Builders Institute (LIBI) Associate Council Member, 2016-2017

11 years of professional experience

Verizon Wireless Phase I and Phase II Environmental Site Assessments, and Soil Management Plans, Various, NY

Heather prepares, manages and reviews Phase I and Phase II Environmental Site Assessments throughout Long Island and New York City for Verizon Wireless service expansions. She prepares site-specific Health and Safety Plans (HASPs), and performs and/or manages soil, groundwater and soil vapor sampling and investigation activities. In support of construction activities, Heather also prepares Soil Management Plans (SMPs) for sites at which soil or groundwater contamination is identified.

IS 98 Bay Academy Underground Storage Tank Removal, Brooklyn, NY

Heather prepared a HASP, Community Air Monitoring Plan (CAMP), Excavated Materials Disposal Plan (EMDP) and Tank Closure Plan in support of underground storage tank (UST) removal and site remediation activities at the IS 98 Bay Academy in Brooklyn, New York. These activities were associated with a documented New York State Department of Environmental Conservation (NYSDEC) spill attributed to a release from a No. 4 fuel oil UST. Heather also provided project management during the waste characterization, tank removal and remediation activities.

Mercury-Contaminated Venturi Meter Chamber Consulting Services, Brooklyn and Staten Island, NY

Heather provided environmental consulting activities for three New York State Department of Environmental Protection (NYSDEP) venturi meter chambers. The concrete walls and floors within these chambers had formerly been determined to be contaminated in association with releases from former mercury-containing equipment. Heather prepared a HASP for the collection of concrete chip samples from the three venturi meter chambers, which included specific precautions and procedures for work in proximity to and in contact with potentially hazardous mercury concentrations. Heather also provided oversight and mercury vapor monitoring during confined space entry activities to collect samples of the concrete walls and floors of the chambers. Following the sampling activities, she compared analytical results to applicable hazardous waste regulations and advised the client accordingly.

Gasoline Service Station Phase I and Phase II ESAs, Lawrence, NY

Heather completed Phase I and Phase II Environmental Site Assessments on a former gasoline service station that is currently utilized as an automotive service station. Phase II Environmental Site Assessment activities included sub-slab soil vapor and indoor air monitoring activities in accordance with New York State Department of Health

(NYSDOH) protocols, soil sampling, groundwater monitoring well installation activities and groundwater sampling. Heather also conducted supplemental NYSDEC spill investigation at the site in order to determine the point source of groundwater contamination.

Vacant Property Development, Staten Island, NY
Heather prepared a Construction Health and Safety Plan (CHASP) in preparation for site redevelopment activities to address potential hazards associated with the contamination of on-site soils with chromium.

The Oaks at Mill River UIC Investigation and UST Removal, Upper Brookville, NY
Heather provided oversight for a geophysical survey to identify Underground Injection Control (UIC) structures associated with several residential properties in preparation for site redevelopment activities. Heather also provided oversight for the removal of two fuel oil USTs and one gasoline UST and conducted endpoint sampling following removal of the USTs. In addition, she prepared a site-specific Health and Safety Plan prior to the start of field activities and coordinated with the local health department.

Southampton Schools Maintenance Facility, Southampton, NY
Heather provided oversight for the removal of a leaking fuel oil UST. Following removal of the UST, she conducted soil and groundwater investigation activities in order to delineate and determine the extent of subsurface impacts as the result of the fuel oil release.

Automotive Station Phase II Environmental Site Assessment, Water Mill, NY
Heather completed a Phase II Environmental Site Assessment on a former gasoline service station that is currently utilized as an automotive service station. Phase II Environmental Site Assessment activities included soil and groundwater sampling.

Previous Environmental Consulting Experience, Groundwater & Environmental Services, Hauppauge, NY
Prior to joining VHB, Heather served as Case Manager/Staff Environmental Scientist managing a portfolio of over 15 environmental sites at a time. She communicated with clients, regulators and subcontractors on a daily basis, scheduled and coordinated all project work and meetings and managed subcontractors. She completed Phase I and Phase II Environmental Site Assessments, provided oversight for UST removal activities at retail gasoline stations, groundwater monitoring and injection well installation activities, waste management activities (including soil excavation and removal activities) and conducted soil and groundwater sampling. She was responsible for budget management, drafting reports and proposals, and tabulation and analysis of data. She trained junior staff with field work, report writing, and regulatory requirements.

Appendix E

Description

New York Natural Heritage Program Correspondence

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

August 22, 2018

David Kennedy
VHB
100 Motor Parkway, Suite 135
Hauppauge, NY 11788

Re: Proposed Four-Lot Subdivision at 2A Melby Lane, Village of East Hills
County: Nassau Town/City: East Hills

Dear Mr. Kennedy:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program

940

July 23, 2018

VIA ELECTRONIC MAIL

Ref: 26026.00

Ms. Andrea Chaloux
New York State Department of Environmental Conservation
Information Services
New York Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4757

Re: Records Request
Proposed Four-Lot Subdivision
2A Melby Lane
Incorporated Village of East Hills,
Nassau County, New York

Dear Ms. Chaloux:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) has been contracted by the owner of the above-referenced 2.23-acre residential site (the "subject property") to provide consulting services regarding a proposed four-lot subdivision of the subject property. The subject property is currently developed with a single-family residence, associated structures and lawns/landscaping. Upon approval of the proposed subdivision, the existing single-family residence and associated structures would be removed to accommodate four proposed single-family residences.

VHB is currently preparing a Draft Environmental Impact Statement (DEIS) for the proposed action, with the Planning Board of the Village of East Hills serving as the lead agency. To ensure that the DEIS will address all significant issues, we are requesting any NYNHP records for rare/protected plants, wildlife, and/or natural communities on, or proximate to, the subject property.

For your reference, a copy of the United States Geological Survey Topographic Map (Hicksville, New York Quadrangle) showing the subject property is enclosed.

Thank you in advance for your assistance. If additional information is required, or if you have any questions, please do not hesitate to contact me at (631) 787-3400 or dkennedy@vhb.com.

Sincerely,

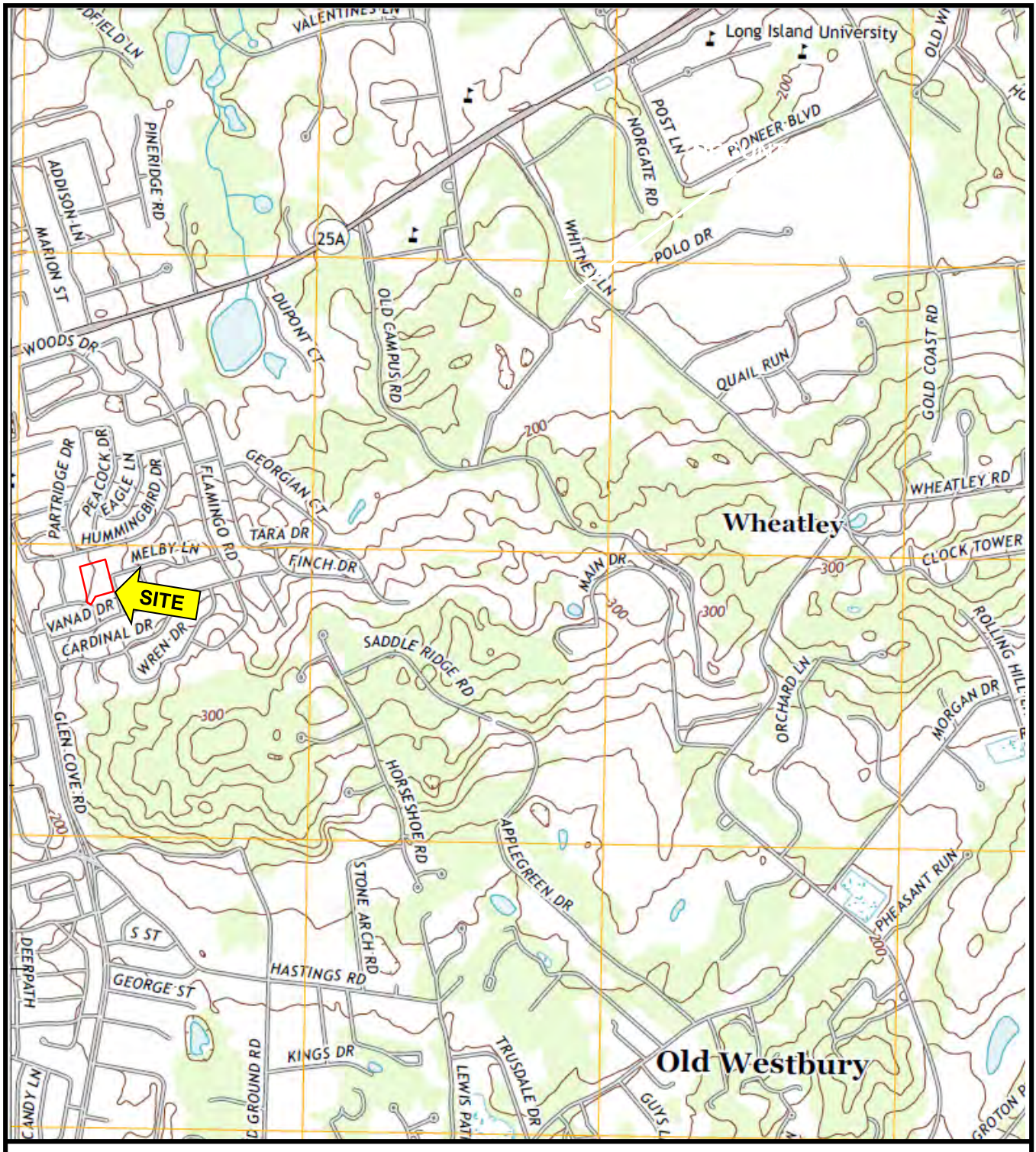
Engineers | Scientists | Planners | Designers

100 Motor Parkway
Suite 135
Hauppauge, New York 11788
P 631.787.3400
F 631.813.2545

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

David Kennedy
Project Scientist

DK/
enc.



USGS TOPOGRAPHIC MAP

SITE: 2A Melby Lane, Incorporated Village of East Hills, Nassau County, New York
BASE MAP SOURCE: United States Geographic Map – Hicksville, NY Quadrangle

N

vhb

Appendix F

Description

Traffic Impact Study

2A MELBY LANE 4-LOT SUBDIVISION

SITUATED AT

2A MELBY LANE

VILLAGE OF EAST HILLS
NASSAU COUNTY, NEW YORK

TRAFFIC IMPACT STATEMENT

R&M PROJECT NO. 2016-238

February 2019

R&M ENGINEERING
50 Elm Street, Huntington, NY 11743 • 631-271-0576 • Fax 631-271-0592

TABLE OF CONTENTS

APPENDICES

INTRODUCTION

This study was conducted to determine the potential traffic impacts associated with the redevelopment of the property located 2a Melby Lane, East Hills, New York within the Village of East Hills. The overall parcel is 97,335.40 sf (2.23 acre) in size and is located at the northwest corner of the intersection formed by Vanad Drive at Melby Lane. The site is situated within the R-1 Zoning District and is represented by Section 19, Block 27, Lot 46 on the Nassau County Tax Map. The location of the project site within the study area is visually depicted in Figure 1 – Location Map contained in Appendix B.

Presently, the area to be redeveloped contains a 2-story masonry building which is currently utilized as a residence. At this time, the applicant is proposing a four-lot subdivision, to demolish the existing masonry building and construct four new homes. The project is visually depicted on the Preliminary Map of Melby Court prepared by Bladykas and Panetta, dated March 7, 2016, latest revision dated March 4, 2019.

Additionally, an alternative access scenario in which the cul-de-sac access is located on Talley Lane was analyzed. A visual representation of this scenario is depicted on the Alternate "B" Plan prepared by Bladykas and Panetta, dated December 10, 2018, latest revision dated March 4, 2019.

It should be noted that this report represents a supplement to the previously submitted analyses prepared by R&M Engineering, dated January 25, 2017 and a supplemental letter dated May 10, 2017. As such, the analysis contained herein includes an assessment of the conclusions from those reports as well as additional information regarding questions and comments provide that resulted from the municipal review regarding the scope for the DEIS. Copies of the originally submitted reports are included in Appendix A.

R&M Engineering conducted a detailed investigation of the potential traffic and parking impacts of the proposed project on the surrounding street system. This report reviews the future parking supply/demand, existing roadway and traffic conditions in the area, estimates the volume and

pattern of traffic generated by the proposed project, and summarizes the results of the analysis performed. The effect of additional traffic on the surrounding roadway network is also analyzed.

PREVIOUS REPORT CONCLUSIONS

Previously, R&M Engineering prepared traffic analyses for the application in a letter dated January 25, 2017 and a supplemental letter dated May 10, 2017 (both attached, for reference). In summary, these analyses concluded the following:

1. Based on average trip generation rates obtained from industry standard sources in the form of the **Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition,** the proposed four (4) lot subdivision would generate a de minimis volume of new traffic in the future condition.

2. Based on the linear regression equations for the same data set referenced in Item 1 above, the proposed traffic generated by four (4) new single family homes would represent a more conservative estimate than the trip generation rates, but would still equate to only a maximum of 13 newly generated trips during any peak hour. This equates to less than one (1) newly generated trip every four (4) minutes as a result of the instant application.

3. The new traffic that would be generated, whether based on the ITE Trip Generation Rates or the more conservative linear regression equations, would result in imperceptible increases in delay based on the methodologies enumerated in the **Highway Capacity Manual (HCM 6)** when superimposed upon the roadway network.

4. In accordance with the **American Association of State Highway and Transportation Officials (AASHTO)** publication, **'A Policy on Geometric Design of Highways and Streets, 6th Edition'** adequate sight distance would exist at the location of the proposed entrance to the cul-de-sac (which would be created by the subdivision) to accommodate the safe entry and exit of traffic to the development.

In accordance with the information included in the 'Final Outline for the Draft Environmental Impact Statement for The Proposed Four-Lot Subdivision 2A Melby Lane', additional analysis

regarding the operation of traffic associated with this application has been requested. Accordingly, we have prepared the following supplementary assessment for the area in the vicinity of the subject site:

R&M ENGINEERING

PROJECT DESCRIPTION

Existing Land Use

The 97,335.40 sf (2.23 acre) overall parcel is located at the northwest corner of the intersection formed by Vanad Drive at Melby Lane, in East Hills, New York. The property presently contains an existing 2-story masonry building currently utilized as a residence.

Zoning

The subject parcel is situated in the R-1 Zoning District. There is no change on the zoning classification associated with the instant application.

Access

In the existing condition, access to the site is provided via a single driveway on Melby Lane.

As a result of the instant application, the curb cuts will be modified to provide access as follows:

- A proposed cul-de-sac that forms an intersection with Melby Lane would allow access to the proposed 4 lot subdivision.

The site access modifications are visually depicted on the Preliminary Map of Melby Court prepared by Bladykas and Panetta, dated March 3, 2016, latest revision dated March 4, 2019.

Additionally, an alternative access scenario was also analyzed. As a result of this scenario, the curb cuts will be modified to provide access as follows:

- A proposed cul-de-sac that forms an intersection with Talley Road would allow access to the proposed 4 lot subdivision.

The site access modifications are visually depicted on the Alternate "B" Plan prepared by Bladykas and Panetta, dated December 10, 2018, latest revision dated March 4, 2019.

Parking

In accordance with the regulations presented in Article III Residence R Districts and in Article IV Residence R-1 District there are no listed parking requirements for single-family detached dwelling in R-1 Zoning Districts. Therefore, no off-street parking is required as a part of this application.

STUDY METHODOLOGY

R&M's approach to conducting this investigation involved the following:

1. A detailed review of existing land use, roadway characteristics and traffic conditions in the vicinity of the project site.

2. R&M Engineering conducted traffic turning movement observations in January of 2017 during the weekday AM Commuter Peak Period, PM Commuter Peak Periods and Saturday Midday Peak Period for the intersections listed below. The AM Commuter Peak Period data was collected on Wednesday January 4, 2017 from 7:00 AM – 9:00 AM. The PM Commuter Peak Period data was collected on Wednesday January 4, 2017 from 4:00 PM to 6:00 PM. The Saturday Midday Peak Period data was collected between 11:00 AM and 4:00 PM on Saturday January 14, 2017. The study intersections are as follows:

    - Glen Cove Road at Nob Hill Gate
    - Vanad Drive at Melby Lane

    These turning movement counts were utilized to conduct the analysis dated January 25, 2017.

3. As indicated in the scope for the draft environmental impact statement included in our correspondence an alternative access scenario was also examined. This scenario would be represented by the same 4 lot subdivision accessed via the flag staff to the lot situated on Talley Road. In order to conduct this analysis, additional field observations were on the existing roadway network outside of the observations enumerated in our analysis dated January 25, 2017. These observations were conducted during the following times and dates:

- Thursday, December 13, 2018 between 7:00 AM – 9:00 AM, 11:00 AM – 2:00 PM, 4:00 PM – 6:00 PM
- Saturday, December 5, 2018 between 11:00 AM – 3:00 PM

These times represent the AM Commuter Peak Period, Midday Peak Period, PM Commuter Peak Period and Saturday Midday Peak Period and are consistent with the time periods at which the previous data was collected. The turning movement counts were performed at the unsignalized intersection of Vanad Drive and Talley Road. This data was utilized to represent the "Existing" condition for out level of traffic.

4. The traffic volumes were analyzed to determine the intersections' Levels of Service (LOS) at the study locations. Capacity analyses were performed to compute the LOS for both existing and future conditions. The future conditions consist of two scenarios, "No Build" and "Build".

5. An ambient traffic growth rate of 0.6% per year, as obtained from the New York State Department of Transportation (NYSDOT), was applied to the collected 2018 traffic volumes for a period of 2 years for expansion to 2020 design levels. The "No Build" condition analysis determined the future LOS at the study intersections assuming the project is not constructed.

6. The 2020 "Build" condition analysis considered the impact of the traffic generated by the construction of the proposed development. This traffic was then superimposed onto the 2020 "No Build" volumes at the study locations.

7. In addition to turning movement counts, vehicle speed data was collected on Melby Lane in order to determine the travel speed of vehicles traveling within the vicinity of the subject property. These measurements were conducted during the aforementioned time periods. The speed measurements were obtained using a "Bushnell Velocity Radar Gun."

EXISTING TRAFFIC CONDITIONS

Roadway Network

Current roadway conditions in the study area are summarized below:

1. Glen Cove Road: This is a north/south arterial roadway. In the vicinity of the property, the roadway consists of 2 travel lanes in each direction with left turn lanes where appropriate. In addition to the two travel lanes, at the intersection with Nob Hill Gate which enters in the local residential community, there is one dedicated left turning lane in the southbound direction. According to New York State Department of Transportation (NYSDOT) Traffic Data Viewer, the Annual Average Daily Traffic is 43,119 based on the 2016 forecast. The posted speed limit is 30 mph

2. Melby Lane: This is a local road adjacent to the subject property. In the vicinity of the property, the roadway consists of 1 travel lane in each direction. The roadway is approximately 26' in width. Melby Lane is located directly east of the subject property and terminates at the intersection with Vanad Drive to the south and Flamingo Road to the east. The posted speed limit is 30 mph.

3. Vanad Drive: This is a local east/west roadway. In the vicinity of the property, the roadway consists of 1 travel lane in each direction. The roadway is approximately 26' in width. Vanad Drive is located directly south of the subject property and terminates at the interaction with Talley Road to the west and Melby Lane to the east. The posted speed limit is 25 mph.

4. Talley Road: This is a local U-shaped roadway. In the vicinity of the property, the roadway consists of 1 travel lane in each direction. Talley Road is located directly west of the subject property and terminates at the interaction with Vanad Drive to the South. The posted speed limit is 30 mph.

5. Nob Hill Gate: This is a local east/west roadway. In the vicinity of the property, the roadway consists of 1 travel lane in each direction. Talley Road is located directly west

of the subject property and terminates at the interaction with Talley Road to the east and Glen Cove Road to the west. The posted speed limit is 30 mph.

Study Intersection

The following are the current traffic control conditions for the study intersection:

1. Vanad Drive at Talley Road: (unsignalized stop controlled intersection)

Traffic Volume Data

1. As mentioned earlier in this report, traffic volume turning movement counts were collected by this firm in December of 2018 during the AM Commuter Peak Period, Midday Peak Period, PM Commuter Peak Period and the Saturday Midday Peak Period. The AM Commuter Peak Period (7:00 AM – 9:00 AM) data, the Midday Peak Period (11:00 AM – 2:00 PM) data and the PM Commuter Peak Period (4:00 PM – 6:00 PM) data was collected on Thursday, December 13, 2018. The Saturday Midday Peak Period (11:00 AM – 3:00 PM) data was collected on Saturday December 15, 2018. Figures 2 and 3, located in Appendix B, contain a visual depiction of the existing traffic volume data. The peak hour traffic volumes at the study intersections are tabulated in Appendix D.

Capacity Analysis

1. The traffic volumes, in conjunction with the intersection geometry and signal timings/phasing, where applicable, were then used to determine the existing capacity and Levels of Service (LOS) at the study intersections. The capacity analyses were performed using the methodology presented in the **Highway Capacity Manual 6th Edition** published by the **Transportation Research Board** and the latest version of the **Highway Capacity Software (HCS).**

2. The capacity of a signalized intersection is evaluated in terms of the ratio of demand flow rate to capacity (V/C ratio). The capacity is defined for each approach and measures the maximum rate of flow (for the subject approach), which may pass through the intersection under prevailing traffic, roadway and signalization conditions. The LOS of

a signalized intersection is evaluated on the basis of average stopped delay, deceleration, acceleration and queue move-up time measured in seconds per vehicle (sec/veh). Levels of Service A-D are considered acceptable levels of service. Level of Service E is considered to be at capacity and Level of Service F is considered to be over capacity. A more detailed definition of LOS is provided in Appendix C.

3. The capacity of an unsignalized intersection is based on two factors. The first factor is the distribution of gaps in the major street traffic. The second factor is driver judgment in selecting gaps through which to execute their desired maneuver. Levels of Service A-D are considered acceptable levels of service. Level of Service E is considered to be at capacity and Level of Service F is considered to be over capacity. Refer to Appendix C for further definition of LOS for an unsignalized intersection.

4. The capacity analyses for the signalized study intersections were performed using the Highway Capacity Software or "HCS", which was prepared by the Federal Highway Administration. "HCS" is a series of computer programs strictly adhering to the guidelines set forth in the **Highway Capacity Manual 6th Edition**. The capacity analysis/LOS worksheets for the study intersections are contained in Appendices E - G.

5. The results of the analysis for the signalized and unsignalized intersections are contained in Tables 2 and 3, located in Appendix B. These indicate that the study intersections are operating at or less than capacity during the peak hours studied in the existing condition.

FUTURE TRAFFIC CONDITIONS

Ambient Traffic Growth

1. As previously indicated, the future traffic conditions were determined by applying a 0.6% annual growth rate, obtained from the NYSDOT, to the 2018 traffic volumes to depict the 2020 design conditions.

No Build Traffic Volumes

1. As previously mentioned, the "No Build" traffic volumes include the effects of ambient traffic growth in the vicinity of the site.

Site Trip Generation

1. The proposed project involves the dividing of a 97,335.4 sf (2.23 acres) parcel into a four (4) lot sub-division.

2. As part of this analysis, an estimate was prepared of the quantity of traffic generated by the development of the proposed project. These estimates were prepared utilizing industry standard methodology and data obtained from the **Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.** The calculations were done using the regression equations provided by the **ITE** for land use code (LUC) 210 (single family detached housing). According to this four (4) Single Family Detached Homes are expected to generate the following:

    - AM Commuter Peak Hour: 13 trips (3 entering, 10 exiting)
    - Midday Peak Hour: 15 trips (4 entering, 11 exiting)
    - PM Commuter Peak Hour: 6 trips (4 entering, 2 exiting)
    - Saturday Peak Hour: 12 trips (6 entering, 6 exiting)

    As such an estimated 15 trips per hour are expected at the peak time of travel, this translates to approximately 1 vehicle every 4 minutes. This can be considered a negligible amount of volume and should have little to no effect on the traffic flow of the

existing roadway. This information is summarized and can be seen in Table 1 located in Appendix B.

Traffic Distribution and Assignment

1. The next step of the investigation consisted of an analysis of the geographical distribution of the traffic to and from the site. In order to properly assess the traffic impact of the proposed project, it is necessary to determine which roadway(s) will most probably receive the newly generated traffic, in vehicular volume and direction, during the peak periods studied. Arrival/departure patterns for the site were developed using the existing traffic volumes, location, and type of land uses within the vicinity of the site.

2. The distribution that was chosen delegated all outgoing traffic south, down Talley Road towards its intersection with Vanad Drive. From there, the outgoing vehicles are designated to make a right turn and proceed down Vanad Drive in the western direction. This distribution was chosen due to the proximity of Glen Cove Road, the major arterial road in the area. All inbound traffic was delegated to make a left turn at the intersection of Talley Road and Vanad Drive onto Talley Road travelling north towards the proposed site.

3. Refer to Appendix D for a tabular summary of the trip distribution and assignment as well as the percent increase in volumes from the "No Build" to the "Build" condition. The traffic volumes associated with the proposed project are visually depicted on Figures 13 to 19. These volumes were added to the "No Build" peak hour volumes to obtain the "Build" volumes. The "Build" volumes are visually depicted in Figures 20 to 26 of Appendix B.

Roadway Construction Mitigation Measures

1. The construction of the proposed four (4) lot subdivision will include minor modifications to the current roadway in order to accommodate site access. Additionally the proposed action will incorporate the creation of a new private road for cul-de-sac during the construction of the four (4) single family detached homes. Accordingly, the

interior construction on each of the homes will be contained on the subject premises with a construction site entrance to and from Melby Lane.

2. Construction activities would be consistent with typical residential construction and would generate approximately 3 trips during the AM Commuter and PM Commuter peak periods. Additionally, periodic deliveries or the arrival and departure of construction vehicles would also be present throughout the typical workdays, depending on the construction scheduling. However, this traffic activity would be intermittent throughout this day and would ultimately be contained within the bounds of the subject premises.

3. This volume for trips per hour is a conservative estimate based off of the estimated trips per hour generated during the excavation and grading stage of construction. This was done because excavation and grading portion of construction is typically the most traffic intensive period as it requires the exporting and importing mass amounts of material to the site. According to the Preliminary Map of Melby Court Grading and Drainage Parcels 1-4 Plan provided by Bladykas and Panetta, dated March 7, 2016 and most recently updated March 4, 2019 there is a total of approximately 2,650 cubic yards of material is to be removed from the site. An average dump truck has capacity for 12 cubic yards of material. Assuming an 8 hour workday, the removal of the 2,650 cubic yards of material would require 3 trips per hour and would occur over the course of 2 work weeks (10 days). However, there is also demolition debris to be taken into account. As per correspondences with Bladykas and Panetta, an estimated 1,200 cubic yards of demolition debris is to be removed from site. With the 1,200 cubic yard addition the total becomes 3,850 cubic yards, assuming an 8 hour work day, and 3 trips per hour, the removal of all material on site would then take 14 days.

4. The same methodology was applied to the proposed "Alternate A-1" scenario. According to the "Alternate A-1" Plan by Bladykas and Panetta dated December 10, 2018 and most recently revised March 4, 2019, approximately 860 cubic yards of material are to be removed from the site. The existing masonry building is set to remain for this scenario, as such no demolition debris will need to be removed from the site. At 12 cubic yards per

truck load and assuming an 8 hour workday the removal of 860 cubic yards of material would take 3 working days, at 3 trips per hour.

5. The same methodology was applied to the proposed "Alternate B" scenario. According to the "Alternate B" Plan by Bladykas and Panetta dated December 10, 2018 and most recently revised March 4, 2019, approximately 3,285 cubic yards of material are to be removed from the site. With the addition of 1,200 cubic yards of demolition debris, a total of 3,015 cubic yards of material would be removed from site. At 12 cubic yards per truck load and assuming an 8 hour workday the removal of 4,485 cubic yards of material would take 16 working days, at 3 trips per hour.

6. During construction requiring staging and activity within the Melby Lane right-of-way (specifically necessary connections to utilities or construction of the access point for the cul-de-sac), minor traffic control measures may need to be put in place to accommodate traffic activity on Melby Lane. This would consist of flagging operations in order to assure that motorists are protected passing the premises should the width of the roadway be reduced based on the construction excavations underway. However, due to the low level of activity on the roadway in the existing condition, no mitigation will be required during construction activities to accommodate the traffic within the study area.

CAPACITY ANALYSIS AND PARKING ANALYSIS CONCLUSIONS

1. As previously mentioned, future traffic volumes were prepared for the study location and were then used to perform the capacity analyses for the "No Build" and "Build" conditions.

2. These analyses were performed using the previously mentioned procedures outlined in the **HCM 6th Edition** published by the **Transportation Research Board**. The procedures listed in the **Highway Capacity Manual** permit the computation of intersection capacity and Level of Service (LOS). The capacity and LOS of an intersection has previously been defined in the existing conditions segment of this report. The capacity analysis/LOS worksheets are contained in Appendices D through F while the results are summarized in Tables 2 and 3, of Appendix B.

3. Upon a review of the information contained in Table 2 and 3, with the introduction of the increased level of traffic from the proposed development, the "Build" scenario will result in a negligible impact on the operation of the existing roadway network near the site. The following can be stated with regard to the studied intersections:

   a. Upon the introduction of the site-generated traffic, when compared to the "No-Build" condition, the un-signalized intersection of Vanad Drive at Talley Road will experience a slight increase in delay and no degradation in LOS analyzed as a result of traffic generated by the "Build" condition. The AM Commuter Peak Hour will experience a no increase in delay and no degradation in LOS (LOS A); the Midday Peak Hour will experience a 0.1 second increase in delay and no degradation in LOS (LOS A); the PM Peak Hour will experience no increase in delay and no degradation in LOS (LOS A); the Saturday Peak Hour will experience no increase in delay and no degradation in LOS (LOS A). Based on this, no mitigation will be required at this location.

4. During the periods analyzed, there will be a slight increase to the time delay associated with the operation of a single movement of the study intersection. However, no movements will degrade to an overcapacity level of service as a result of the 'Build' Condition and no traffic mitigation will be required.

5. Previously, R&M Engineering performed an analysis on two other intersections in the subject area. The two intersections were the signalized intersection of Glen Cove Road and Nob Hill Gate and the unsignalized intersection of Vanad Drive and Melby Lane. The results of the analysis was that both intersections would receive imperceptible increases in delay and no degradation in LOS during the time periods studied, and as a result it was deemed that no mitigation was necessary. The study methodology and in depth analysis can be reviewed in the previous report located in Appendix A.

6. As mentioned in the previous letter referenced in Appendix A, in accordance with the regulations presented in Article III Residence R Districts and in Article IV Residence R-1 Districts there are no listed parking requirements for single family detached dwelling in R-1 Zoning Districts. Therefore, no off-street parking is required as part of this application.

7. However, a parking capacity analysis was performed using industry standard data provided by the **Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition**. According to the **ITE** data, a single family detached home generates 1.88 vehicles parked per dwelling unit. This translates to a generated demand of approximately 8 vehicles for the proposed (4) unit sub-division. This demand would be satisfied by the capacity provided in each driveway associated with the proposed homes. Furthermore, as is the case with typical residential cul-de-sacs, additional capacity will exist on-street to accommodate residents parking activity. Based on the Preliminary Map of Melby Court Plan, there would be a capacity of 18 on street vehicles within the proposed cul-de-sac. Based on the Alternate "B" Plan, approximately 21 vehicles would be able to be parked within the proposed cul-de-sac. Accordingly, we believe adequate space will be available to accommodate the parking demand generated by the instant application.

SPEED STUDY

1. A speed study was also performed along Melby Lane in the vicinity of the premises. The location of the study was approximately 400' north of the intersection of Melby Lane and Vanad Drive at the location where the proposed subdivision is located. The study was performed on both the northbound and southbound traffic flows. The weekday portion of the study was conducted on Wednesday, November 28, 2018 from 7:00 AM – 9:00 AM, 11:00 AM – 2:00 PM, and 4:00 PM – 6:00PM. The Saturday portion of the study was conducted on Saturday, December 1, 2018 from 11:00 AM – 3:00 PM. The study was performed utilizing a "Bushnell Velocity Radar Gun" in order to assess the travel speed of each passing vehicle.

2. An analysis was performed to determine the typical operating conditions on the roadway. For each individual time period and travel direction, an average speed was determined along with the 85th percentile speed. The 85th percentile speed was determined in order to provide a conservative comparison for the remainder of the analysis. This information has been summarized and is included in Table 4 located in Appendix B.

3. After reviewing the information contained in Table 4 included in Appendix B, it can be determined that in all cases, the majority of the recorded speeds are within a reasonable range (5-10 MPH) relative to the speed limit (30 MPH), with the only outlier being the PM Commuter southbound 85th percentile speed, which was calculated to be 43.90 MPH. All other time periods had their 85th percentile speed calculated to be 37.30 MPH or slower, thus within a reasonable range of the posted speed limit. As stated by the MUTCD, the 85th percentile speed should be within 5 mph of the speed limit. The 85th percentile speed calculated from the collected data however is statistically skewed, the small sample size of vehicles detracts from statistical viability of the figure. During this time period there were only 17 vehicles traveling in the southbound direction of those vehicles only 3 of the vehicles were traveling above 43 MPH (18%). The next fastest vehicle was traveling only 34 MPH, a 9 MPH difference. Due to the low level of activity in the area there isn't a large or continuous volume of traffic travelling well in excess of the speed limit resulting in undue hazard. As a result, it is our opinion that the travel

speeds are not significant enough to warrant mitigation. Based on this analysis, the average speeds are not considered excessive and thus not dangerous therefore no mitigation measures should be required.

STOPPING SITE DISTANCE

1. In accordance with the scope of the draft environmental impact statement, a stopping sight distance analysis was performed at the location where the proposed entrance for the cul-de-sac. A previous set of calculation and observations were performed and are outlined in the previous letters located in Appendix A. The previous study was based on the posted speed limit along Melby lane (30 MPH). The stopping sight distance calculations that follow below were performed using the data gathered through the speed study that was outlined earlier in the report.

2. According to the **A Policy on Geometric Design of Highways and Streets 6th Edition**, published by the **American Association of State Highway and Transpiration Officials** (AASHTO), stopping sight distance (SSD) is the sum of the distance traversed during the break reaction time and the distance to brake the vehicle to a stop. The variables required to compute the SSD are design speed, brake reaction time, and deceleration rate. However, when a highway is on a grade the braking distance portion of the equation is modified to take into account the effect of the grade of the roadway on braking distance. The equation for SSD and breaking distance are as follows:

$$SSD = 1.47Vt + d_b \qquad d_b = \frac{V^2}{30\left[\left(\frac{a}{32.2}\right) \pm G\right]}$$

Where G represents the grade, V represents the design speed, a represents the deceleration rate, a constant 11.2 ft/s^2, t represents the reaction time, a standard 2.5s, and lastly d_b represents the breaking distance.

3. Previous field observations revealed Melby Lane has an Upstream Gradient of 5.4% when looking right (south) and an upstream gradient of 1.8% when looking left (east). A past analysis revealed the SSD at the posted speed limit (30 MPH) to be 201 feet when looking left and 185 feet while looking right.

4. The speed study along Melby lane revealed the average 85th percentile speeds in both the north and southbound directions. We can then use these values in place of the posted speed limit for the design speed portion of the SSD equation. In addition, because we have the

grades in each direction we can calculate the SSD in each direction by using the appropriate speed for vehicles traveling in said direction. By doing this we can recalculate the SSD to be a more conservative estimate based on existing recorded vehicle speeds.

5. The average 85th percentile speed traveling in the southbound direction is 32.5 mph, and the average 85th percentile speed traveling in the northbound direction is 33.6 mph. These speeds are taken from the average of the 85th percentile speeds in both direction over the study period in order to obtain an overall average speed traveled. The grade applied to the southbound direction is the measured 5.4% and the grade in the northbound direction is the measured 1.8%.

6. The resulting SSDs are 207 feet in the southbound direction (looking right), and 238 feet in the northbound direction (looking left). Based on previous observations and outlined in a previous letter, the available SSDs are approximately 340 feet while looking left and 260 feet while looking right. As such there is sufficient SSD provided both to and from the proposed cul-de-sac.

7. Existing site distance measurements were determined along Talley Road for the purposes of the alternative access study. Photos were taken along Talley road approximately 210' north of the intersection of Vanad Drive and Talley Road, at the apex of the curve along Talley Road. Using these photos the sight distance was determined to be approximately 310' looking right (northwest) and 230' looking left (south). While looking left the intersection of Talley Road and Vanad Drive can be seen. The road slopes slightly upwards in the southern direction and slopes downward in the northwest direction. The sight distance in both directions is more than adequate for drivers to be able to make safe and informed decisions before entering or exiting from the potential entrance/exit to the proposed cul-de-sac.

2A MELBY LANE 4-LOT SUBDIVISION

SITUATED AT

2A MELBY LANE

VILLAGE OF EAST HILLS
NASSAU COUNTY, NEW YORK

TRAFFIC IMPACT STATEMENT

R&M PROJECT NO. 2016-238

February 2019

APPENDICES

R&M ENGINEERING
50 Elm Street, Huntington, NY 11743 • 631-271-0576 • Fax 631-271-0592

R&M ENGINEERING

APPENDIX A: PREVIOUS REPORTS

I. Traffic Letter – January 25, 2017

II. Traffic Letter – May 10, 2017

R&M ENGINEERING

I. Traffic Letter – January 25, 2017

January 25, 2017

Mr. Jed Pomerantz, Chairman
And Members of the Board
Village of East Hills
Planning Board
209 Harbor Hill Road
East Hills, NY 11576

Re: 2A Melby Lane Subdivision
East Hills, New York
NCTM: Sec. 19 Blk. 27 Lot 46
RMS Job Number: 2016-238

Dear Chairman Pomerantz and Members of the Board:

At the request of the applicant, RMS Engineering has reviewed the potential traffic impacts associated with the above referenced application. The subject property is located at 2A Melby Lane in East Hills, New York. The parcel is situated within the R-1 Zoning District and is 97,335.4 sf (2.23 acres) in size. The site contains a 2-story masonry building which is currently utilized as a residence. The applicant is proposing a four lot subdivision of the existing parcel to construct new homes. A visual representation of the proposed action has been depicted on the Preliminary Yield Map prepared by Bladykas and Panetta, dated March 7, 2016 and most recently updated October 3, 2016.

Based on this information, as well as our knowledge of the traffic patterns associated with similar uses we have prepared the following assessment for the area on and around the subject site:

1. In accordance with the regulations presented in Article III Residence R Districts and in Article IV Residence R-1 Districts there are no listed parking requirements for single-family detached dwellings in R-1 Zoning Districts. Therefore, no off-street parking is required as part of this application.

2. Field observations were performed in the vicinity of the property in order to determine the level of traffic on the existing roadway network during the following dates and times:

   - Wednesday, January 4, 2017 between 7:00 AM – 9:00 AM, & 4:00 PM – 6:00 PM
   - Saturday, January 14, 2017 between 11:00 AM – 3:00 PM

   These times represent the AM and PM commuter peak hours for traffic on the roadway network as well as the midday peak hours for a typical Saturday.

Turning movement count data was collected at the signalized intersection of Glen Cove Road and Nob Hill Gate and the unsignalized intersection of Vanad Drive and Melby Lane. This data was utilized to represent the 'Existing' condition for the level of traffic activity that the roadway network experiences and to determine the Levels of Service (LOS) in the vicinity of the site.

3. An estimate was prepared using industry standard data compiled by the **Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition** to determine the number of trips that the proposed use will generate. Based on the ITE data (Land Use Code 210: Detached Single Family Residence) and the number of dwelling units, the proposed project will generate 3 trips (1 entering, 2 exiting) during the AM Commuter peak hour, 4 additional trips (3 entering, 1 exiting) during the PM Commuter peak hour and 4 additional trips (2 entering, 2 exiting) during the Saturday Midday Peak Hour. This information has been summarized and included in Table 1, attached.

4. Utilizing the collected turning movement data referenced above, an analysis was performed to determine the operation of the intersections mentioned before during the existing condition. This was done utilizing the methodology presented in the **Highway Capacity Manual, 6 (HCM 6)** and the latest release of the **Highway Capacity Software (HCS)** to predict the time delay, referred to as the Level of Service (LOS), for each movement at the intersections mentioned above. The results of the analysis are indicated by Levels of Service (LOS), with "A" representing the lowest level of delay and "F" representing the highest level of delay experienced by vehicles.

5. An analysis was also performed to compute the operation of the signalized and unsignalized intersections during the "No Build" condition, which predicts the LOS in the future assuming the project is not constructed. To do so, an ambient traffic growth rate factor of 0.6% per year, supplied by the New York State Department of Transportation (NYSDOT), was utilized to expand the existing traffic volumes to the 2019 design levels.

6. The "Build" condition analyzed the existing signalized intersection and unsignalized intersection and considered the impact of the traffic generated by the construction of the project; in order to account for the traffic associated with the proposed action, the percent distribution of the trip generation for the proposed action was estimated. Utilizing this distribution, the traffic generated by the instant application was superimposed onto the "No Build" volumes to depict the future condition upon the completion of the instant application. The results of the analysis for the signalized intersection and unsignalized intersection have been summarized and included in Tables 2 and 3, attached. The appropriate worksheets are also contained in the attachment.

7. After reviewing the information contained in Tables 2 and 3 of the attachment, it can be determined that all turning movements at the study intersections will experience an imperceptible increase in delay and no degradation in LOS during the time periods studied. As a result, it can be stated that from an overall perspective, the study intersections operate and will continue to operate under capacity. Therefore, mitigation is not required as a result of the traffic generated by the project.

Based on our analysis, we believe that the traffic generated by the proposed action is minimal and the roadway network can sufficiently support the traffic generated by the proposed use without creating undue hazard or congestion. As a result, it is our opinion that the granting of the approval of the proposed subdivision sought by the applicant will not have a deleterious effect on the operation of the roadway network in the vicinity of the subject property.

If you should have any questions or comments, please do not hesitate to contact our office directly.

Very truly yours,
RMS Engineering

Aaron Machtay, PE

Attachment
Cc: Andrea Tsoukalas, Esq.

R&M ENGINEERING

II. Traffic Letter – May 10, 2017

May 10, 2017

Mr. Steven Kafka, Chairman
And Members of the Board
Village of East Hills
Planning Board
209 Harbor Hill Road
East Hills, NY 11576

Re: 2A Melby Lane Subdivision
East Hills, New York
NCTM: Sec. 19 Blk. 27 Lot 46
RMS Job Number: 2016-238

Dear Chairman Steven Kafka and Members of the Board:

RMS Engineering is in receipt of the Nelson, Pope & Voorhis LLC Staff Report dated April 27, 2017 regarding their review for the above referenced application. In response to the comments related to the RMS Engineering Traffic Study we have prepared the following supplemental analysis:

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.*

Response: In order to address this comment RMS Engineering has created traffic figures that illustrate traffic volumes during each time period analyzed for the study intersections. These figures have been included as part of this supplemental analysis and are located in the attachment.

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 analysis should be revised to reflect the trip generation based on the regression equations.*

Response: As requested, the trip generation computations have been updated to utilize the regression equations rather than the average rates for ITE Land Use Code: 210 (Single Family Detached Housing). This results in 13 trips (3 entering, 10 exiting) during the AM Commuter Peak Hour, 6 trips (4 entering, 2 exiting) during the PM Commuter Peak Hour, and 12 trips (6 entering, 6 exiting) during the Saturday Peak Hour. The revised trip generation calculation has been summarized and included in Table 1 located in the attachment.

Utilizing the latest version of the Highway Capacity Software (HCS 7) the capacity analysis was recomputed to account for the updated trip generation and is summarized in Tables 2 and 3. After reviewing the information contained in Tables 2 and 3 of the attachment, it can be determined that all turning movements at the study intersections will experience an imperceptible increase in delay and no degradation in LOS during the time periods studied. As a result, it can be stated that from an overall perspective, the study intersections operate and will continue to operate under capacity even after accounting for the more conservative trip generation characteristics utilizing the ITE regression equations.

At the April 27th public hearing concerns were raised about the available sight distance entering and exiting the proposed cul-de-sac to Melby Lane. In order to ensure the viability of the proposed driveway an investigation into the required Stopping Sight Distance at the was performed. Stopping Sight Distance (SSD) is the available distance on a roadway needed to stop before reaching a stationary object in the path of the vehicle and is composed of two parts; the distance traveled before a driver recognizes the need to stop and the distance required to decelerate to a complete stop. The variables used to calculate SSD are the design speed of the road (the speed limit for this location), the grade of the roadway, braking reaction time and deceleration rate. Based on field observations at the proposed driveway, Melby Lane has an upstream gradient of 5.4% when looking right (south) and an upstream gradient of 1.8% when looking left (east), and a speed limit of 30 mph. Using the equations listed in **A Policy on Geometric Design of Highways and Streets 6th Edition**, published by the **American Association of State Highway and Transportation Officials** (AASHTO) and standard constants for reaction time and deceleration rate, the required Stopping Sight Distance at the proposed driveway is 201 feet. when looking left and 185 feet when looking right. Based on field observations conducted at the site the available sight distance is approximately 340 feet when looking left and 260 feet when looking right. Therefore, there will adequate sight distance provided to and from the proposed cul-de-sac to safely provide ingress/egress to Melby Lane. This information has been visually depicted in the Sight Distance Exhibit (EX-1)

Based on our supplemental analysis, we believe that the traffic generated by the proposed action is minimal and the roadway network can sufficiently support the traffic generated by the proposed use without creating undue hazard or congestion. Additionally, based on the available site distance, turning movements can safely be made to and from the proposed cul-de-sac without creating a safety hazard. As a result, it is our opinion that the granting of the approval of the proposed subdivision sought by the applicant will not have a deleterious effect on the operation of the roadway network in the vicinity of the subject property.

If you should have any questions or comments, please do not hesitate to contact our office directly.

Very truly yours,
RMS Engineering

Aaron Machtay, PE

Attachment
Cc: Andrea Tsoukalas, Esq.

R&M ENGINEERING

APPENDIX B: FIGURES AND TABLES

I. Figures

II. Tables

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I. Figures

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STUDY INTERSECTIONS:
1: GLEN COVE ROAD AT NOBB HILL GATE
2: MELBY LANE AT VANAD DRIVE
3: TALLEY ROAD AT VANDAD DRIVE

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Location Map
Figure 1

Not To Scale

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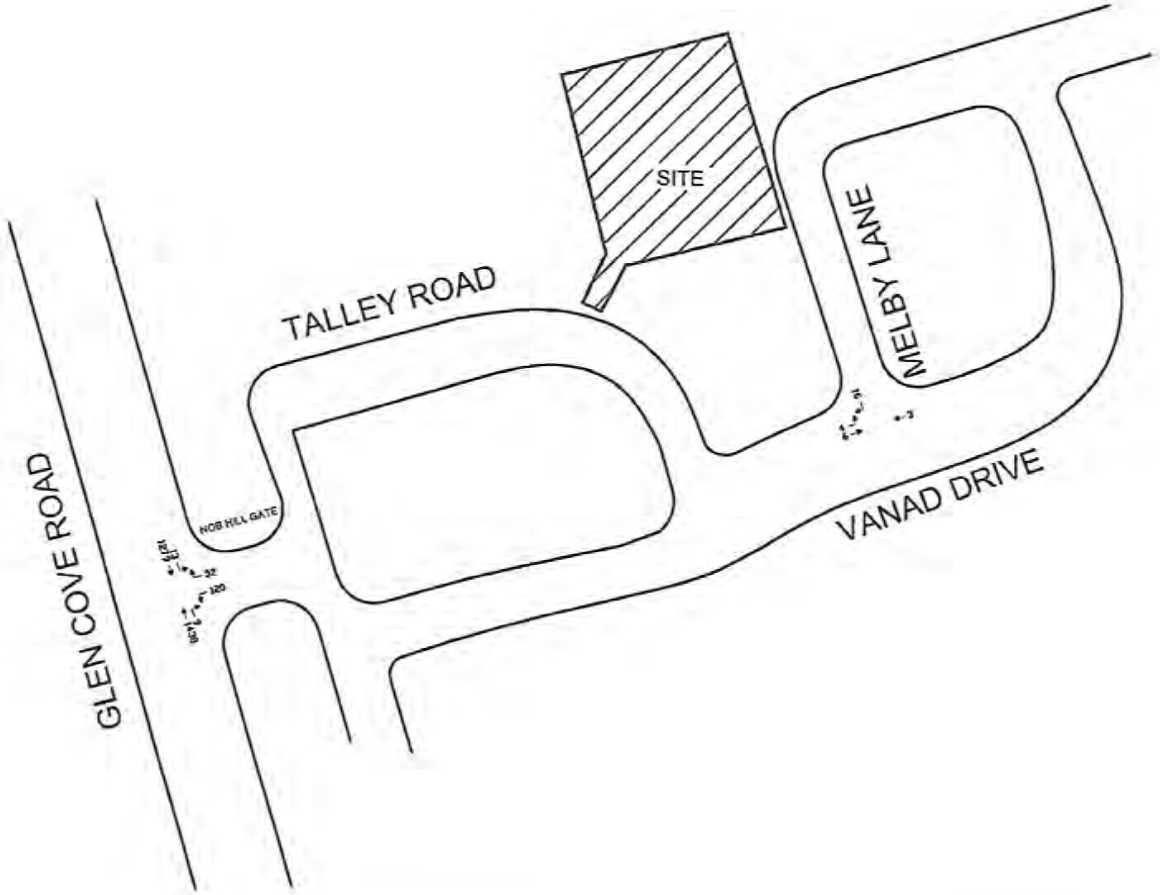
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing AM Volumes
Figure 2

Not To Scale



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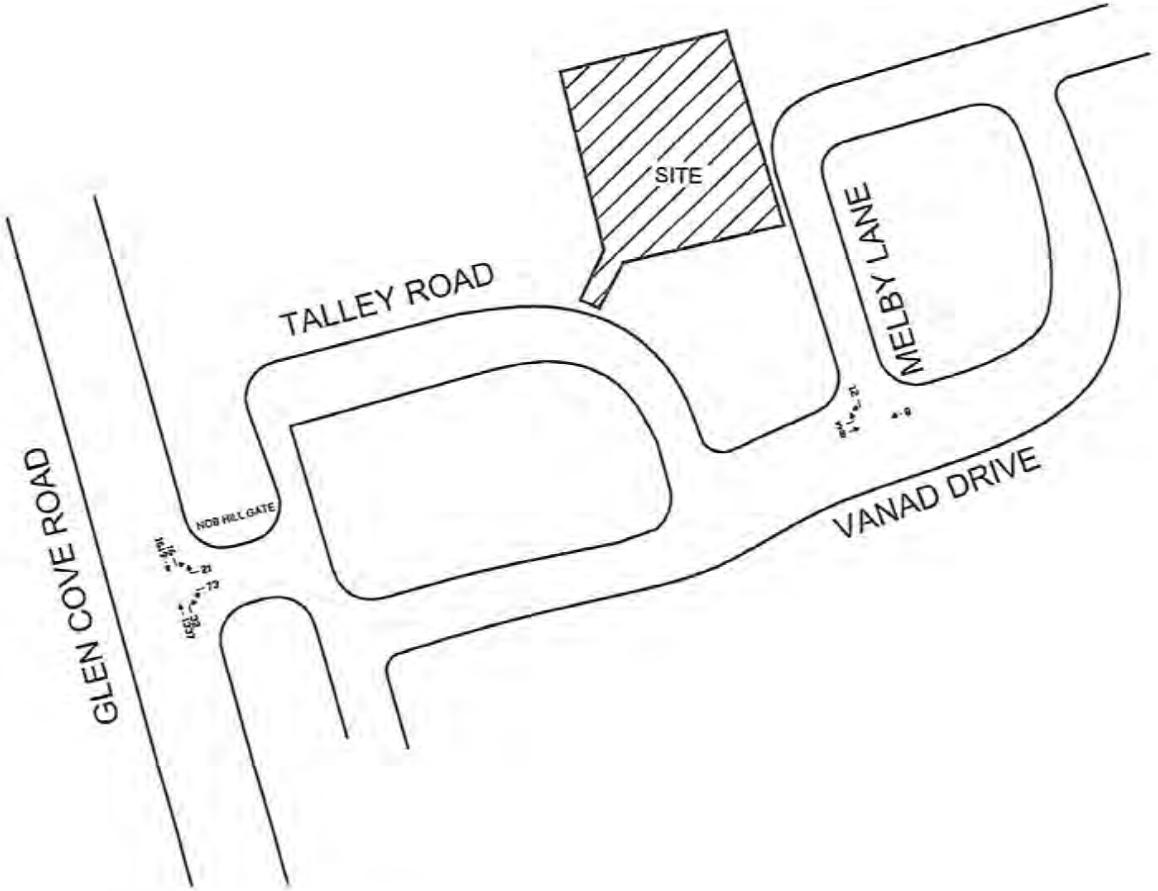
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing PM Volumes
Figure 3

Not To Scale



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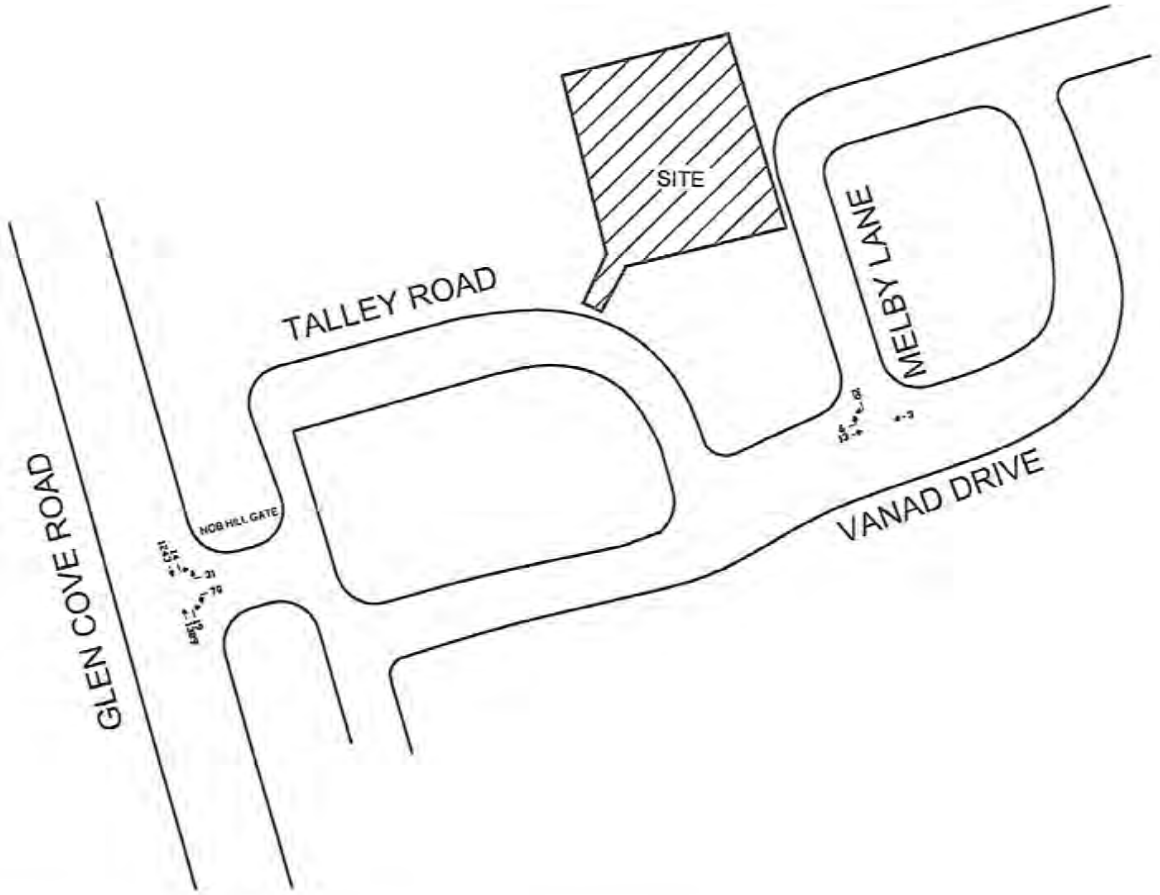
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing Saturday
Figure 4

Not To Scale



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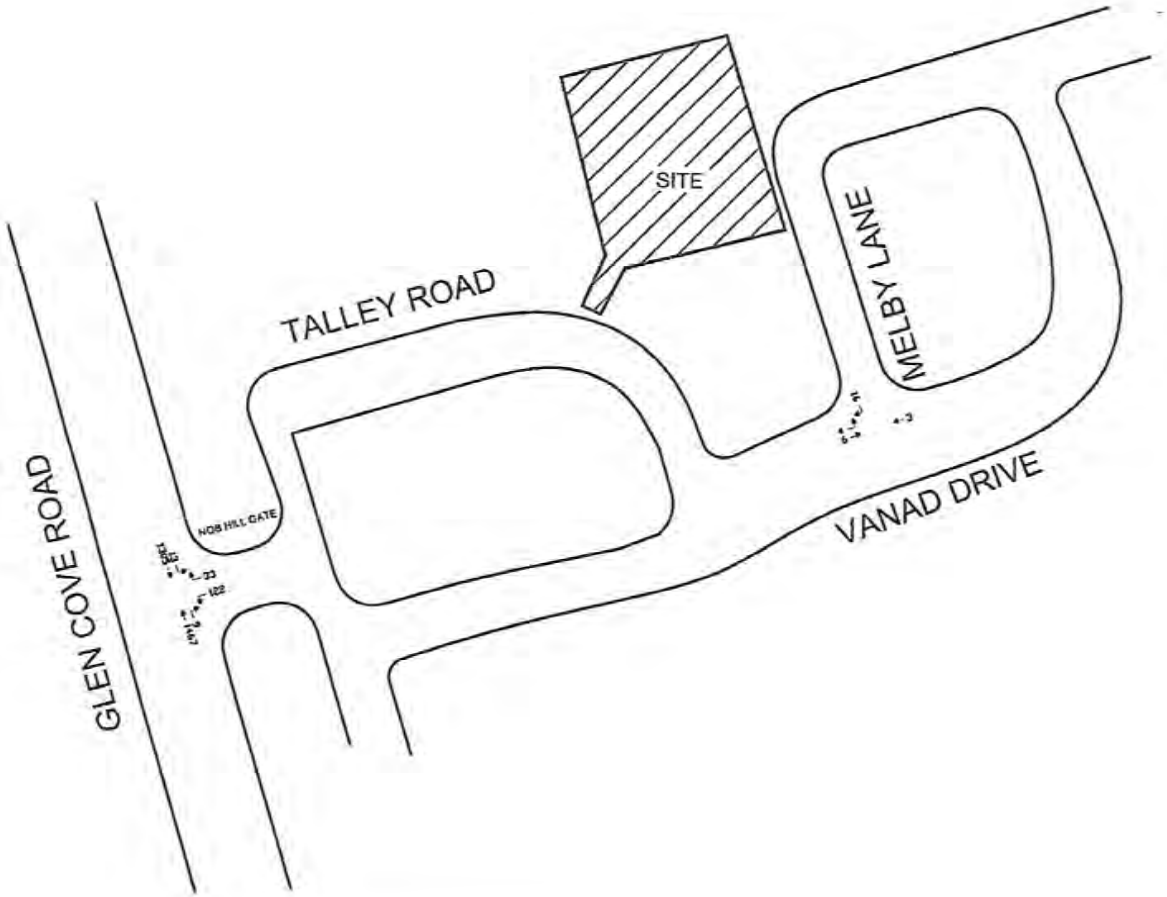
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build AM Volumes
Figure 5

Not To Scale



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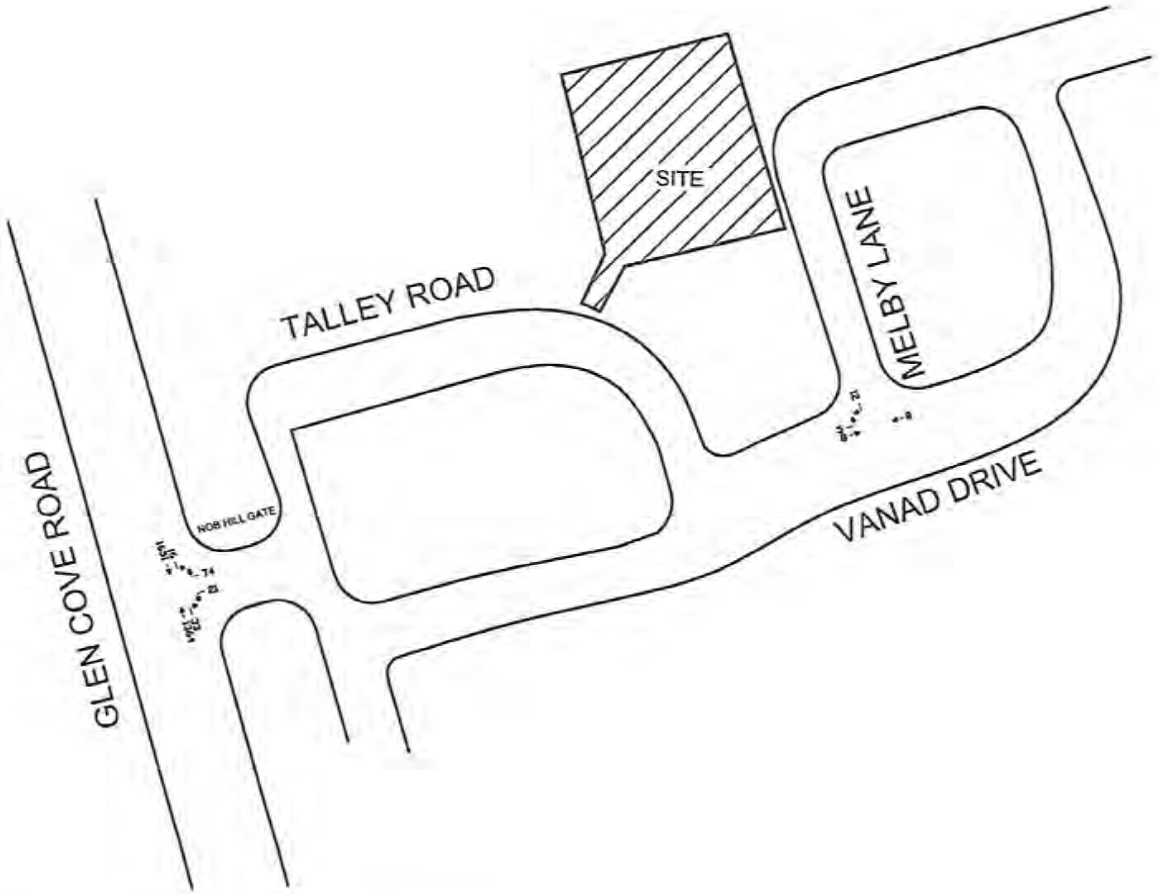
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build PM Volumes
Figure 6

Not To Scale



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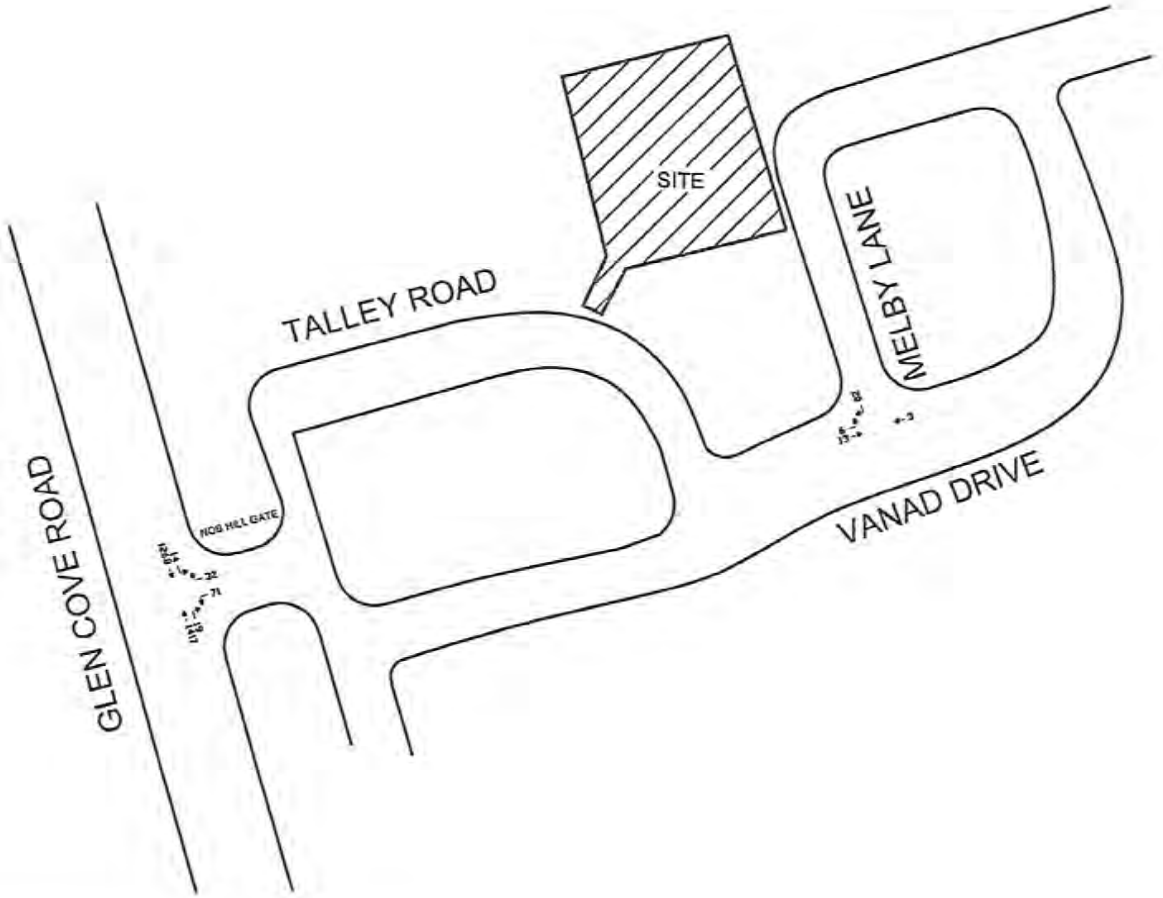
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build Saturday Volumes
Figure 7

Not To Scale



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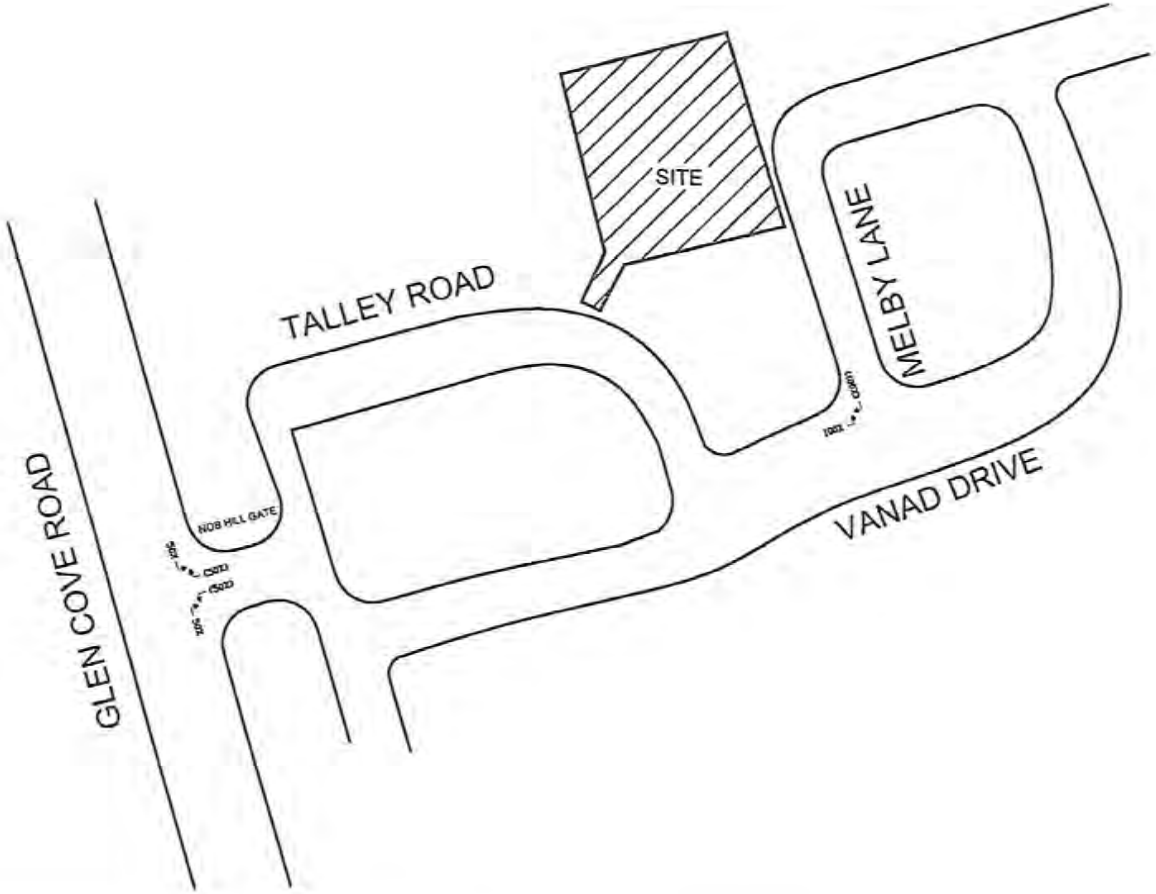
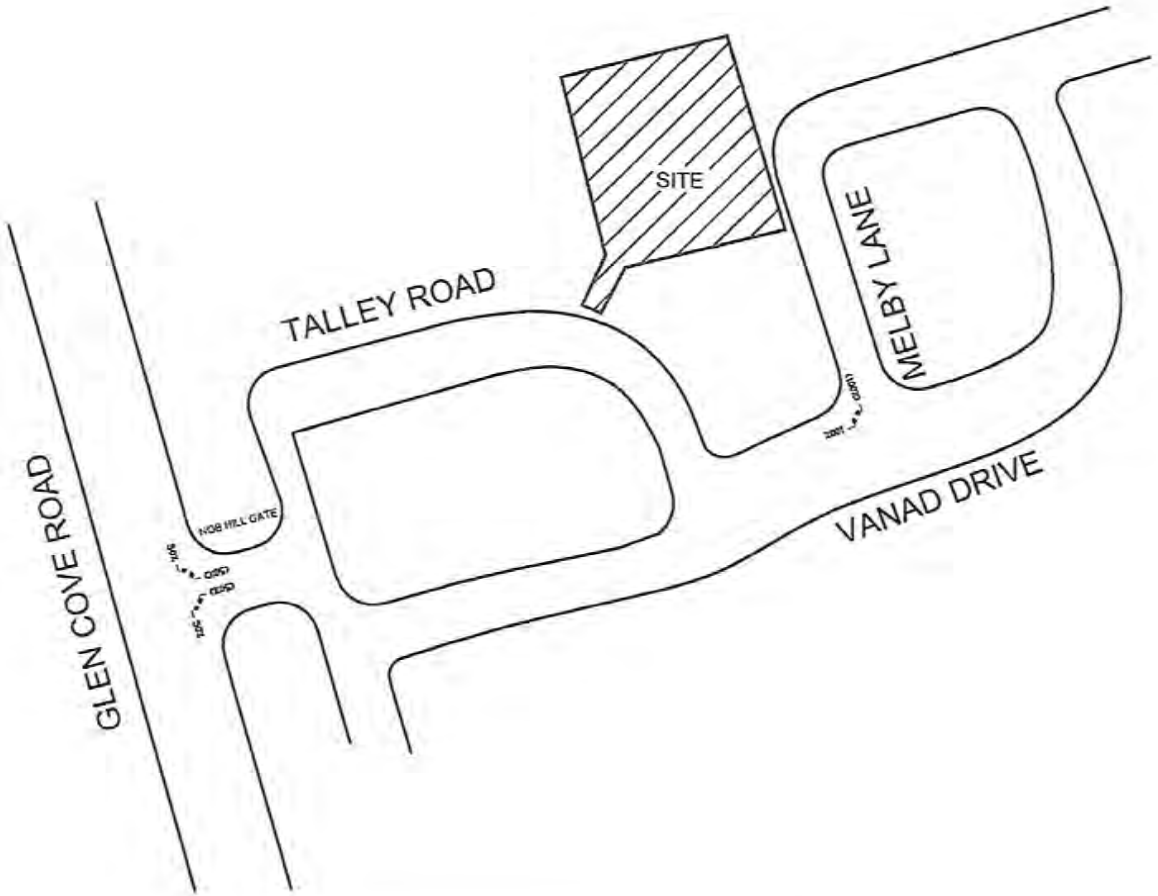
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
AM Percent Distribution
Figure 8

Not To Scale



R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
PM Percent Distribution
Figure 9

Not To Scale



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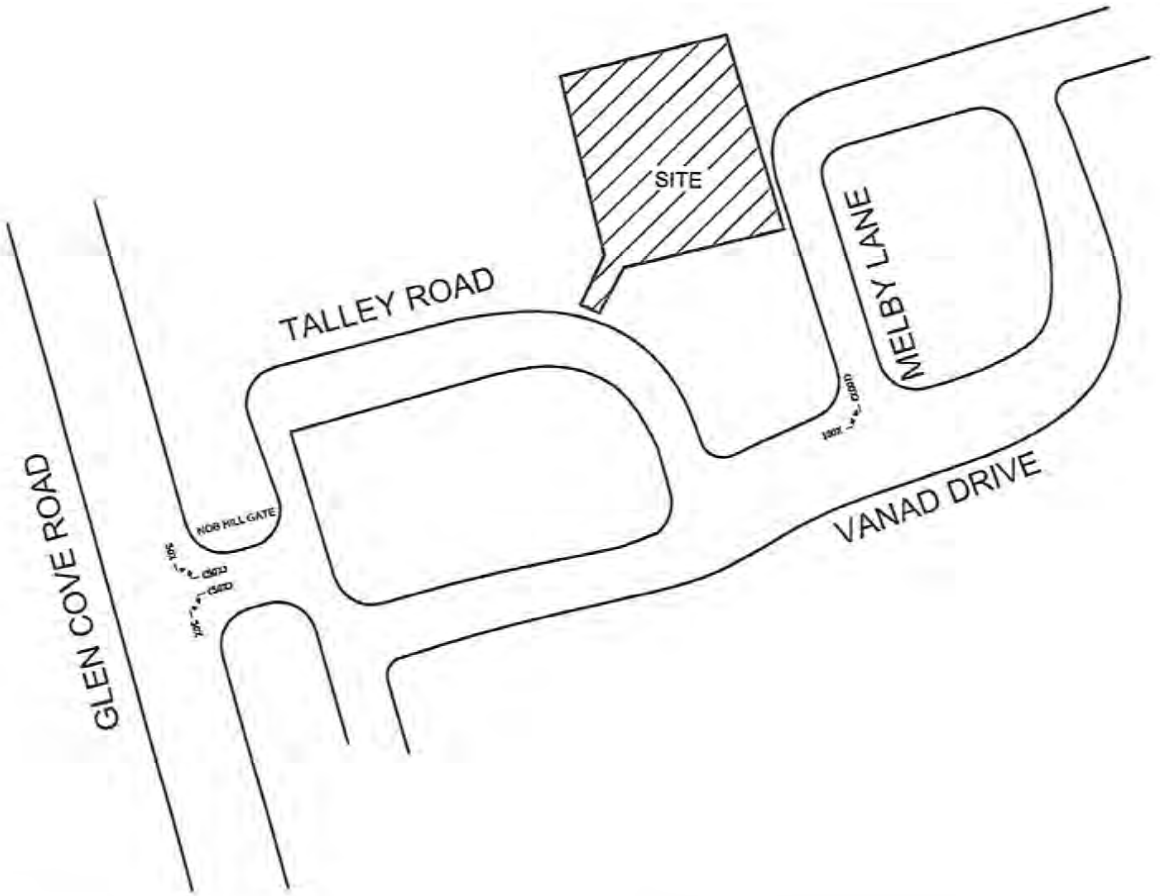
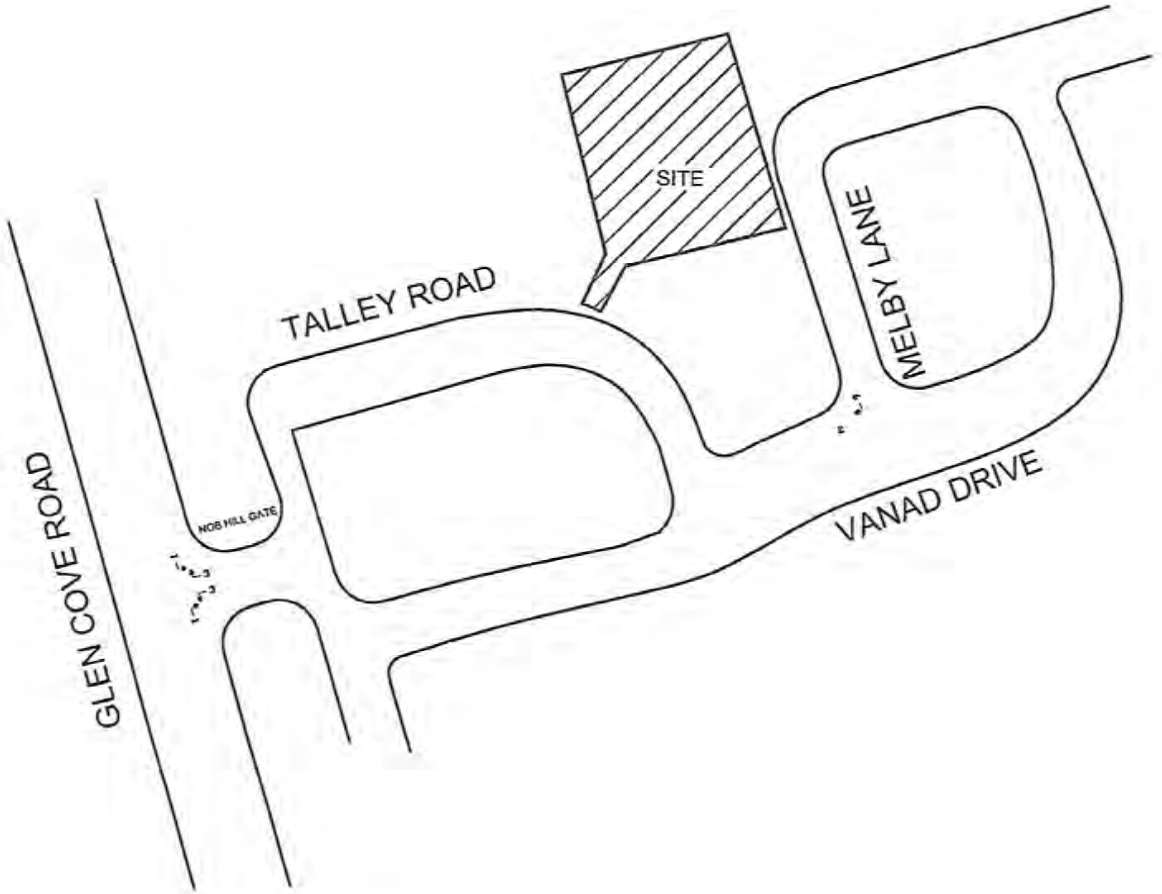
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Saturday Percent Distribution
Figure 10



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
AM Project Volumes
Figure 11

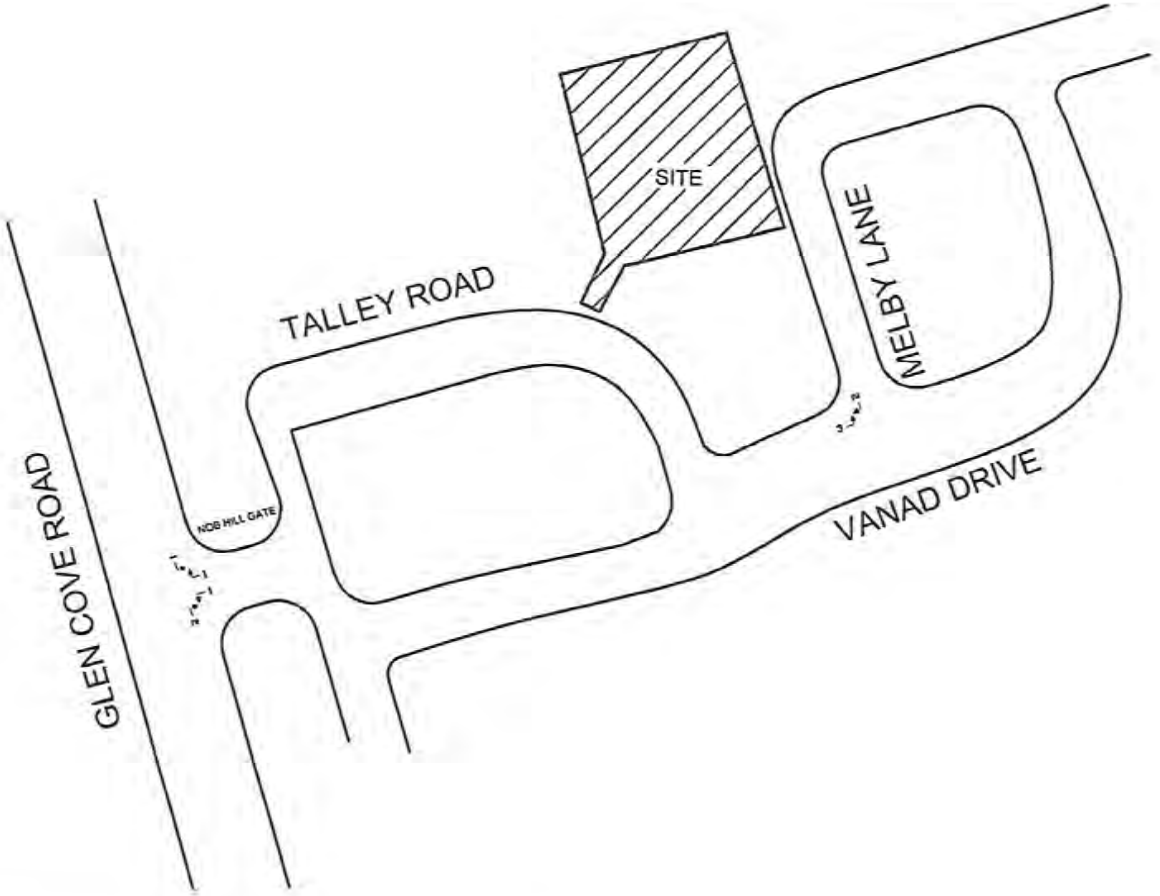
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
PM Project Volumes
Figure 12

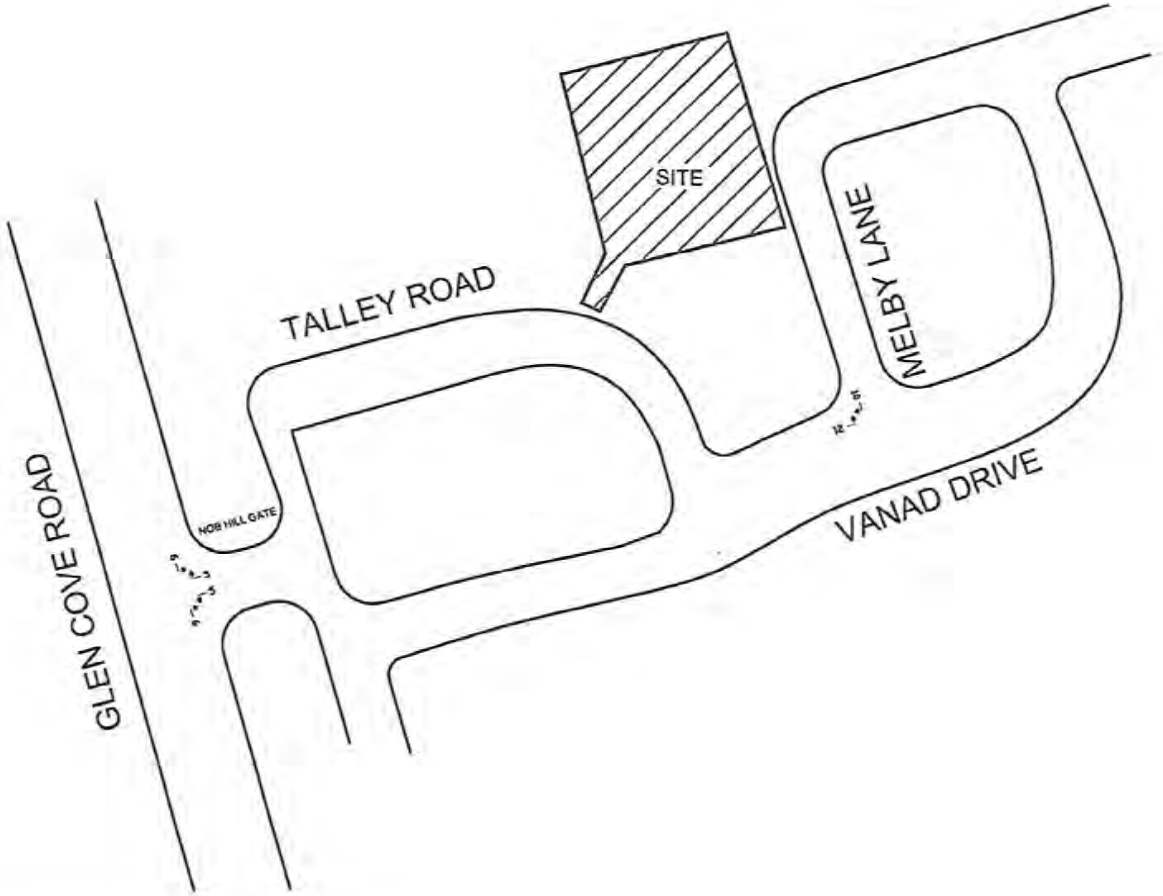
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Saturday Project Volumes
Figure 13

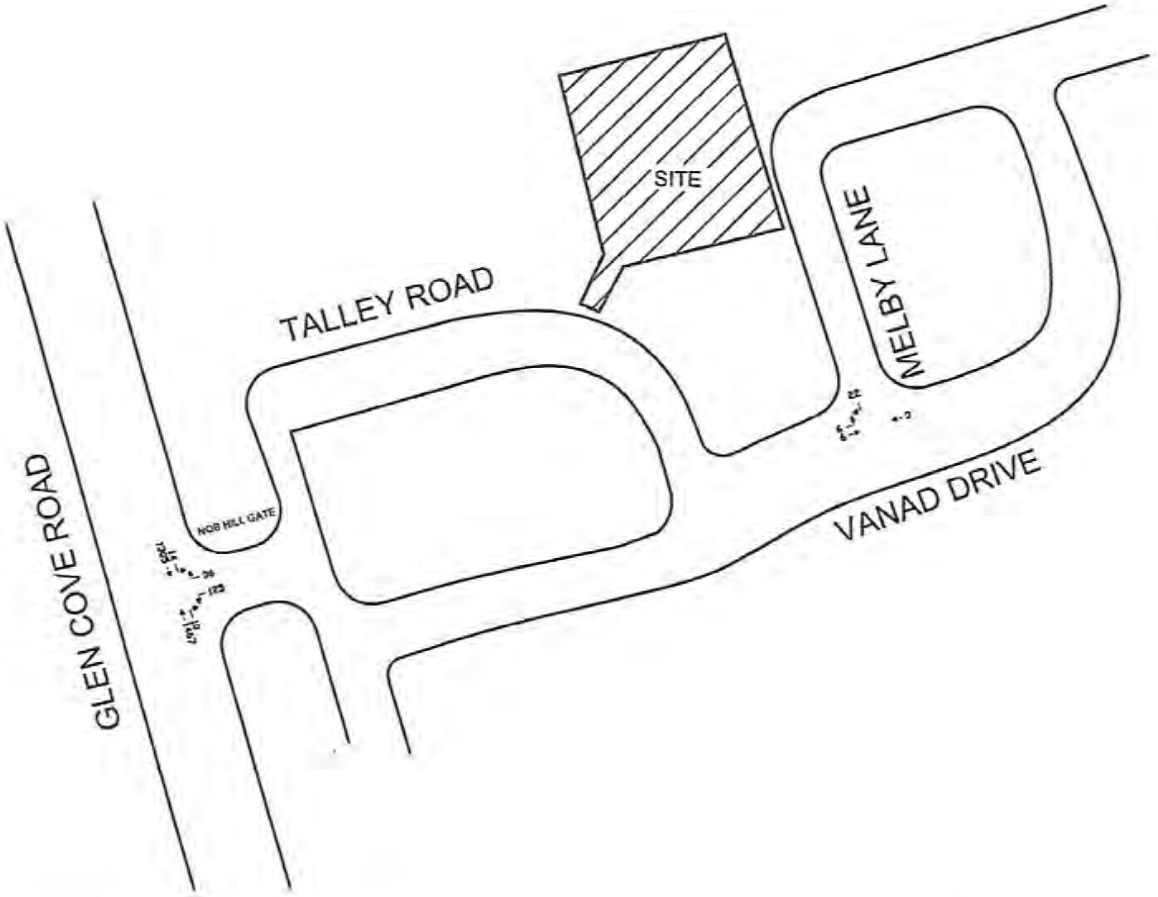
Not To Scale



R&M ENGINEERING

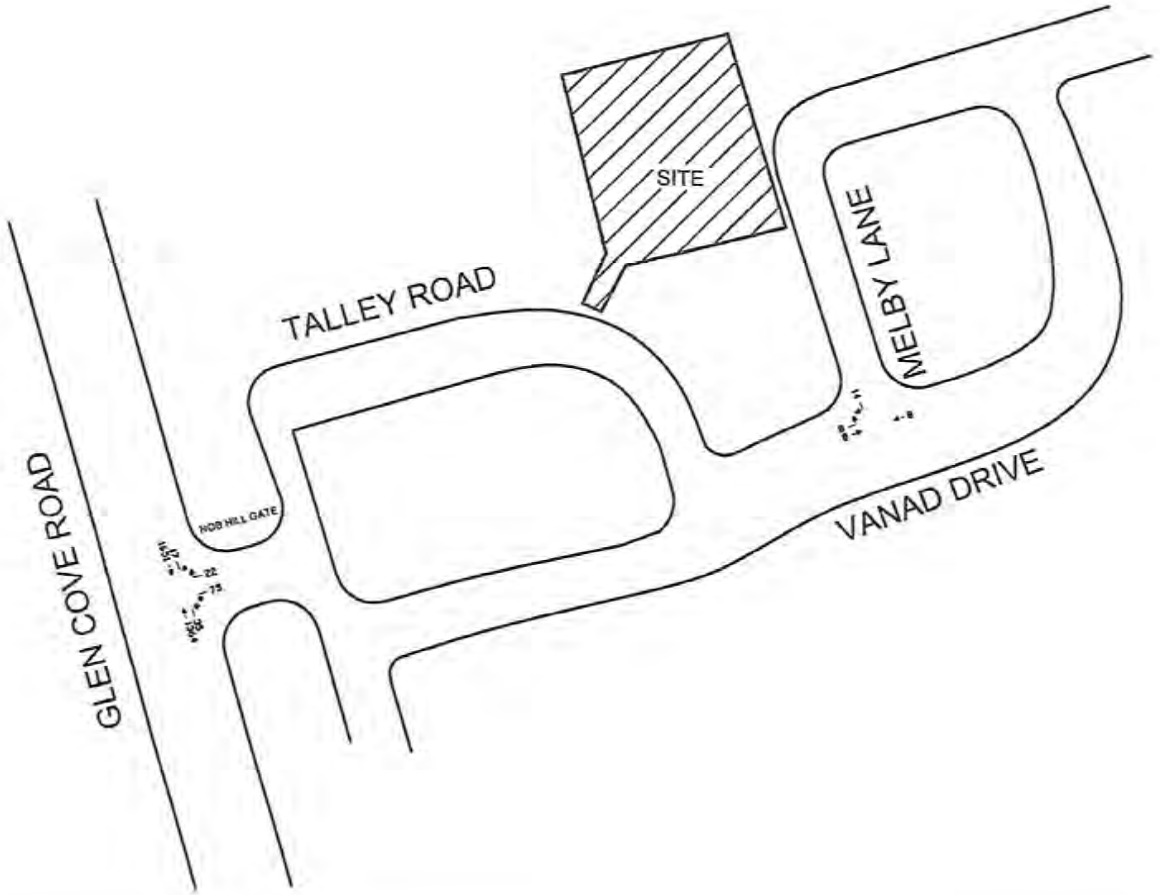
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build AM Volumes
Figure 14

Not To Scale



R&M ENGINEERING

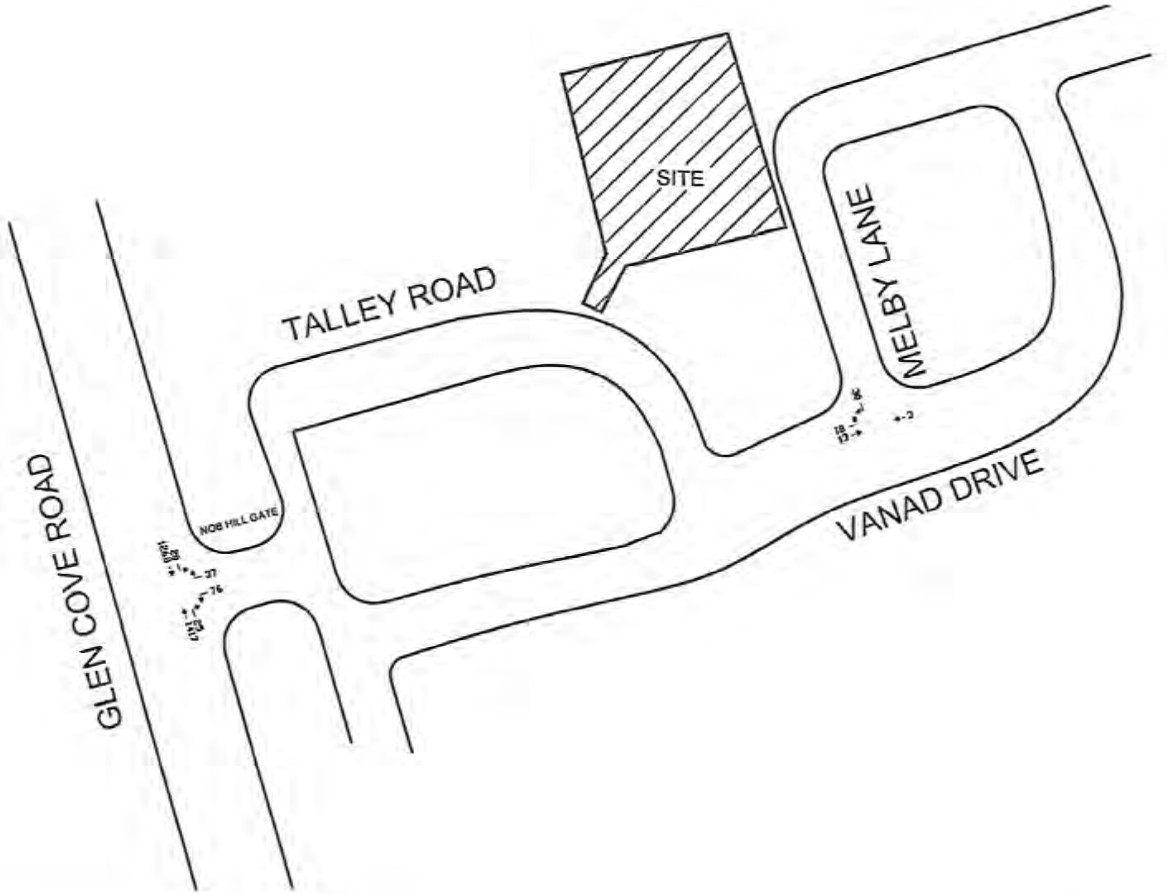
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build PM Volumes
Figure 15



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build Saturday Volumes
Figure 16

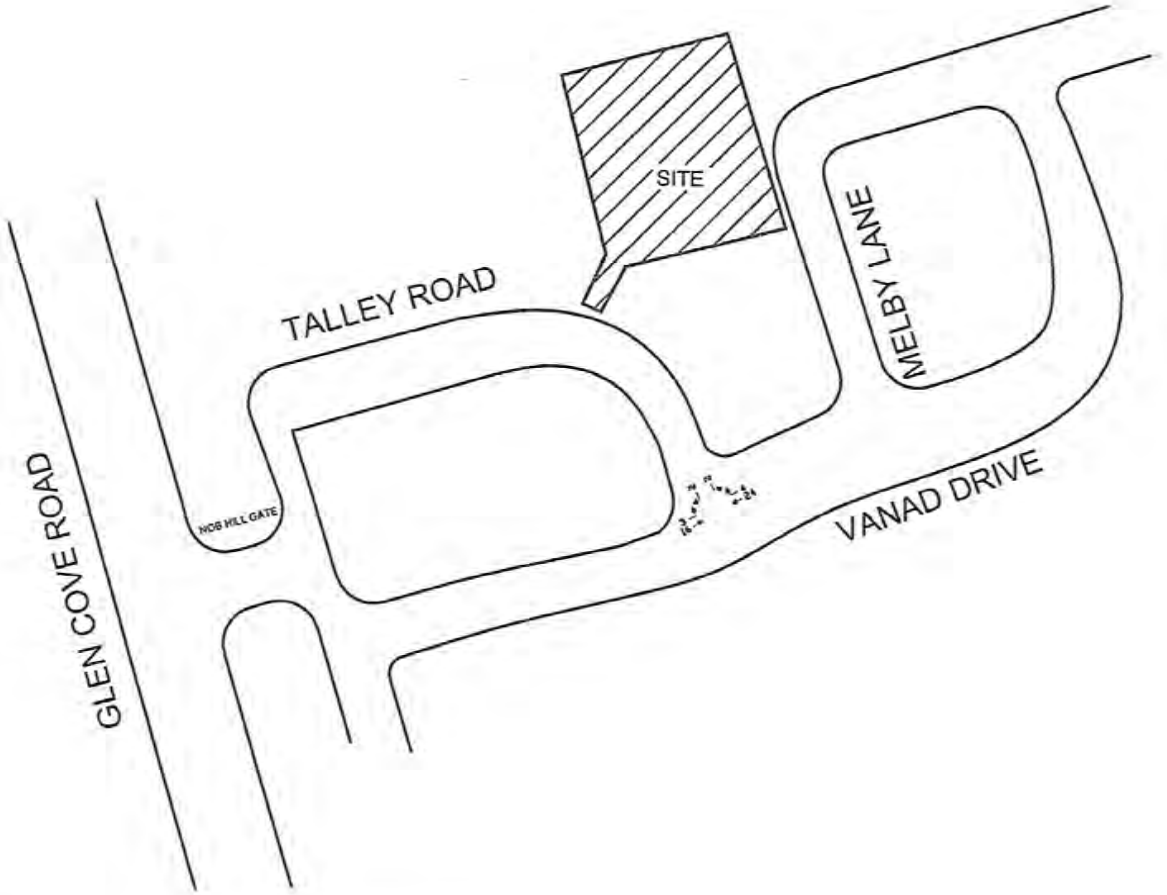
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing AM Volumes - Alternate B
Figure 17

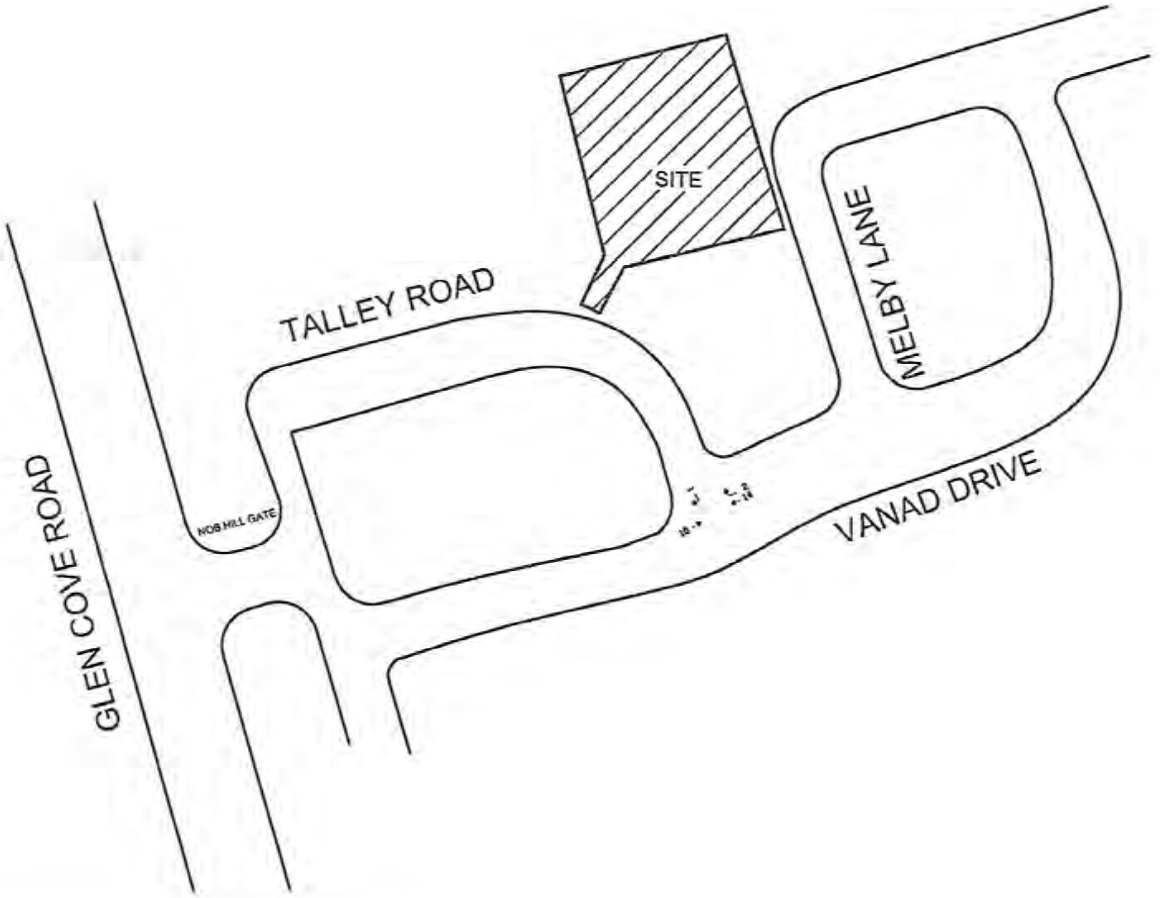
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing Midday Volumes - Alternate B
Figure 18

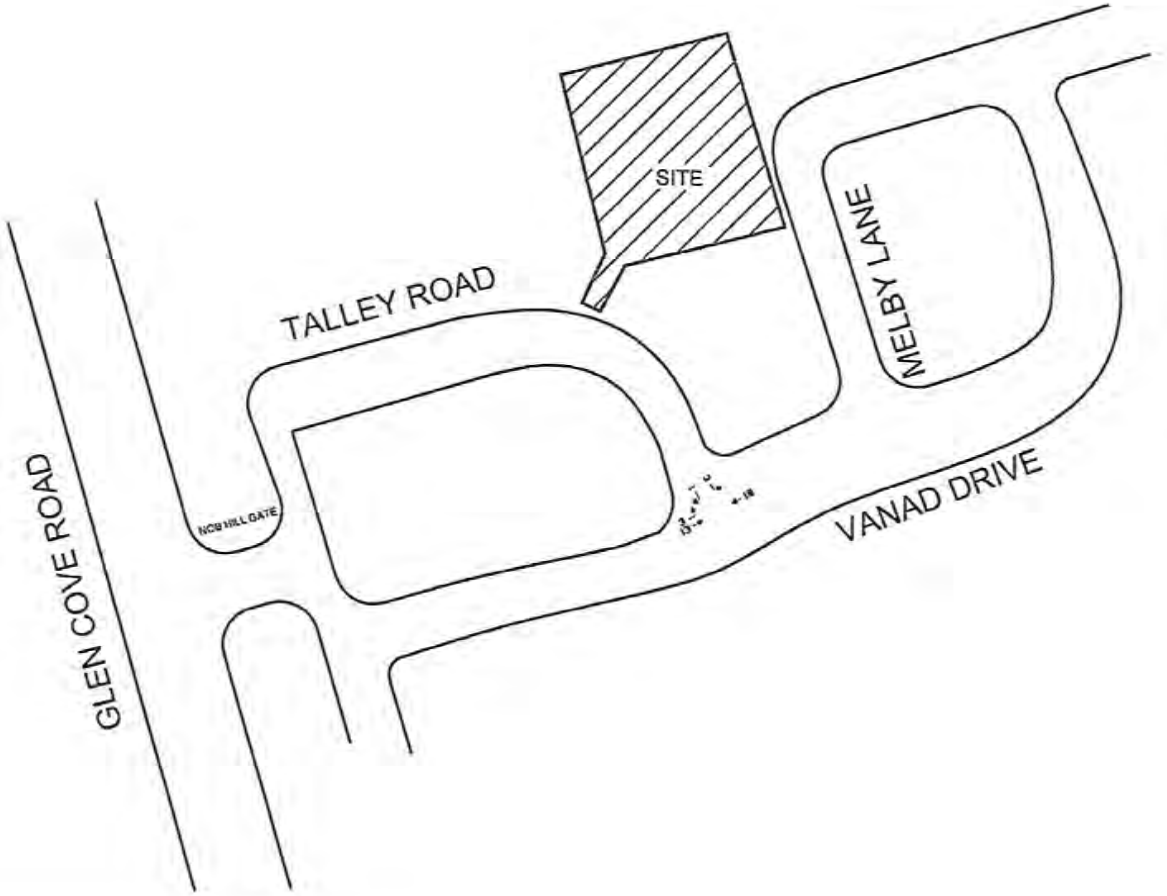
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing PM Volumes - Alternate B
Figure 19

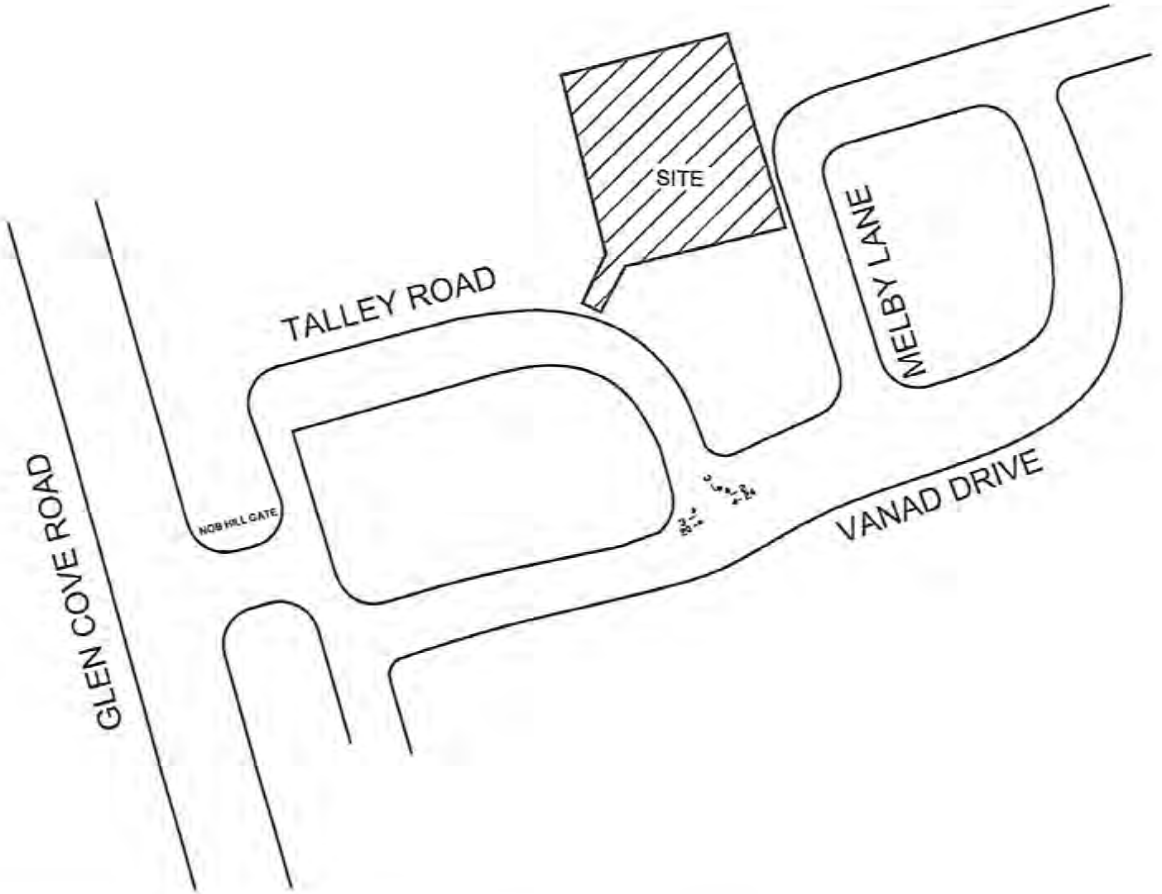
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Existing Saturday Volumes - Alternate B
Figure 20

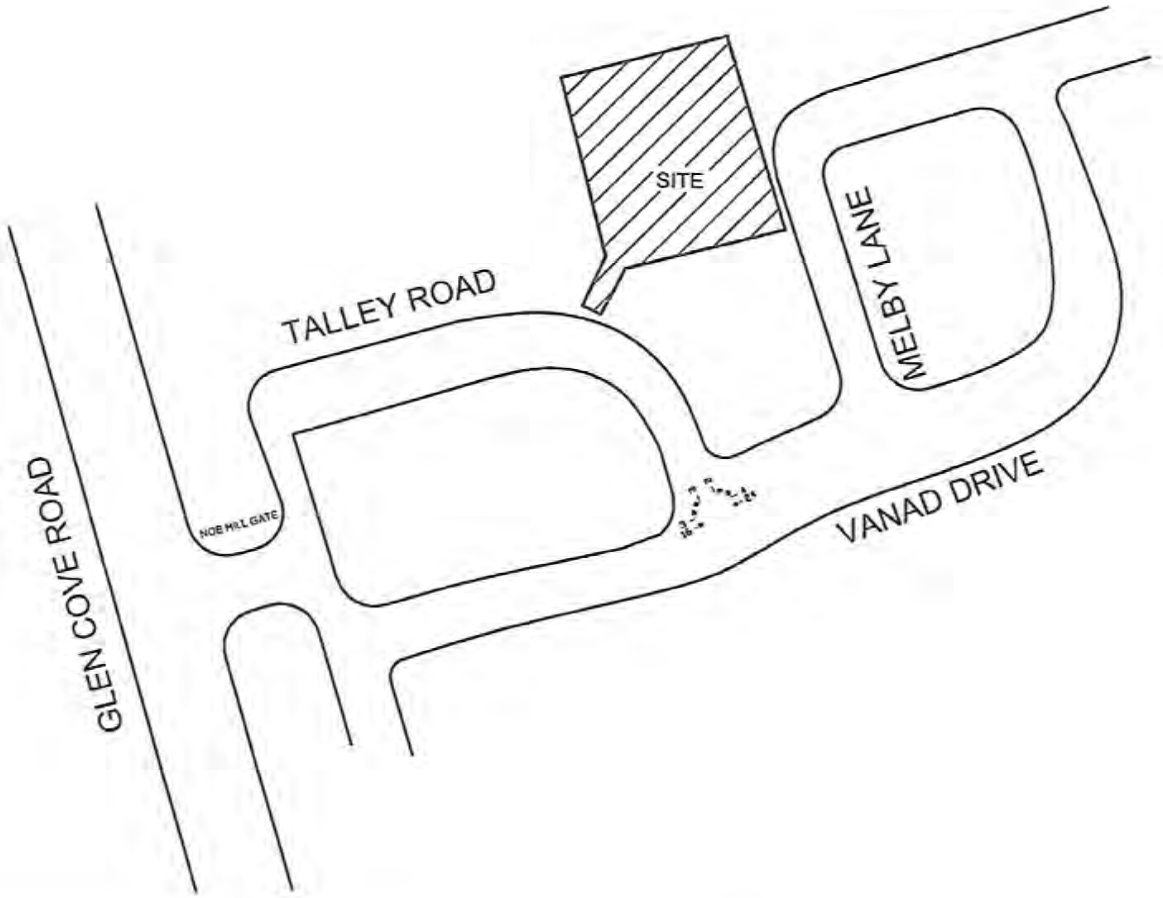
Not To Scale



R&M ENGINEERING

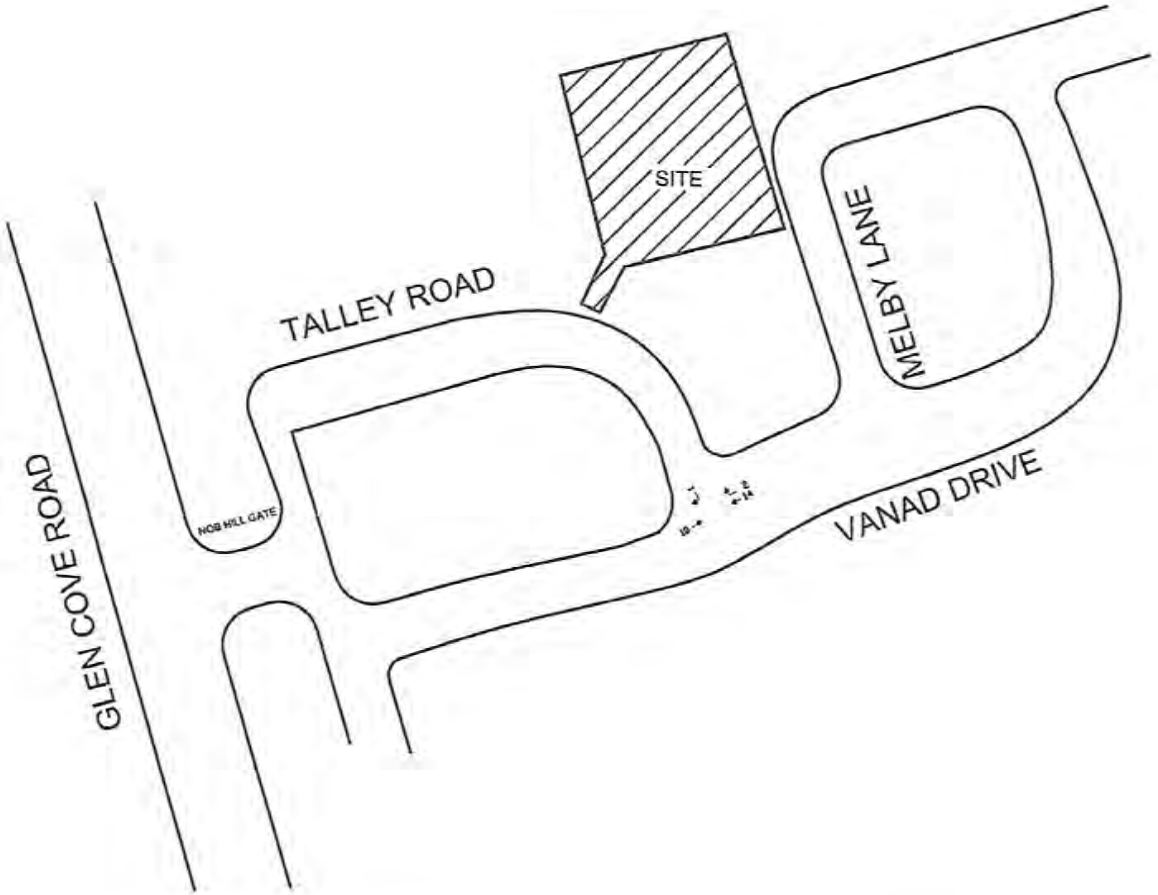
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build AM Volumes - Alternate B
Figure 21

Not To Scale



R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build Midday Volumes - Alternate B
Figure 22

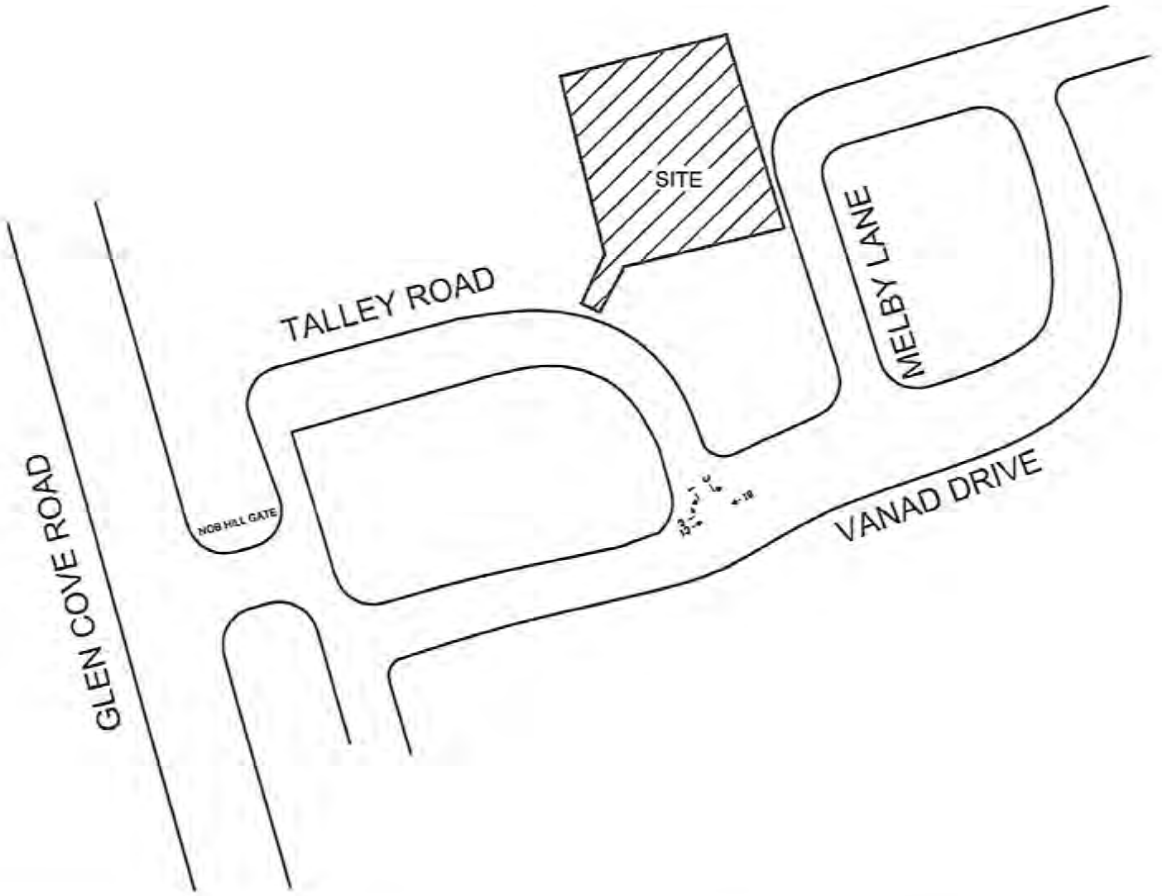
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build PM Volumes - Alternate B
Figure 23

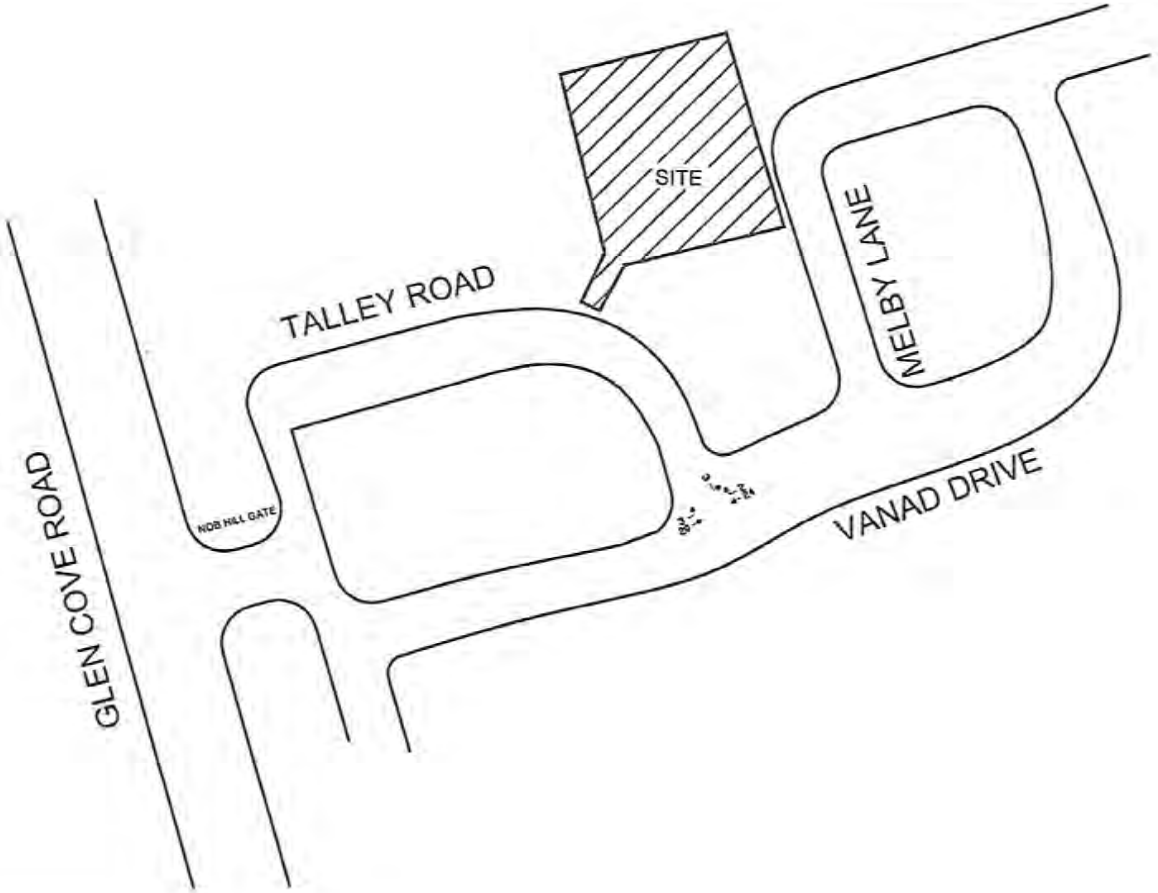
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
No Build Saturday Volumes - Alternate B
Figure 24

Not To Scale



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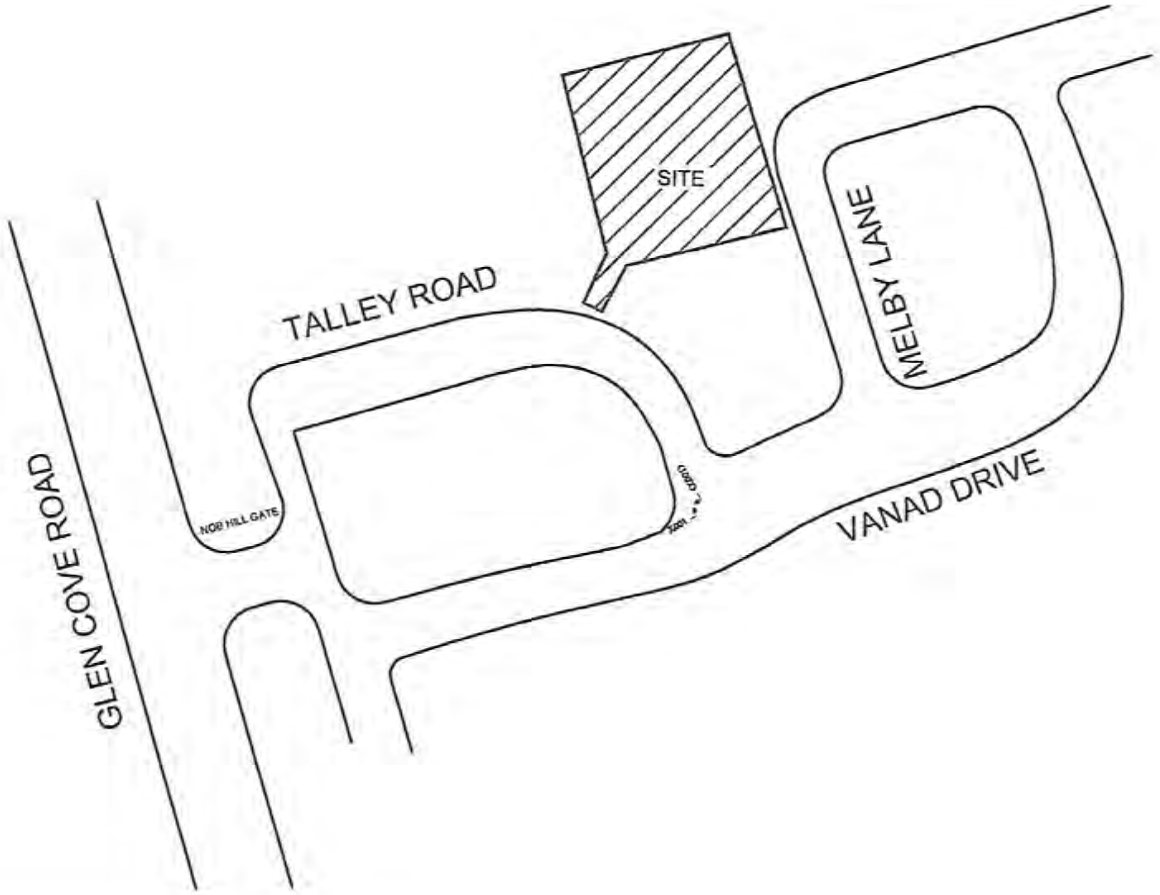
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
AM Percent Distribution - Alternate B
Figure 25

Not To Scale



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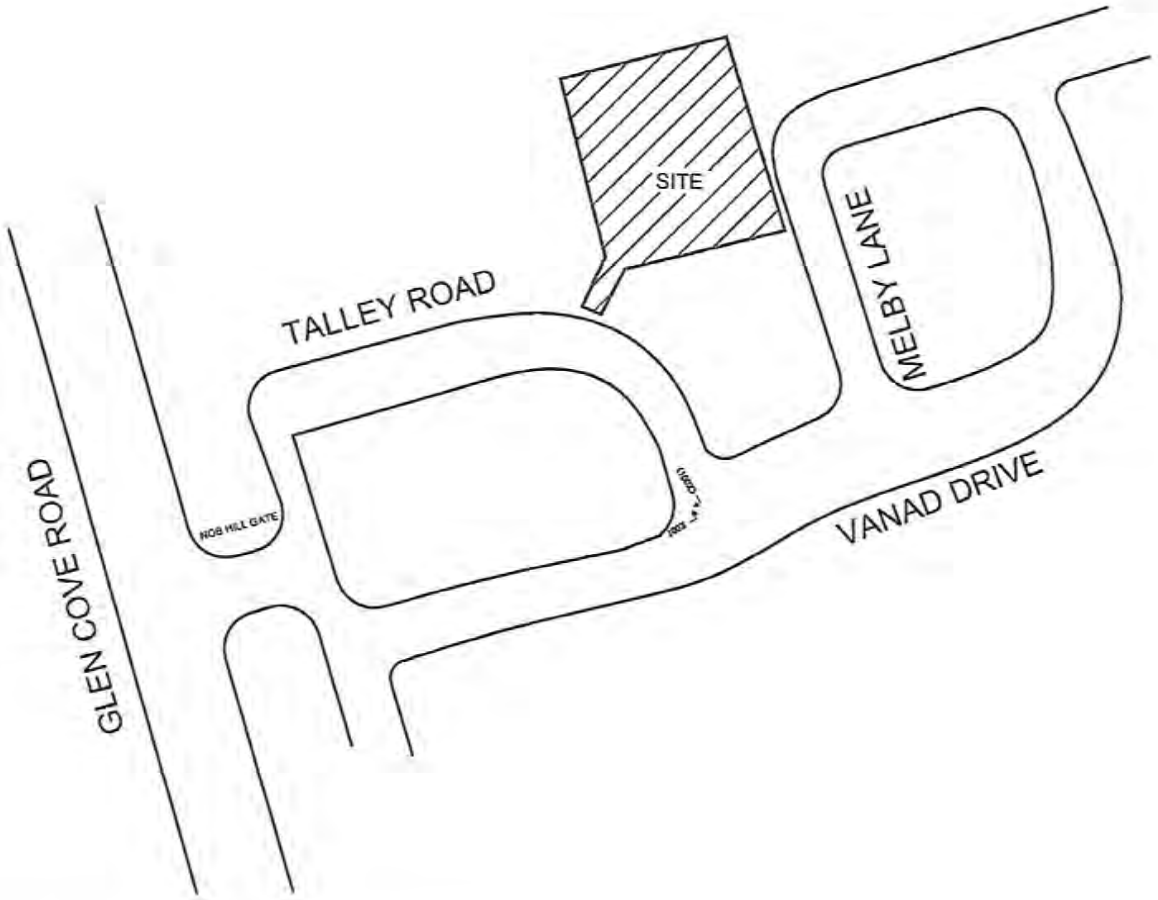
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Midday Percent Distribution - Alternate B
Figure 26

Not To Scale



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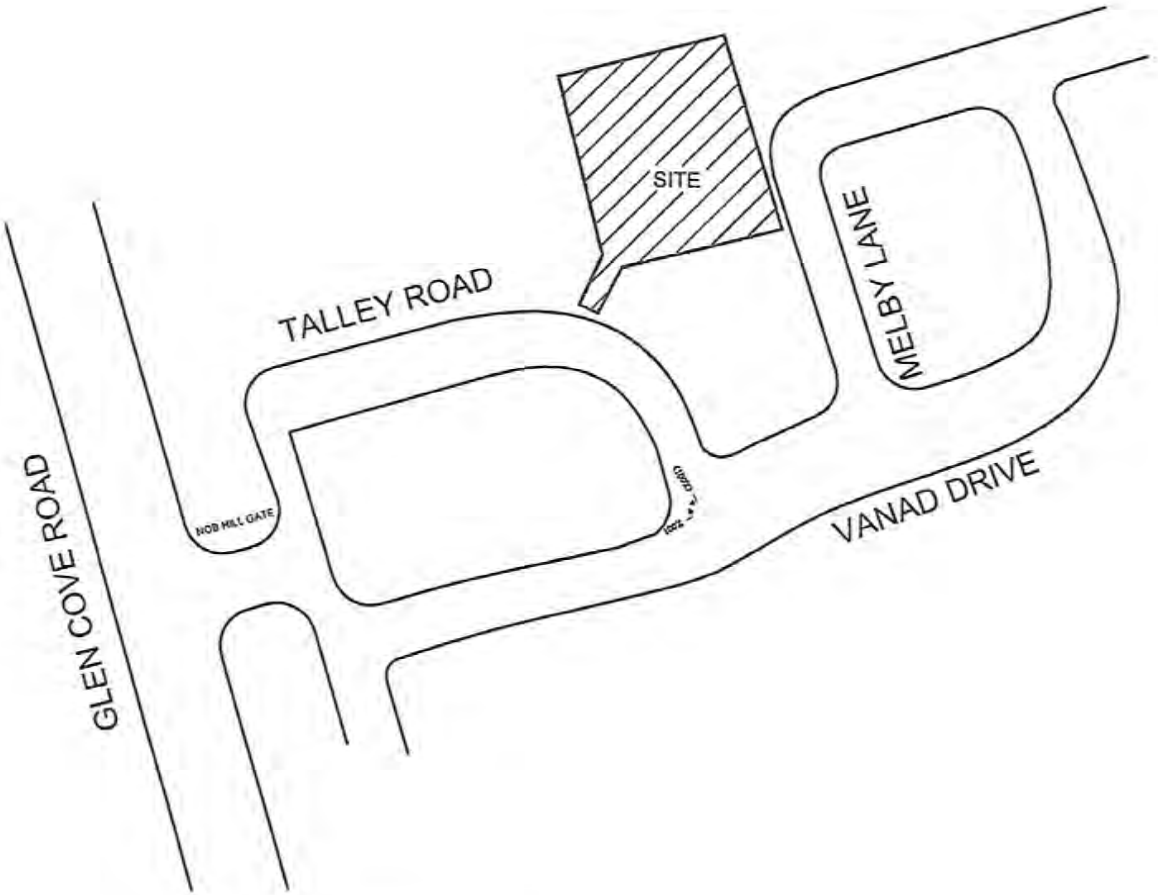
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
PM Percent Distribution - Alternate B
Figure 27



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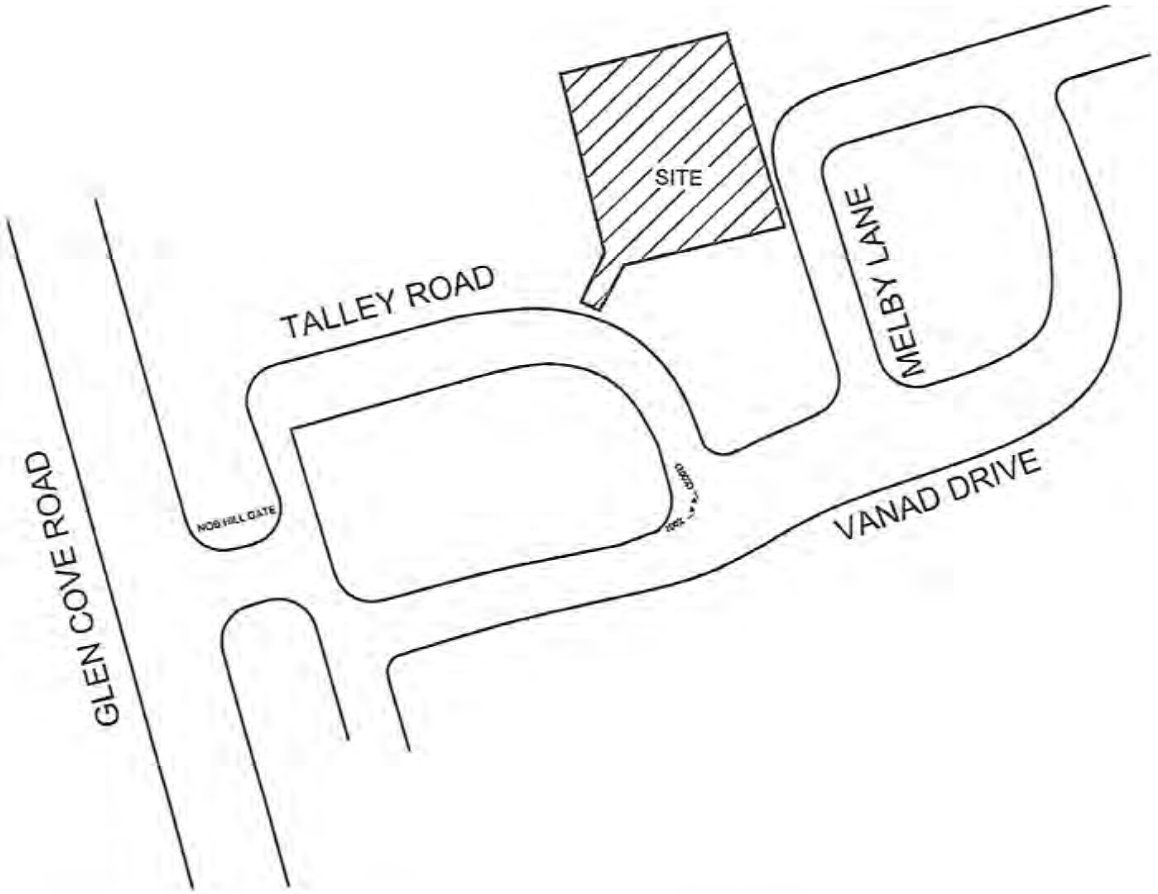
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Saturday Percent Distribution - Alternate B
Figure 28

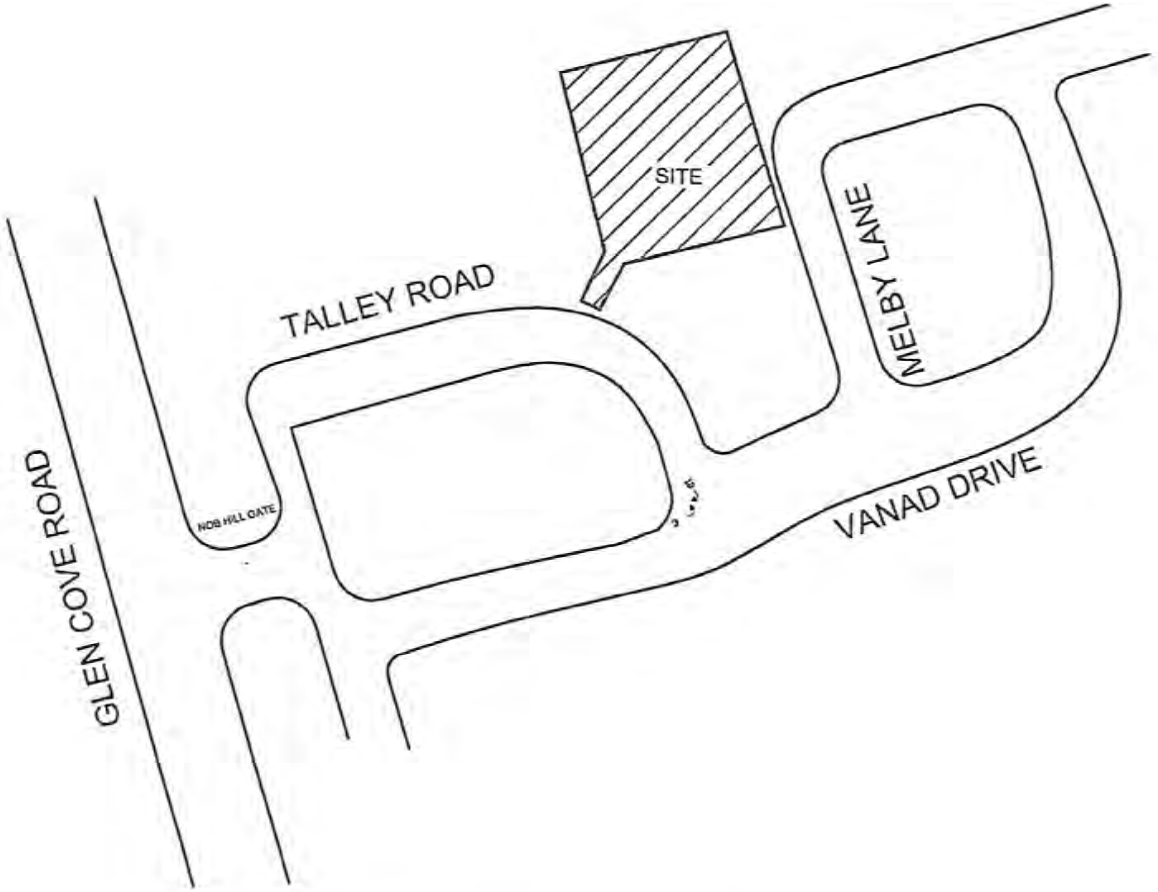
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
AM Project Volumes - Alternate B
Figure 29

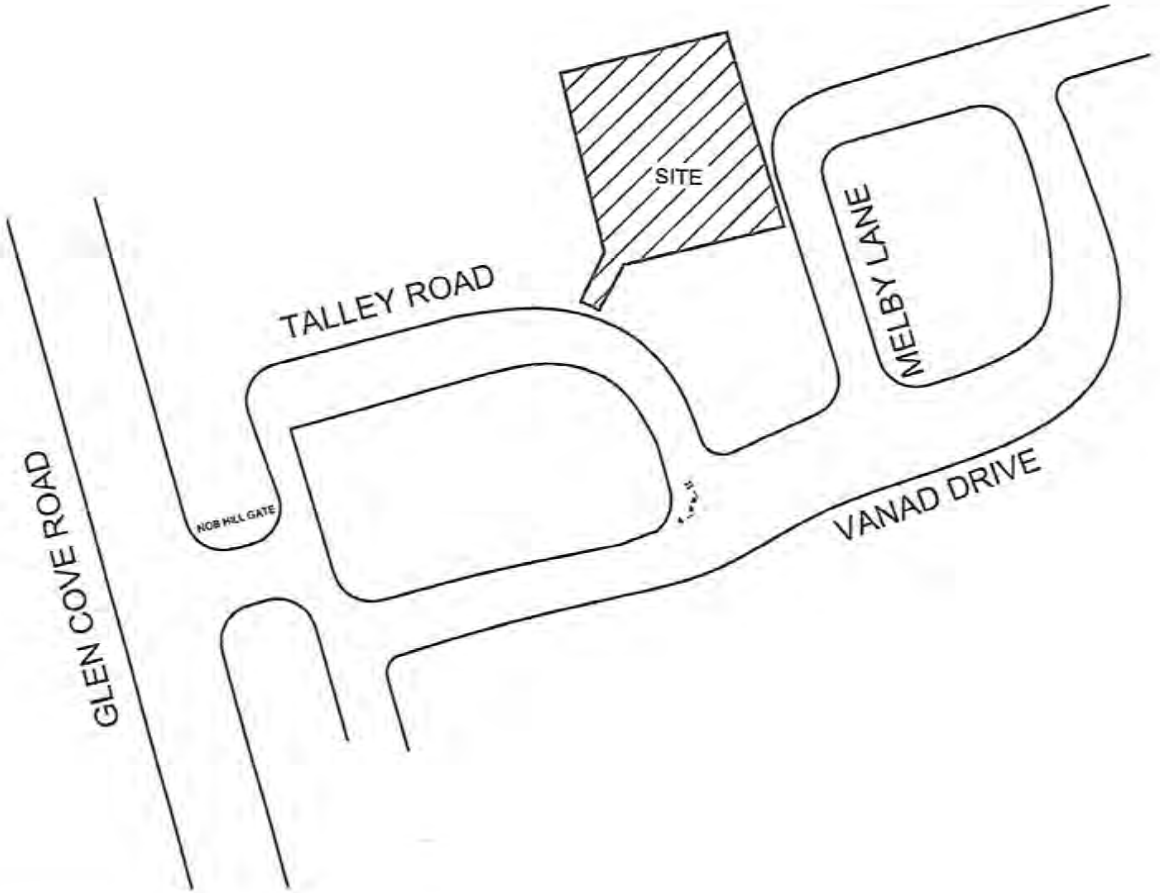
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Midday Project Volumes - Alternate B
Figure 30

Not To Scale



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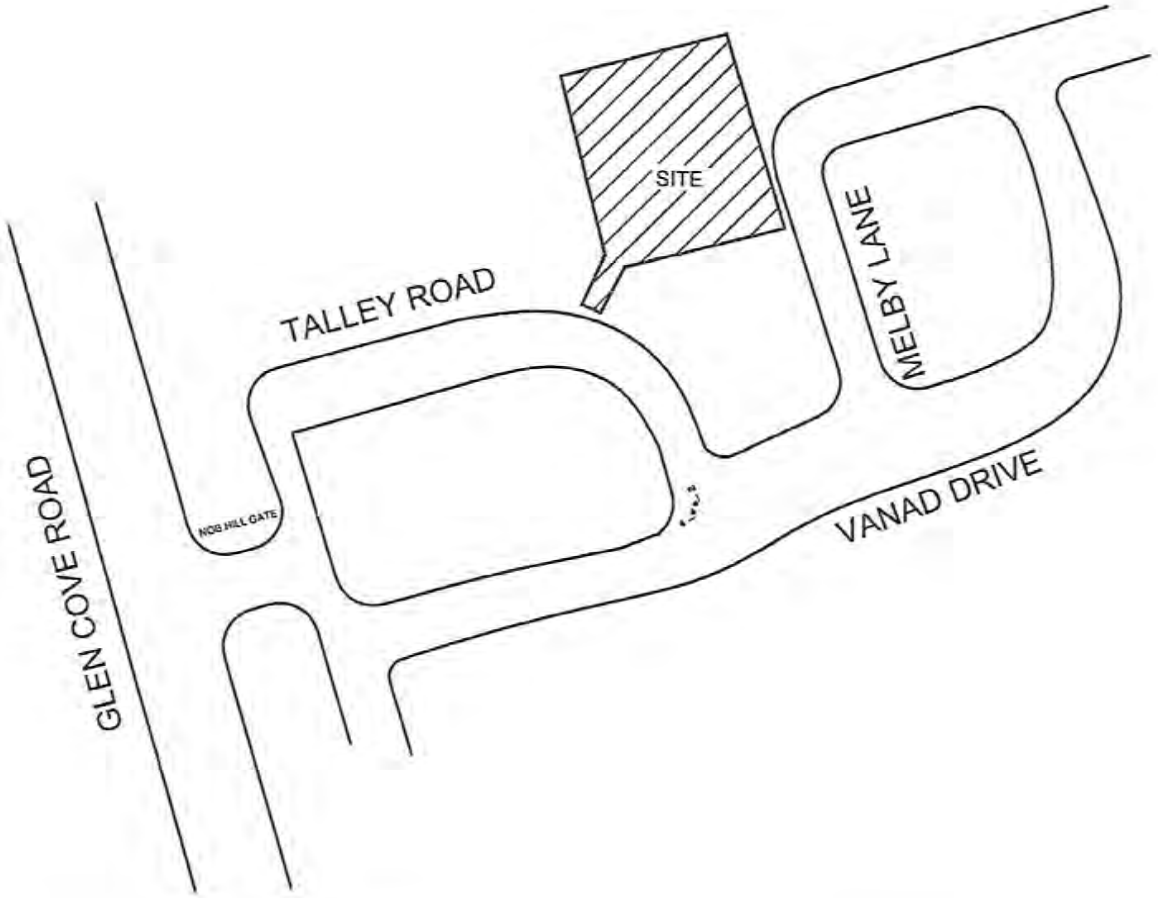
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
PM Project Volumes - Alternate B
Figure 31

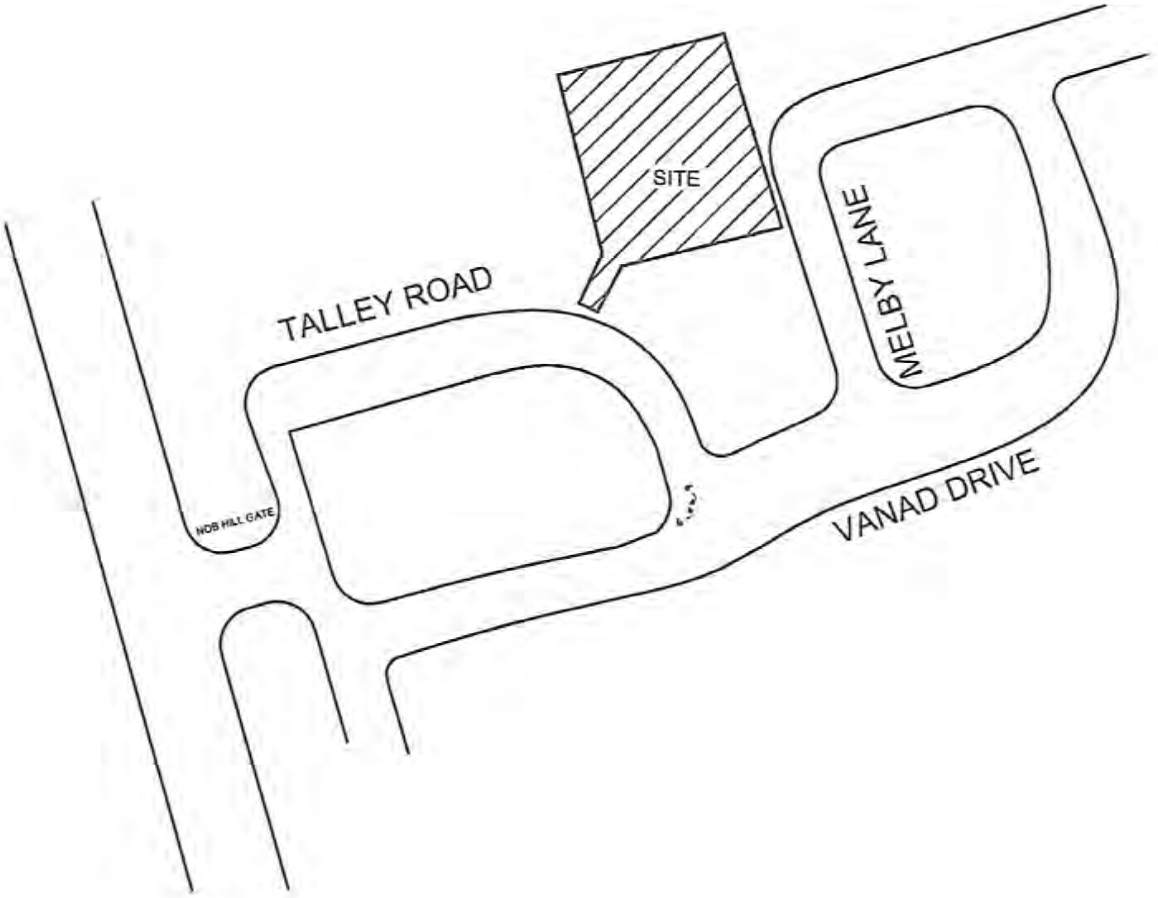
Not To Scale



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Saturday Project Volumes - Alternate B
Figure 32

Not To Scale



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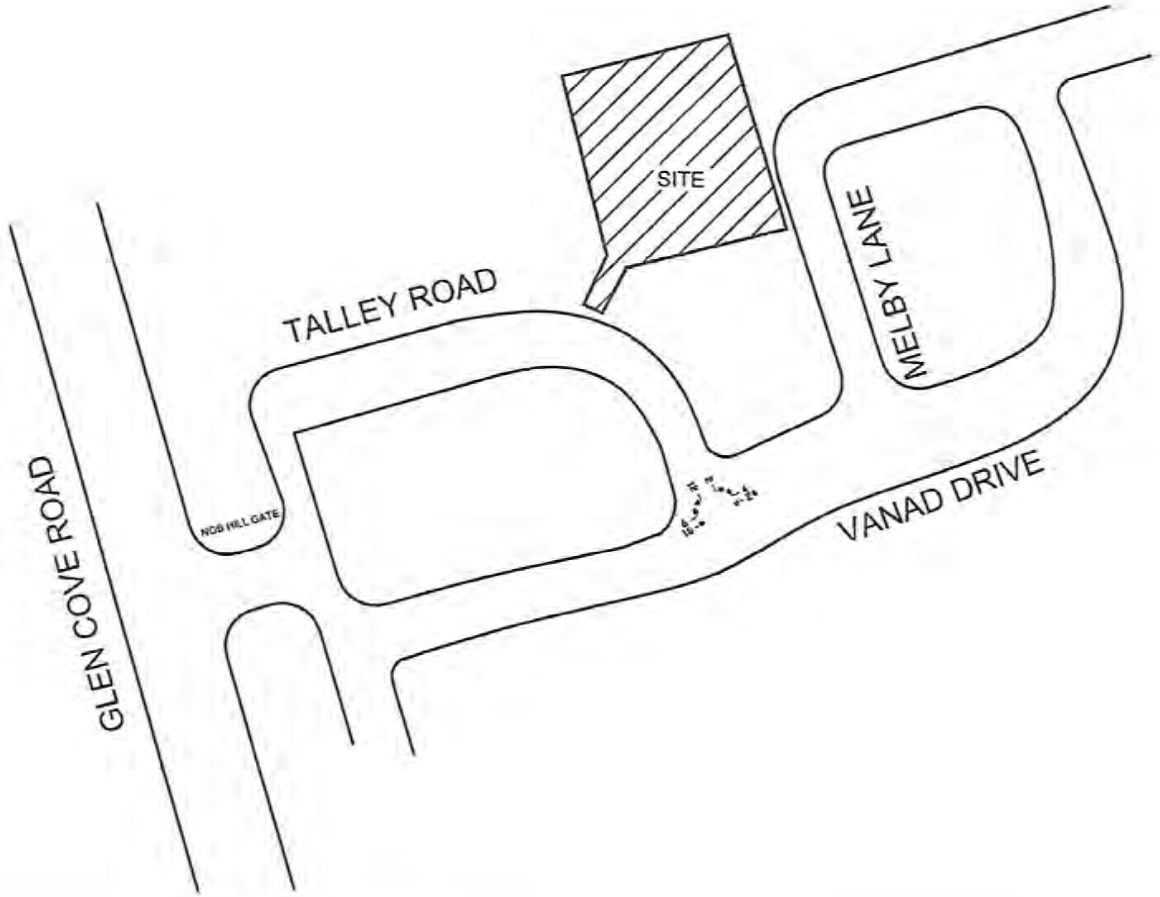
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build AM Volumes - Alternate B
Figure 33

Not To Scale



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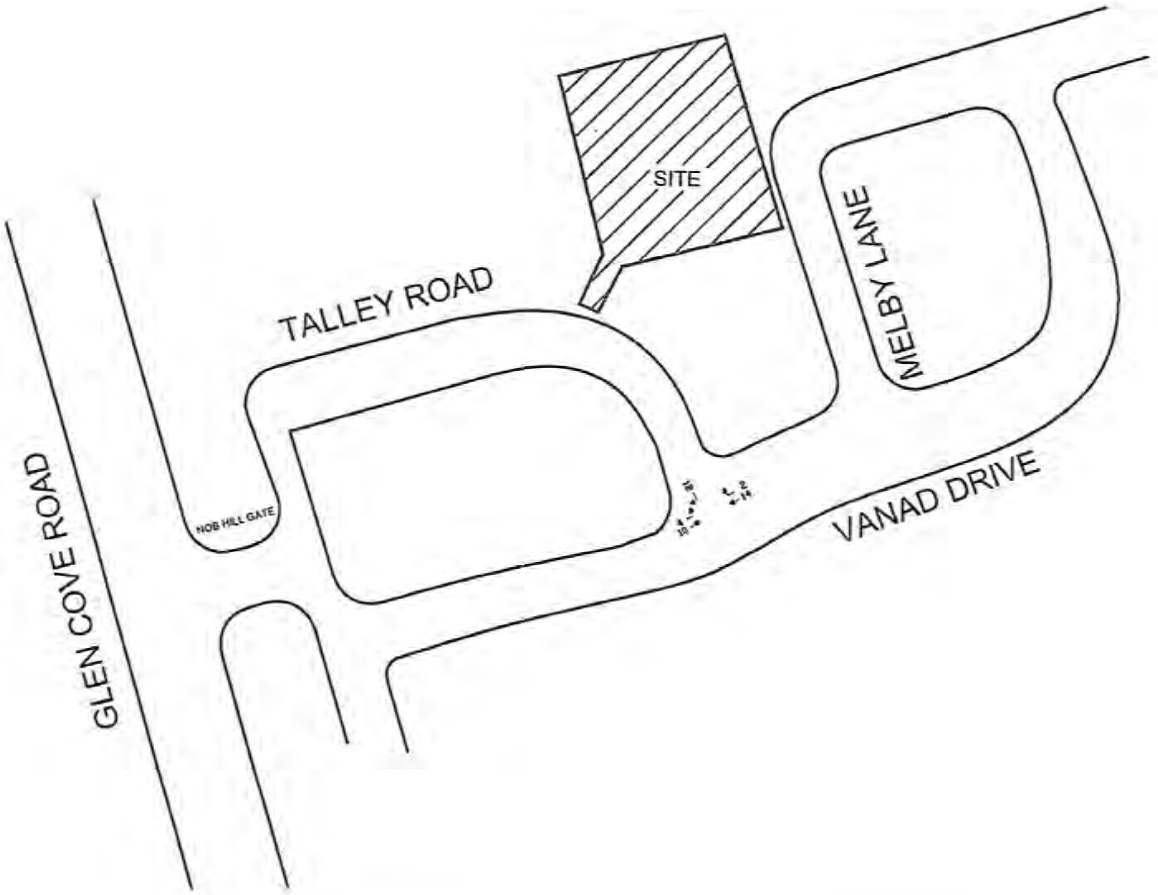
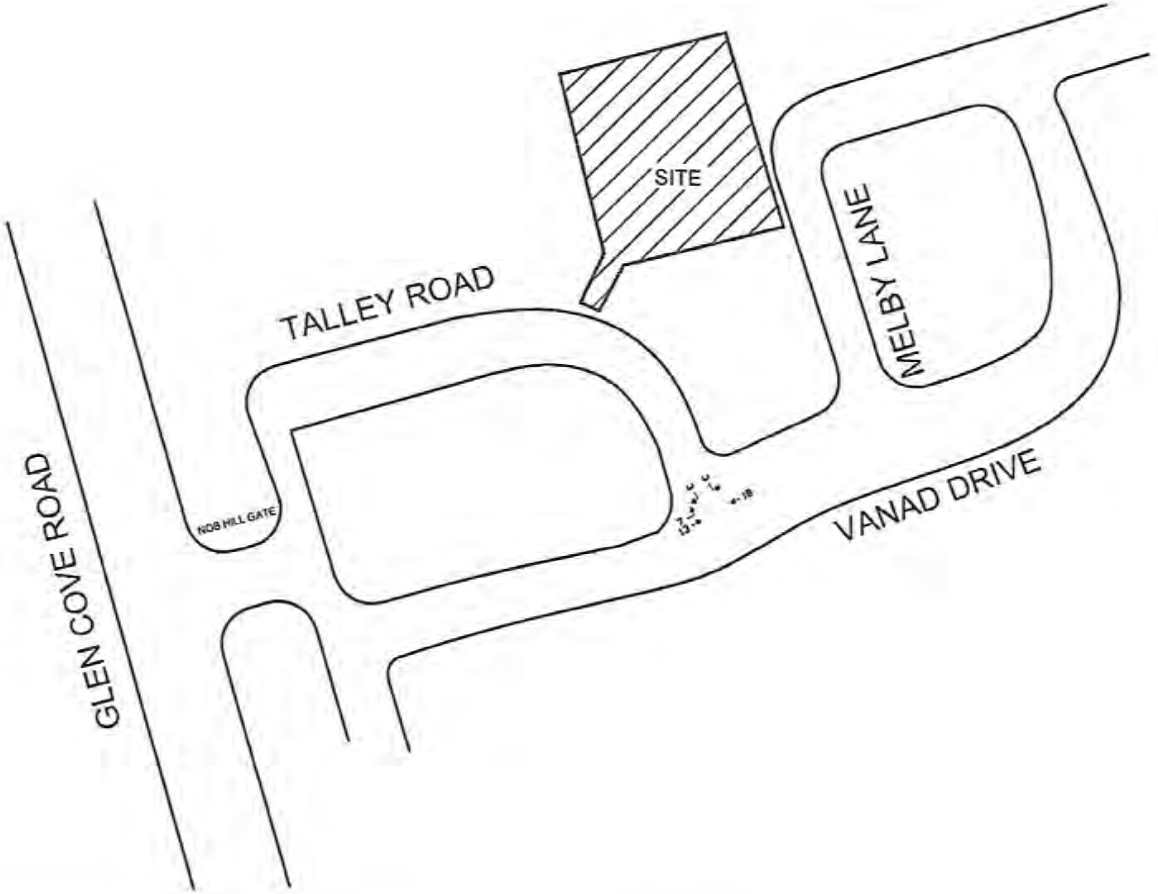
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build Midday Volumes - Alternate B
Figure 34



R&M ENGINEERING

R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build PM Volumes - Alternate B
Figure 35

Not To Scale



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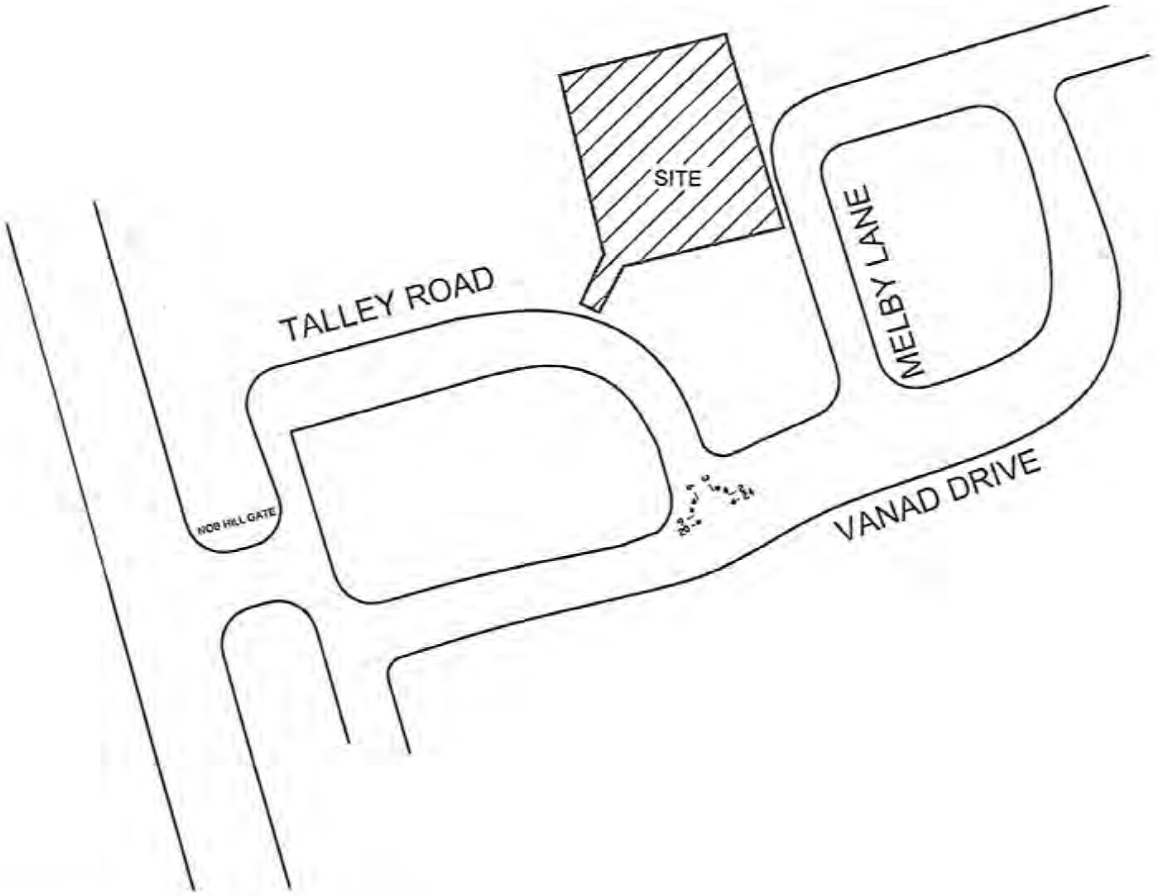
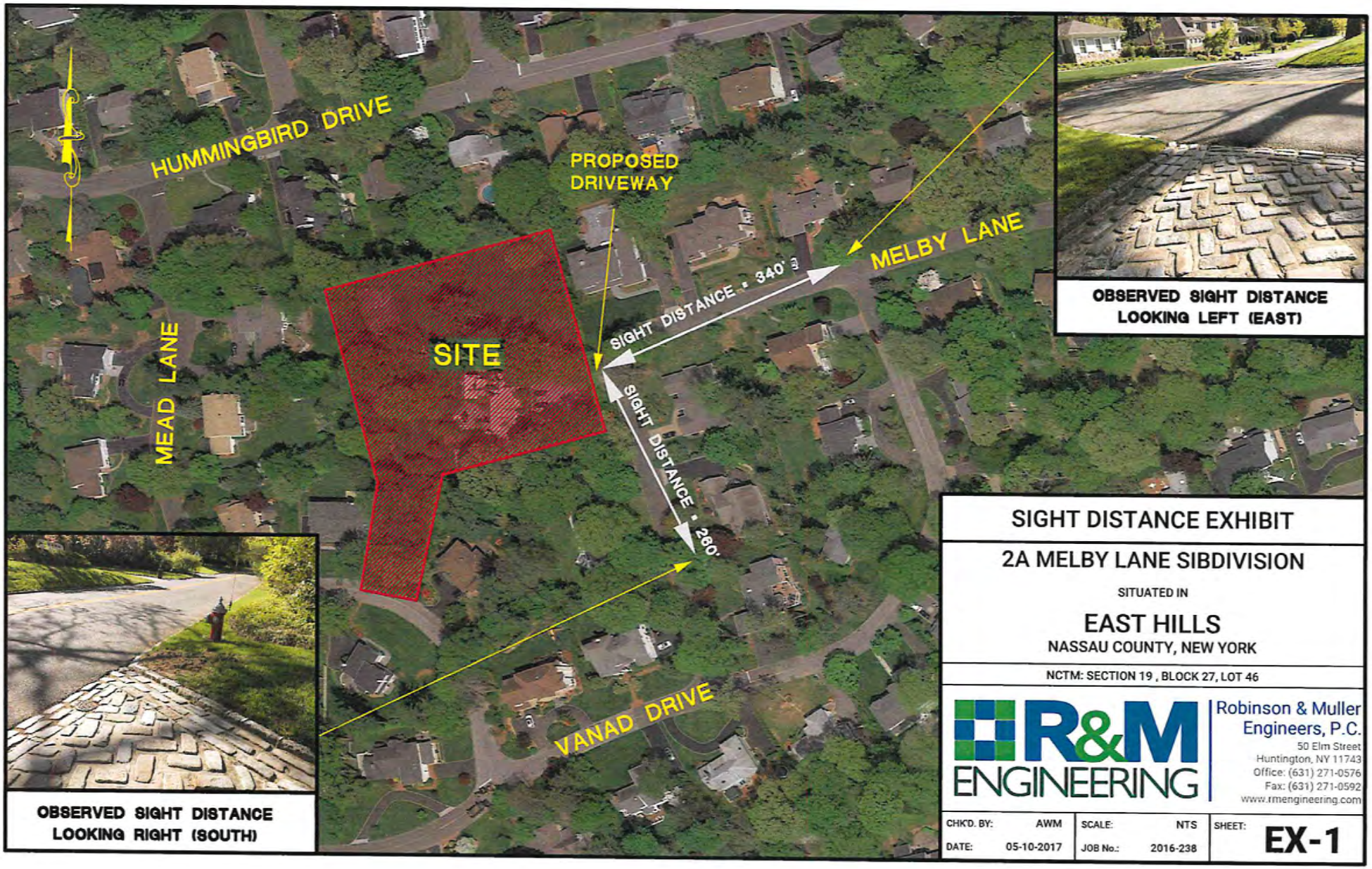
R&M Engineering
Project Name: 2A Melby Lane Subdivision
Project No.: 2016-238
Build Saturday Volumes - Alternate B
Figure 36

Not To Scale





OBSERVED SIGHT DISTANCE
LOOKING LEFT (EAST)

OBSERVED SIGHT DISTANCE
LOOKING RIGHT (SOUTH)

SIGHT DISTANCE EXHIBIT

2A MELBY LANE SIBDIVISION

SITUATED IN

EAST HILLS

NASSAU COUNTY, NEW YORK

NCTM: SECTION 19 , BLOCK 27, LOT 46

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
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Fax: (631) 271-0592
www.rmengineering.com

CHK'D. BY:	AWM	SCALE:	NTS	SHEET:	EX-1
DATE:	05-10-2017	JOB No.:	2016-238		

R&M ENGINEERING

II. Tables

R&M ENGINEERING

TABLE 1

2A MELBY SUBDIVISION
TRIP GENERATION SUMMARY
R&M JOB No. 2016-238
FEBRUARY, 2019

PEAK HOUR		PROPOSED SINGLE FAMILY RESIDENCES 4 DWELLING UNITS (ITE REGRESSION EQUATIONS)
ITE LAND USE CODE:		210*
WEEKDAY AM COMMUTER PEAK HOUR	ENTER:	3 tph*
	EXIT:	10 tph*
	TOTAL	13 tph*
WEEKDAY MIDDAY PEAK HOUR	ENTER:	4 tph*
	EXIT:	11 tph*
	TOTAL	15 tph*
WEEKDAY PM COMMUTER PEAK HOUR	ENTER:	4 tph*
	EXIT:	2 tph*
	TOTAL	6 tph*
SATURDAY MIDDAY PEAK HOUR	ENTER:	6 tph*
	EXIT:	6 tph*
	TOTAL	12 tph*

* Based on ITE Trip Generation Manual 9th Edition
tph - trips per hour

R&M ENGINEERING

TABLE 2

2A MELBY SUBDIVISON
LEVEL OF SERVICE SUMMARY
SIGNALIZED INTERSECTION
GLEN COVE ROAD AT NOB HILL GATE
R&M JOB No. 2016-238
August 3, 2018

		AM PEAK HOUR			PM PEAK HOUR			SAT PEAK HOUR		
INTERSECTION	CONDITION	MVMNT	CONTROL DELAY (SEC/VEH)	LOS	MVMNT	CONTROL DELAY (SEC/VEH)	LOS	MVMNT	CONTROL DELAY (SEC/VEH)	LOS
GLEN COVE ROAD AT NOB HILL GATE	EXISTING	WBL	34.7	C	WBL	33.7	C	WBL	33.5	C
		WBR	32.7	C	WBR	32.5	C	WBR	32.7	C
		NBT	10.7	B	NBT	11.0	B	NBT	10.8	B
		NBR	10.7	B	NBR	11.0	B	NBR	10.8	B
		SBL	15.6	B	SBL	16.6	B	SBL	15.9	B
		SBT	9.1	A	SBT	12.8	B	SBT	9.2	A
		OVERALLL	11.3	B	OVERALLL	12.7	B	OVERALLL	10.9	B
	NO BUILD	WBL	34.7	C	WBL	33.7	C	WBL	33.6	C
		WBR	32.8	C	WBR	32.5	C	WBR	32.8	C
		NBT	10.9	B	NBT	11.2	B	NBT	11.0	B
		NBR	11.0	B	NBR	11.3	B	NBR	11.0	B
		SBL	16.1	B	SBL	17.2	B	SBL	16.4	B
		SBT	9.3	A	SBT	13.3	B	SBT	9.3	A
		OVERALLL	11.5	B	OVERALLL	13.0	B	OVERALLL	11.1	B
	BUILD	WBL	34.8	C	WBL	33.7	C	WBL	33.7	C
		WBR	32.8	C	WBR	32.6	C	WBR	32.9	C
		NBT	11.0	B	NBT	11.2	B	NBT	11.1	B
		NBR	11.0	B	NBR	11.3	B	NBR	11.1	B
		SBL	16.2	B	SBL	17.3	B	SBL	17.1	B
		SBT	9.3	A	SBT	13.3	B	SBT	9.3	A
		OVERALLL	11.5	B	OVERALLL	13.0	B	OVERALLL	11.2	B

LOS - Level of Service
MVMNT - Movement

R&M ENGINEERING

TABLE 3

2A MELBY SUBDIVISON
LEVEL OF SERVICE SUMMARY
UNSIGNALIZED INTERSECTION
VANAD DRIVE AT MELBY LANE
R&M JOB No. 2016-238
August 3, 2018

		AM PEAK HOUR			MIDDAY PEAK HOUR			PM PEAK HOUR			SAT PEAK HOUR		
INTERSECTION	CONDITION	MVMNT	CONTROL DELAY (SEC/VEH)	LOS	MVMNT	CONTROL DELAY (SEC/VEH)	LOS	MVMNT	CONTROL DELAY (SEC/VEH)	LOS	MVMNT	CONTROL DELAY (SEC/VEH)	LOS
VANAD DRIVE AT MELBY LANE	EXISTING	EBTL	7.1	A	EBTL		A	EBTL	7.2	A	EBTL	7.2	A
		WBTR	7.0	A	WBTR		A	WBTR	7.1	A	WBTR	7.0	A
		SBLR	6.4	A	SBLR		A	SBLR	6.5	A	SBLR	6.5	A
	NO BUILD	EBTL	7.1	A	EBTL		A	EBTL	7.2	A	EBTL	7.2	A
		WBTR	7.0	A	WBTR		A	WBTR	7.1	A	WBTR	7.0	A
		SBLR	6.4	A	SBLR		A	SBLR	6.5	A	SBLR	6.5	A
	BUILD	EBTL	7.2	A	EBTL		A	EBTL	7.2	A	EBTL	7.4	A
		WBTR	7.0	A	WBTR		A	WBTR	7.1	A	WBTR	7.1	A
		SBLR	6.5	A	SBLR		A	SBLR	6.5	A	SBLR	6.6	A
VANAD DRIVE AT TALLEY ROAD	EXISTING	EBL	7.3	A	EBL	7.3	A	EBL	7.3	A	EBL	7.3	A
		SBLR	8.7	A	SBLR	8.4	A	SBLR	8.7	A	SBLR	8.8	A
	NO BUILD	EBL	8.3	A	EBL	7.3	A	EBL	7.3	A	EBL	7.3	A
		SBLR	8.7	A	SBLR	8.4	A	SBLR	8.7	A	SBLR	8.8	A
	BUILD	EBL	7.3	A	EBL	7.3	A	EBL	7.3	A	EBL	7.3	A
		SBLR	8.7	A	SBLR	8.5	A	SBLR	8.6	A	SBLR	8.6	A

LOS - Level of Service
MVMNT - Movement

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TABLE 4

2A MELBY LANE
SPEED DATA SUMMARY
R&M JOB No. 2016-238
FEBRUARY, 2019

PEAK PERIOD		MELBY LANE NB (SPEED LIMIT 30 MPH)	MELBY LANE SB (SPEED LIMIT 30 MPH)
AM COMMUTER PEAK PERIOD	AVERAGE STANDARD DEVIATION 85% SPEED SAMPLE SIZE	20.60 mph 3.50 mph N/A mph 5 vehicles	24.32 mph 4.07 mph 29.00 mph 37 vehicles
MIDDAY PEAK PERIOD	AVERAGE STANDARD DEVIATION 85% SPEED SAMPLE SIZE	25.89 mph 4.70 mph 31.00 mph 6 vehicles	23.50 mph 4.97 mph 29.00 mph 16 vehicles
PM COMMUTER PEAK PERIOD	AVERAGE STANDARD DEVIATION 85% SPEED SAMPLE SIZE	26.17 mph 9.00 mph 37.30 mph 12 vehicles	29.18 mph 9.49 mph 43.90 mph 17 vehicles
SATURDAY PEAK PERIOD	AVERAGE STANDARD DEVIATION 85% SPEED SAMPLE SIZE	25.55 mph 6.16 mph 32.55 mph 20 vehicles	24.21 mph 3.93 mph 28.15 mph 38 vehicles

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APPENDIX C: LEVEL OF SERVICE DESCRIPTIONS

I. Signalized Intersections

II. Unsignalized Intersection

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I. Signalized Intersections

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LEVEL OF SERVICE
SIGNALIZED INTERSECTION

Level of service for signalized intersection is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experience by a motorist is made up of a number of factors that relate to control, geometry, traffic, and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during ideal conditions: in the absence of traffic control, in the absence of geometric delay, in the absence of any incidents, and when there are no other vehicles on the road. The portion of the total delay attributed to the control facility is called the control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Control delay may also be referred to as signal delay (for signalized intersections).

Level of service criteria for signalized intersections are determined in terms of the average control delay per vehicle. The following average control delays are used to determine approach levels of service:

Level of Service A	< 10.0 sec./veh.
Level of Service B	> 10.0 and < 20.0 sec./veh.
Level of Service C	> 20.0 and < 35.0 sec./veh.
Level of Service D	> 35.0 and < 55.0 sec./veh.
Level of Service E	> 55.0 and < 80.0 sec./veh.
Level of Service F	> 80.0 sec./veh.

Level of Service-A describes operations with a very low control delay. This occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short traffic signal cycles may contribute to low delay.

Level of Service-B generally occurs with good progression and/or short traffic signal cycle lengths. More vehicles stop than for level of service A, causing higher average delays.

Level of Service-C has higher delays than level of service B. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures, where motorists are required to wait through an entire signal cycle, may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

Level of Service-D at this level the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths or high volume to capacity ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

Level of Service-E is considered the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths and high volume to capacity ratios. Individual cycle failures are frequent occurrences.

Level of Service-F is considered unacceptable to most drivers. This condition often occurs with oversaturations, i.e., when arrival flow rates exceed the capacity of the intersection. It may occur at volume to capacity ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

R&M ENGINEERING

II. Unsignalized Intersection

R&M ENGINEERING

LEVEL OF SERVICE
TWO WAY STOP CONTROLLED INTERSECTIONS

The level of service and capacity of a two way stop controlled (TWSC) intersection are the criteria by which the quality of traffic service is measured. The levels of service range between level of service A (relatively congestion-free) and level of service F (congested).

The right of way at the TWSC intersection is controlled by stop signs on two opposing legs of an intersection (on one leg of a "T"-type intersection). The capacity of a controlled leg is based on the distribution of gaps in the major street traffic flow, driver judgement in selecting a gap through which to execute the desired maneuver and the follow up time required by each driver in a queue.

The level of service for a TWSC intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. The delay experienced by a motorist is made up of a number of factors that relate to control, geometry, traffic, and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during conditions with ideal geometry and in the absence of incidents, control, and traffic. This program only quantifies that portion of the total delay attributed to traffic control measures, either traffic signals or stop signs. This delay is called control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. Average control delay for any particular minor movement is a function of the approach and the degree of saturation.

The following average control delays are used to determine approach levels of service:

Level of Service A	$\leq$ 10 sec./veh.
Level of Service B	> 10 and $\leq$ 15 sec./veh.
Level of Service C	> 15 and $\leq$ 25 sec./veh.
Level of Service D	> 25 and $\leq$ 35 sec./veh.
Level of Service E	> 35 and $\leq$ 50 sec./veh.
Level of Service F	> 50 sec./veh.

R&M ENGINEERING

LEVEL OF SERVICE
ALL WAY STOP CONTROLLED INTERSECTIONS

The level of service and capacity of an all way stop controlled (AWSC) intersection are the criteria by which the quality of traffic service is measured. The levels of service range between level of service A (relatively congestion-free) and level of service F (congested).

The right of way at the AWSC intersection is controlled by stop signs on all legs of an intersection. The capacity of a controlled leg is based on the traffic conditions on the other approaches. If no other traffic is present on the other approaches, a driver can proceed immediately after stopping. If there is traffic on one or more other approaches, a driver proceeds only after determining that no vehicles are currently in the intersection and that it is the driver's turn to proceed.

The level of service for an AWSC intersection is determined by the computed or measured control delay and is defined for each movement. Level of service is not defined for the intersection as a whole. The delay experienced by a motorist is made up of a number of factors that relate to control, geometry, traffic, and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during conditions with ideal geometry and in the absence of incidents, control, and traffic. This program only quantifies that portion of the total delay attributed to traffic control measures, either traffic signals or stop signs. This delay is called control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. Average control delay for any particular minor movement is a function of the approach and the degree of saturation.

The following average control delays are used to determine approach levels of service:

Level of Service A	$\leq$ 10 sec./veh.
Level of Service B	> 10 and $\leq$ 15 sec./veh.
Level of Service C	> 15 and $\leq$ 25 sec./veh.
Level of Service D	> 25 and $\leq$ 35 sec./veh.
Level of Service E	> 35 and $\leq$ 50 sec./veh.
Level of Service F	> 50 sec./veh.

R&M ENGINEERING

APPENDIX D: TRAFFIC VOLUME AND TRIP DISTRIBUTION/ASSIGNMENT SPREADSHEETS

R&M Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	2	2
		THROUGH	0	0
		RIGHT	2	2
	EB	LEFT	3	3
		THROUGH	16	16
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	24	24
		RIGHT	4	4

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
OTHER
PLANNED
PROJECTS

PROPOSED

PASS-BY%
0%

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	2	0	2
		THROUGH	0	0	0
		RIGHT	2	0	2
	EB	LEFT	3	0	3
		THROUGH	16	0	16
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	24	0	24
		RIGHT	4	0	4

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

PASS-BY%

PROPOSED 4 DETACHED SINGLE FAMILY HOUSES

	VOL
ENTER	3
EXIT	10
TOTAL	13

SUBTOTAL TRAFFIC GENERATED

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT		100	10	10
	EB	LEFT	100		3	3
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	2	0	2
		THROUGH	0	0	0
		RIGHT	2	10	12
	EB	LEFT	3	3	6
		THROUGH	16	0	16
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	24	0	24
		RIGHT	4	0	4

RMS Engineering

MIDDAY COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	0	0
		THROUGH	0	0
		RIGHT	1	1
	EB	LEFT	0	0
		THROUGH	10	10
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	14	14
		RIGHT	2	2

RMS Engineering

MIDDAY COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

MIDDAY COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	1	0	1
	EB	LEFT	0	0	0
		THROUGH	10	0	10
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	14	0	14
		RIGHT	2	0	2

RMS Engineering

MIDDAY COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	4	
	EXIT	11	
	TOTAL	15	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT		100	11	11
	EB	LEFT	100		4	4
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

MIDDAY COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	1	11	12
	EB	LEFT	0	4	4
		THROUGH	10	0	10
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	14	0	14
		RIGHT	2	0	2

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	3	3
		THROUGH	0	0
		RIGHT	1	1
	EB	LEFT	3	3
		THROUGH	13	13
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	18	18
		RIGHT	0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	3	0	3
		THROUGH	0	0	0
		RIGHT	1	0	1
	EB	LEFT	3	0	3
		THROUGH	13	0	13
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	18	0	18
		RIGHT	0	0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	4	
	EXIT	2	
	TOTAL	6	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT		100	2	2
	EB	LEFT	100		4	4
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	3	0	3
		THROUGH	0	0	0
		RIGHT	1	2	3
	EB	LEFT	3	4	7
		THROUGH	13	0	13
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	18	0	18
		RIGHT	0	0	0

RMS Engineering

SATURDAY MIDDAY PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE				
	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	3	3
		THROUGH	0	0
		RIGHT	0	0
	EB	LEFT	3	3
		THROUGH	20	20
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	24	24
		RIGHT	2	2

RMS Engineering

SATURDAY MIDDAY PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

SATURDAY MIDDAY PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	3	0	3
		THROUGH	0	0	0
		RIGHT	0	0	0
	EB	LEFT	3	0	3
		THROUGH	20	0	20
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	24	0	24
		RIGHT	2	0	2

RMS Engineering

SATURDAY MIDDAY PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	6	
	EXIT	6	
	TOTAL	12	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
VANAD DRIVE at TALLEY DRIVE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT		100	6	6
	EB	LEFT	100		6	6
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

SATURDAY MIDDAY PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
DECEMBER 2018

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
VANAD DRIVE at TALLEY DRIVE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	3	0	3
		THROUGH	0	0	0
		RIGHT	0	6	6
	EB	LEFT	3	6	9
		THROUGH	20	0	20
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	24	0	24
		RIGHT	2	0	2

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0
		THROUGH	1438	1467
		RIGHT	9	9
	SB	LEFT	13	13
		THROUGH	1279	1305
		RIGHT	0	0
	EB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	WB	LEFT	120	122
		THROUGH	0	0
		RIGHT	32	33
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	0	0
		THROUGH	0	0
		RIGHT	16	16
	EB	LEFT	4	4
		THROUGH	6	6
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	3	3
		RIGHT	0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
VANAD DRIVE at MELBY LANE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1467	0	1467
		RIGHT	9	0	9
	SB	LEFT	13	0	13
		THROUGH	1305	0	1305
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	122	0	122
		THROUGH	0	0	0
		RIGHT	33	0	33
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	16	0	16
	EB	LEFT	4	0	4
		THROUGH	6	0	6
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	3	0	3
		RIGHT	0	0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	2	
	EXIT	6	
	TOTAL	8	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT	50		1	1
	SB	LEFT	50		1	1
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT		50	3	3
		THROUGH			0	0
		RIGHT		50	3	3
VANAD DRIVE at MELBY LANE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT		100	6	6
	EB	LEFT	100		2	2
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

AM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1467	0	1467
		RIGHT	9	1	10
	SB	LEFT	13	1	14
		THROUGH	1305	0	1305
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	122	3	125
		THROUGH	0	0	0
		RIGHT	33	3	36
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	16	6	22
	EB	LEFT	4	2	6
		THROUGH	6	0	6
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	3	0	3
		RIGHT	0	0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0
		THROUGH	1337	1364
		RIGHT	32	33
	SB	LEFT	16	16
		THROUGH	1619	1651
		RIGHT	0	0
	EB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	WB	LEFT	73	74
		THROUGH	0	0
		RIGHT	21	21
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	0	0
		THROUGH	0	0
		RIGHT	12	12
	EB	LEFT	5	5
		THROUGH	8	8
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	8	8
		RIGHT	0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
VANAD DRIVE at MELBY LANE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1364	0	1364
		RIGHT	33	0	33
	SB	LEFT	16	0	16
		THROUGH	1651	0	1651
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	74	0	74
		THROUGH	0	0	0
		RIGHT	21	0	21
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	12	0	12
	EB	LEFT	5	0	5
		THROUGH	8	0	8
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	8	0	8
		RIGHT	0	0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	3	
	EXIT	2	
	TOTAL	5	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT	50		2	2
GLEN COVE ROAD	SB	LEFT	50		1	1
at		THROUGH			0	0
NOB HILL GATE		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT		50	1	1
		THROUGH			0	0
		RIGHT		50	1	1
	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
VANAD DRIVE	SB	LEFT			0	0
at		THROUGH			0	0
MELBY LANE		RIGHT		100	2	2
	EB	LEFT	100		3	3
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

PM COMMUTER PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1364	0	1364
		RIGHT	33	2	35
	SB	LEFT	16	1	17
		THROUGH	1651	0	1651
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	74	1	75
		THROUGH	0	0	0
		RIGHT	21	1	22
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	12	2	14
	EB	LEFT	5	3	8
		THROUGH	8	0	8
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	8	0	8
		RIGHT	0	0	0

RMS Engineering

SAT PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
GROWTH FACTOR: 0.60%
NO. OF YEARS: 2
GROWTH RATE: 1.020

LOCATION	DIR	MVMT	EXISTING VOLUMES	AMBIENT NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0
		THROUGH	1389	1417
		RIGHT	19	19
	SB	LEFT	14	14
		THROUGH	1243	1268
		RIGHT	0	0
	EB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	WB	LEFT	70	71
		THROUGH	0	0
		RIGHT	31	32
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0
		THROUGH	0	0
		RIGHT	0	0
	SB	LEFT	0	0
		THROUGH	0	0
		RIGHT	20	20
	EB	LEFT	6	6
		THROUGH	13	13
		RIGHT	0	0
	WB	LEFT	0	0
		THROUGH	3	3
		RIGHT	0	0

RMS Engineering

SAT PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017
OTHER
PLANNED
PROJECTS

PASS-BY%
0%

PROPOSED

	VOL
ENTER	0
EXIT	0
TOTAL	0

SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS

LOCATION	DIR	MVMT	%EN	%EX	1 VOL	SUBTOTAL VOL
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
VANAD DRIVE at MELBY LANE	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	SB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

SAT PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	AMBIENT NO BUILD VOLUME	SUBTOTAL TRAFFIC GENERATED BY OTHER PROJECTS	TOTAL NO BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1417	0	1417
		RIGHT	19	0	19
	SB	LEFT	14	0	14
		THROUGH	1268	0	1268
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	71	0	71
		THROUGH	0	0	0
		RIGHT	32	0	32
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	20	0	20
	EB	LEFT	6	0	6
		THROUGH	13	0	13
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	3	0	3
		RIGHT	0	0	0

RMS Engineering

SAT PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

PASS-BY%		PROPOSED 4 DETACHED SINGLE FAMILY HOUSES	SUBTOTAL TRAFFIC GENERATED
		VOL	
	ENTER	12	
	EXIT	10	
	TOTAL	22	

LOCATION	DIR	MVMT	%EN	%EX	VOL	SUBTOTAL VOL
	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT	50		6	6
GLEN COVE ROAD	SB	LEFT	50		6	6
at		THROUGH			0	0
NOB HILL GATE		RIGHT			0	0
	EB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT		50	5	5
		THROUGH			0	0
		RIGHT		50	5	5
	NB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0
VANAD DRIVE	SB	LEFT			0	0
at		THROUGH			0	0
MELBY LANE		RIGHT		100	10	10
	EB	LEFT	100		12	12
		THROUGH			0	0
		RIGHT			0	0
	WB	LEFT			0	0
		THROUGH			0	0
		RIGHT			0	0

RMS Engineering

SAT PEAK HOUR
2A MELBY LANE SUBDIVISION

Project No. 2016-238
MAY 2017

LOCATION	DIR	MVMT	TOTAL NO BUILD VOLUME	TRAFFIC GENERATED BY PROPOSED PROJECT	TOTAL BUILD VOLUME
GLEN COVE ROAD at NOB HILL GATE	NB	LEFT	0	0	0
		THROUGH	1417	0	1417
		RIGHT	19	6	25
	SB	LEFT	14	6	20
		THROUGH	1268	0	1268
		RIGHT	0	0	0
	EB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	WB	LEFT	71	5	76
		THROUGH	0	0	0
		RIGHT	32	5	37
VANAD DRIVE at MELBY LANE	NB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	0	0	0
	SB	LEFT	0	0	0
		THROUGH	0	0	0
		RIGHT	20	10	30
	EB	LEFT	6	12	18
		THROUGH	13	0	13
		RIGHT	0	0	0
	WB	LEFT	0	0	0
		THROUGH	3	0	3
		RIGHT	0	0	0

R&M ENGINEERING

APPENDIX E: CAPACITY ANALYSIS WORKSHEETS – EXISTING CONDITIONS

I. Signalized Intersections

II. Unsignalized Intersections

R&M ENGINEERING

I. Signalized Intersections

R&M ENGINEERING

II. Unsignalized Intersections

HCS7 Two-Way Stop-Control Report

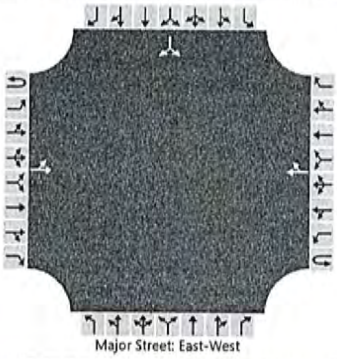
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2019
Time Analyzed	EXISTING AM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE @ TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.71
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	16				24	4						2		2
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4													6	
Capacity, c (veh/h)		1564													980	
v/c Ratio		0.00													0.01	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.2												8.7			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

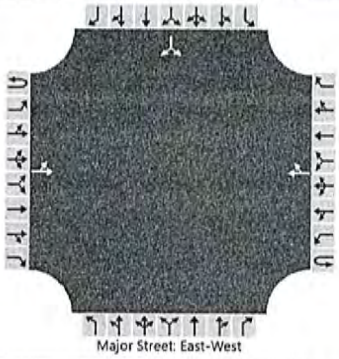
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2019
Time Analyzed	EXISTING MIDDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.61
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	10				14	2						0		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													2	
Capacity, c (veh/h)		1581													1049	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.4	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.0												8.4			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

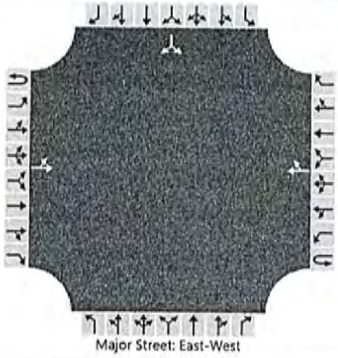
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2019
Time Analyzed	EXISTING PM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	13				18	0						3		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3													4	
Capacity, c (veh/h)		1591													989	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.4												8.7			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

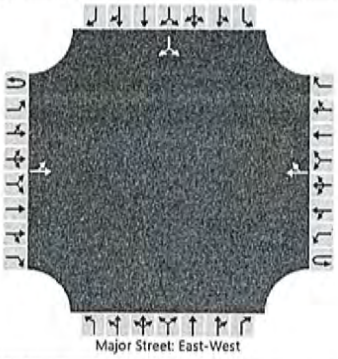
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2019
Time Analyzed	EXISTING SATURDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	20				24	2						3		0
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3													3	
Capacity, c (veh/h)		1577													944	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.8	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.0												8.8			
Approach LOS													A			

R&M ENGINEERING

APPENDIX F: CAPACITY ANALYSIS WORKSHEETS – NO BUILD CONDITIONS

I. Signalized Intersections

II. Unsignalized Intersections

R&M ENGINEERING

I. Signalized Intersections

R&M ENGINEERING

II. Unsignalized Intersections

HCS7 Two-Way Stop-Control Report

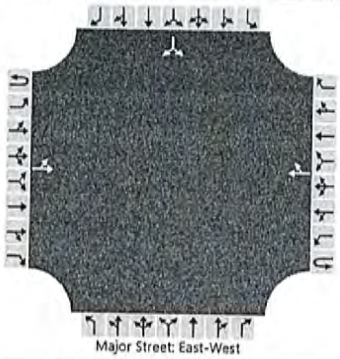
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	NO BUILD AM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE @ TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.71
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	16				24	4						2		2
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4													6	
Capacity, c (veh/h)		1564													980	
v/c Ratio		0.00													0.01	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.2												8.7			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

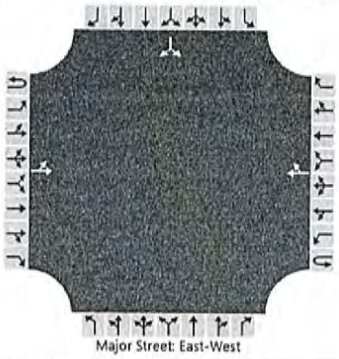
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	NO BUILD MIDDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.61
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	10				14	2						0		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													2	
Capacity, c (veh/h)		1581													1049	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.4	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.0												8.4			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

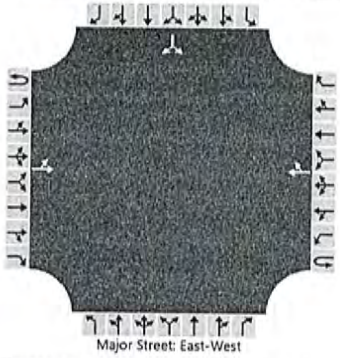
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	NO BUILD PM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	13				18	0						3		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3													4	
Capacity, c (veh/h)		1591													989	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.4												8.7			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

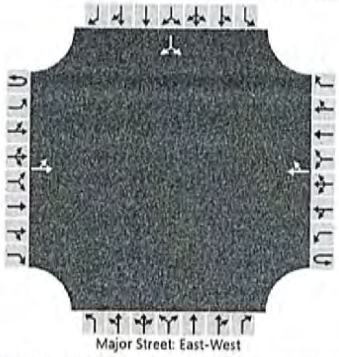
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	NO BUILD SATURDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	20				24	2						3		0
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3													3	
Capacity, c (veh/h)		1577													944	
v/c Ratio		0.00													0.00	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.8	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	1.0												8.8			
Approach LOS													A			

R&M ENGINEERING

APPENDIX G: CAPACITY ANALYSIS WORKSHEETS – BUILD CONDITIONS

I. Signalized Intersections

II. Unsignalized Intersections

R&M ENGINEERING

I. Signalized Intersections

R&M ENGINEERING

II. Unsignalized Intersections

HCS7 Two-Way Stop-Control Report

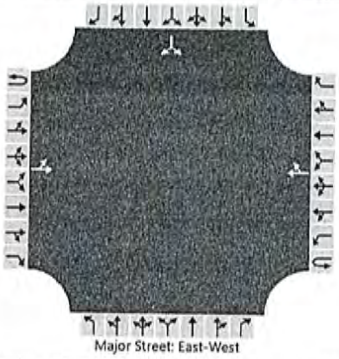
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	BUILD AM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE @ TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.71
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		6	16				24	4						2		12
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8													20	
Capacity, c (veh/h)		1564													1015	
v/c Ratio		0.01													0.02	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	2.0												8.6			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

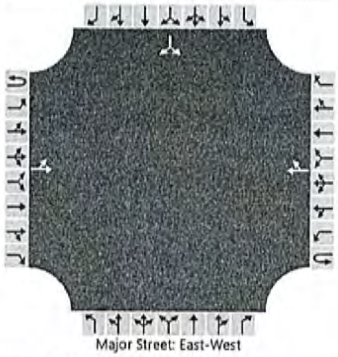
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	BUILD MIDDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.61
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		4	10				14	2						0		12
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7													20	
Capacity, c (veh/h)		1581													1049	
v/c Ratio		0.00													0.02	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3													8.5	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	2.1												8.5			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

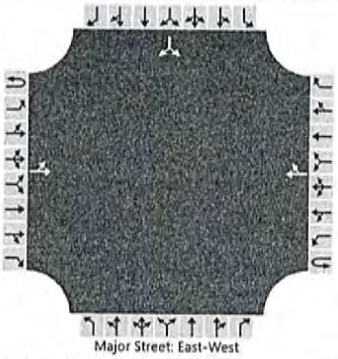
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	BUILD PM
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		7	13				18	0						3		3
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7													6	
Capacity, c (veh/h)		1591													1003	
v/c Ratio		0.00													0.01	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	2.6												8.6			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

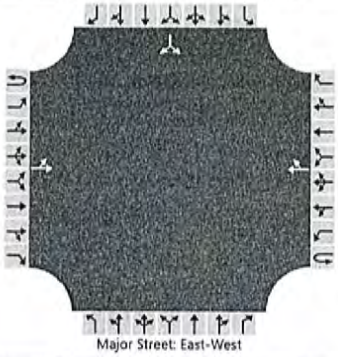
General Information

Analyst	KJC
Agency/Co.	R&M ENGINEERING
Date Performed	12/28/2018
Analysis Year	2021
Time Analyzed	BUILD SATURDAY
Intersection Orientation	East-West
Project Description	2016-238

Site Information

Intersection	VANAD DRIVE AT TALLEY RD
Jurisdiction	VILLAGE OF EAST HILLS
East/West Street	VANAD DRIVE
North/South Street	TALLEY ROAD
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		9	20				24	2						3		6
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

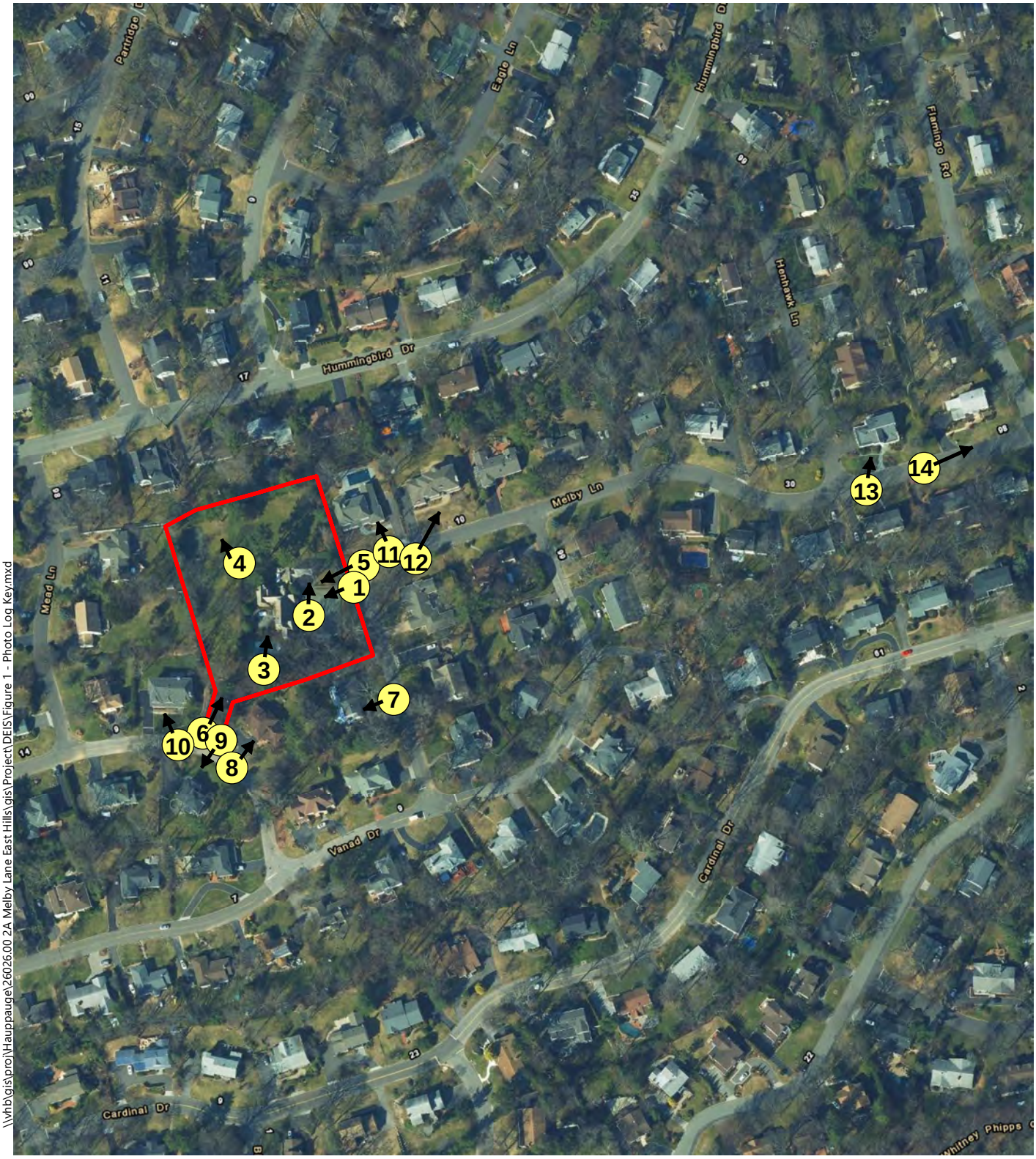
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10													10	
Capacity, c (veh/h)		1577													1000	
v/c Ratio		0.01													0.01	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	2.3												8.6			
Approach LOS													A			

Appendix G

Description

Site and Surrounding Area Photographs



\\vhb\gis\proj\Hauppauge\26026.00 2A Melby Lane East Hills\gis\Project\DEIS\Figure 1 - Photo Log Key.mxd

0 137.5 275 550 Feet

2A Melby Lane Subdivision | East Hills, NY

Subject Property

Photograph Location and Number

Photograph Locations
2A Melby Lane
Incorporated Village of East Hills
Nassau County

Sources: NYS Ortho Imagery (2016);
NYS Office of Information Technology Services GIS Program Office (GPO)

Existing House and Property

1. 

2. 

3.

4.

5.

6.

Representative Views of Single-Family Residences in the Surrounding Area

7.

8.

9.

10.

11.

12.

13.

14.

Appendix H

Description

Historic Background Report

Historic Background

The 2.2-acre property at 2A Melby Lane in East Hills (the "Project site") was part of what was originally a 60-acre estate owned by John William Mackay III. The Mackay family's land holdings in this area included a much larger, separate property known as the Harbor Hill Estate, which was demolished in 1947 and subdivided for residential development. The following discussion opens with a summary of the Mackay family on Long Island and the Harbor Hill Estate to provide historical context.

Mackay family on Long Island and the Harbor Hill Estate

John William Mackay (1831-1902), an Irish immigrant and the progenitor of the family, embodied the rags-to-riches story when he and his "Bonanza King" mining partners discovered the Comstock Lode in Nevada (then western Utah) in 1859. He later became the founder of the Postal Telegraph Company and the Commercial Pacific Cable Company, formed to lay cable across the Pacific Ocean (*New York Times*, 7/21/1902).

In 1902, following the deaths of John William Mackay and his oldest son (John William Mackay II), who died in an accident, Clarence Hungerford Mackay (1874-1938), the second son, became the primary heir and inherited the estate and businesses. Clarence Mackay continued in his father's footsteps and completed the Pacific cable project, before selling part of his assets to the International Telephone and Telegraph Company in 1928 (www.mackayhistory.com). Upon his first marriage to Katherine Duer (1878-1930) in 1898, John Mackay gifted Clarence and his new bride the Harbor Hill property. Stamford White was engaged to design the showpiece estate, which was completed in 1902. The couple had three children, Katherine, Ellin, and John William Mackay III. Clarence was known for his first-class collection of art and antiquities, on display at Harbor Hill and the couple's house in New York City. Katherine Mackay was heavily involved in local philanthropy and advocacy, funding renovations at the Roslyn Library and the construction of the Roslyn Trinity Episcopal Church, and serving on the local school board. She was founder and president of the Suffragette organization the Equal Franchise Society (*New York Times*, 3/26/1909; www.digitalhistoryproject.com).

Although Harbor Hill was the premier Long Island society venue in the 1910s and 1920s, the Great Depression hit Clarence Mackay hard, setting the scene for his son's development of, and later sale of, the John Mackay III House and the Project site. Clarence and his second wife, Anna Case (1888-1984), were forced to move out of the grand house at Harbor Hill in favor of a smaller farmhouse on the property for a time. Though they opened the main house again in 1935, Clarence had already begun selling his extensive art collection. Some of the sold pieces became the basis for collections at the Metropolitan Museum of Art and the British National Gallery (www.mackayhistory.com; *New York Times*, 11/13/1938).

The John William Mackay III House

John William Mackay III (1905-1990) married Josephine Gwendolyn Rose (1908-2004, referred to in documents as "Gwen") in 1929 (*New York Times*, 2/3/1929). They developed their 60-acre estate across from Harbor Hill, hiring the New York City firm of Cross and Cross to design the main house and outbuildings (including a garage, cottage, kennel, and stable in the Tudor Revival style (www.oldlongisland.com/2010/10/happy-house.html). This 60-acre estate was the original extent of the John William Mackay III House and property; today, only the house and approximately 2.2 acres of land (i.e., the "Project site") are extant, while the rest of the former estate was developed into a residential subdivision in the mid- to late-20th century.

As with his mother, John Mackay III and his wife were involved in charitable organizations and local politics. They supported the Architects' Emergency Commission, the Nassau County Society for the Prevention of Cruelty to Children, and the Red Cross, and Gwen was a founding member of the Glen Cove Boys and Girls Club (OPRHP 4/27/2017; *New York Times*, 2/4/2004). In 1931, when the residents of the future East Hills voted to incorporate as an independent village from North Hempstead, the first village election took place in the barn on John Mackay III's estate and meetings were held in a farmhouse on his father's Harbor Hill property for several years. John Mackay III served as one of the first village Trustees (Deonath, 2016).

In 1938, when Clarence Mackay died, his collective East Hills real estate was inherited by John Mackay III as per an earlier agreement between Clarence and his first wife, Katherine. The financial portion of the estate went to his second wife Anna, however, leaving John Mackay III responsible for one of the largest Gilded Age estates on Long Island with little cash to maintain the already-troubled property (*New York Times*, 12/8/1938; 3/26/1939). John III and Gwen Mackay continued to live at their home on the Project site while attempting to sell off the inherited real estate, but were unsuccessful. They sold the Project site and surrounding estate in the 1950s, shortly after the 1947 demolition of the grand house at Harbor Hills. The 1950s real estate brochure for the John William Mackay III House and property (then reduced to 28 acres) describes it as "well protected in a group of large estates" (www.oldlongisland.com/2010/10/happy-house.html). By the 1960s, the 2.2-acre Project site was surrounded by the current neighborhood and John III and Gwen Mackay had settled in Locust Valley, Long Island. John Mackay III continued be involved in real estate and became known as an avid sportsman and nature lecturer, purchasing two private islands to support his interests (*New York Times*, 3/30/1969).

Development of the Project Site

Historical maps show the transition of East Hills from a rural area into large estates and eventually into suburban subdivisions during the mid-20th century, which was the story of the Project site as well. The 1873 Atlas map (Figure 1) indicates a sharp density contrast between the nearby village center of Roslyn and the sparsely populated area that is now East Hills, separated by the Long Island Railroad. The Project site was identified as woodland at that time. At the turn of the 20th century, the subdivision of land had begun in earnest east of what is now Glen Cove Road. This subdivision includes the Project site and the approximate extent of the original 60-acre John William Mackay III estate, and the layout of Mortimer Whitney Stow Road along the approximate route of today's Main Drive (Figure 2). Though settlement remained fairly sparse, the parcels were large, indicating the preference for large estate holdings, and the Mackay family owned land throughout what was to become East Hills. By 1914, the Project site is shown as being owned by Katherine Mackey (sic), and later by John's sister Katherine (identified by her married name, Mrs. K. O'Brien) in 1927 (Figures 3 and 4). In 1939, John Mackay III had inherited his father's real estate holdings and both Harbor Hill and the Project site and surrounding estate are shown to the John William Mackay estate on the map, though the estate had been decreased in size from approximately 60 acres to 43.2 acres by the subdivision of a parcel from the southeast corner (Figure 5).

The trend from large estates to residential subdivisions occurred throughout East Hills at that time. Though the area remained characterized by large landholdings into the mid-20th century, smaller subdivided lots began to line major roads. The 1947 *Hicksville* and *Sea Cliff* USGS topographic maps show the layout of buildings on the Project site and surrounding estate, with an elongated circular driveway connecting the main house with the barns and outbuildings located closer to Glen Cove Road (Figure 6). The subdivision layout of Harbor Hill (which became known as "Country Estates") had already begun in 1947 and the 1954 USGS maps show a number of houses along the streets closest to Glen Cove Road (Figure 7). On the Project site and surrounding property, additional outbuildings appear near the

road, though a large barn shown on the north side of the private driveway in 1947 is not depicted on the 1954 maps. By 1968, the subdivision of both the former Harbor Hill estate and the John William Mackay III House's surrounding land was complete, reflecting the current street pattern and residential neighborhoods (Figure 8).

Architectural Description

The John William Mackay III House was designed by John Cross of the firm Cross and Cross (active 1907-1942) in 1929, with alterations completed in 1936 and 1995. Although known for urban architecture such as the General Electric Building (1931) and the Tiffany & Co. Building (1940) in New York City, the firm also completed 18th and 19th century revival style residential estates for wealthy clients, including on the north shore of Long Island, Connecticut, and Newport. John Cross's Tudor Revival-style design for the John William Mackay III House fits well into this pattern, indicating the ongoing preference for revival styles for country estates well into the 20th century.[1]

The two-story Tudor Revival-style house is of steel frame construction, with limestone ashlar walls, sandstone trim, and a slate shingle roof. As a showpiece residence, materials and detailing are carried all the way around the house, creating front and rear central-entrance façades of equal prominence. The house is set back from Melby Lane in the center of the subdivision that was formed out of the original estate; the house's main block faces the road but is largely obscured by shrubs and mature trees, while a perpendicular garage (1995) frames a large flagstone driveway in front of the house and a rear ell (1936) frames a flagstone patio in the rear. The steep, side gable roof of the main block is complicated by a large front gable dormer, several rear shed dormers of various sizes, one- and two-story side and rear ells, and multiple prominent limestone chimneys, including two interior end chimneys that flank the main block. Tudor Revival-style details include grouped casement windows, tabbed masonry surrounding window and door openings, the use of stucco to imitate half-timbering, and flattened arches that are just shy of the slightly pointed traditional Tudor arch. Solid wood paneled and flush doors are used throughout the house, and many of the leaded casement windows contain stained glass panels.

The interior of the house retains several original features in the common rooms, including wood wall paneling and built-in bookcases, pegged oak flooring, hand-hewn decorative ceiling beams, and fireplace surrounds. The main staircase is extant, featuring heavy newel posts and turned balusters.

Two major renovations have been completed since the 1929 construction of the house. In 1936 a rear ell added bedrooms and a study; the two-story addition utilized the same materials and architectural details of the main block. A 1995 renovation continued the tradition of modernizing the house in a way that complements its original construction. Several dormers were added to the rear roof slope to extend living space on the second floor and into the attic story, and both a side entrance and attached garage were added to the main block. The new construction utilized masonry details, leaded windows, stucco-based half-timbering, and heavy wood doors. Some of the doors were salvaged from the basement of the house where they had been stored for an unknown length of time (W. Shenfeld, pers. comm., June 2017).

Although the house currently sits on a parcel that is a small fraction of its original 40+ acres, the property retains landscaping features immediately surrounding the house. Limestone walls with

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[1] The house is identified as "Happy House" in a local history (http://www.oldlongisland.com/2010/10/happy-house.html). It is unknown when the house gained this moniker.

sandstone finials separate portions of the rear yard and form the foundation for modern fencing along the street. The rear flagstone patio has an extant fountain and in-ground lily pond. The c. 1950s listing brochure also shows the original limestone stable, thatched-roof garage, and half-timbered cottage and kennel near Glen Cove Road, as well as a barn, dog run, and in-ground swimming pool. None of these outbuildings are extant and it is assumed they were removed when the property was sold following the listing, as nearly the entire acreage was developed into a residential subdivision by the end of the 1960s.

Significance

The building is recorded in the New York Parks, Recreation and Historic Preservation's (OPRHP) Cultural Resources Information System (CRIS) as USN05910.000044, and was determined eligible for the National Register on April 27, 2017 under Criteria A and C. The resource assessment notes that the property is eligible under Criterion A for its associations with the Mackay family. Constructed for John William Mackay III, namesake of the famous Bonanza King, its development history was tied to that of Harbor Hill, the grand estate of Clarence Hungerford Mackay which became a premier social venue among the Long Island elite. All three generations of the Mackay family – John W. Mackay I, Clarence H. Mackay, and John W. Mackay III, along with their wives – were known for their philanthropic giving, support of the arts, and in the case of the latter two generations, the establishment of Roslyn institutions and the Village of East Hills. The property is eligible under Criterion C as a John Cross-designed example of residential Tudor Revival architecture. Although the outbuildings and most of the original property is not extant, the house and immediate landscape is well-preserved, featuring several architectural details such as original limestone and trim, leaded and stained glass windows, wood doors, a slate shingle roof, interior finishes, the main staircase, and multiple fireplaces.

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"Mackay's Widow to Get $2,050,000," December 8, 1938.

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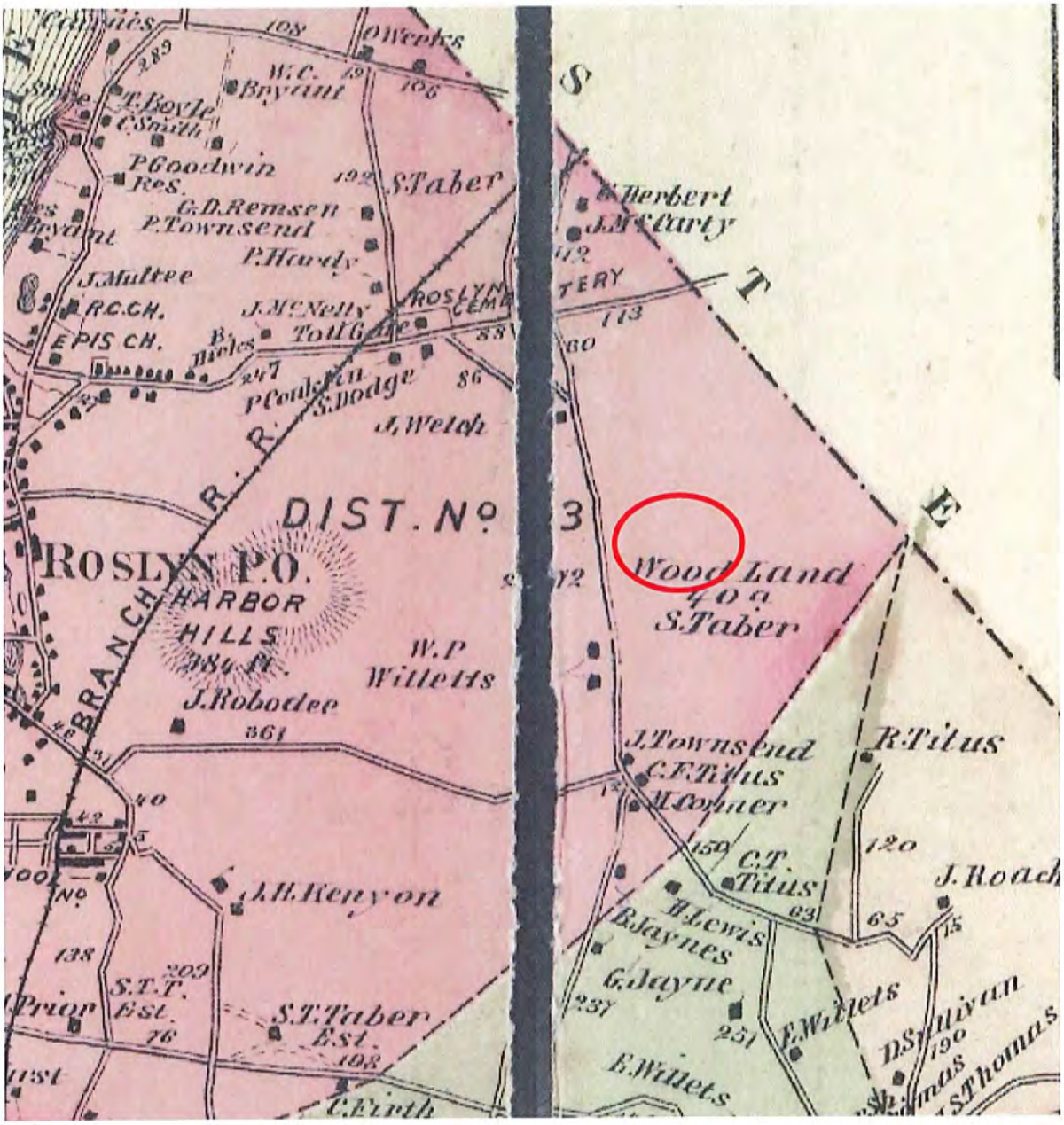


Figure 1. 1873 Beers, Comstock, and Cline, Atlas Map of Long Island, *North Hempstead – Great Neck*. Approximate site of John William Mackay III House property indicated by red outline.

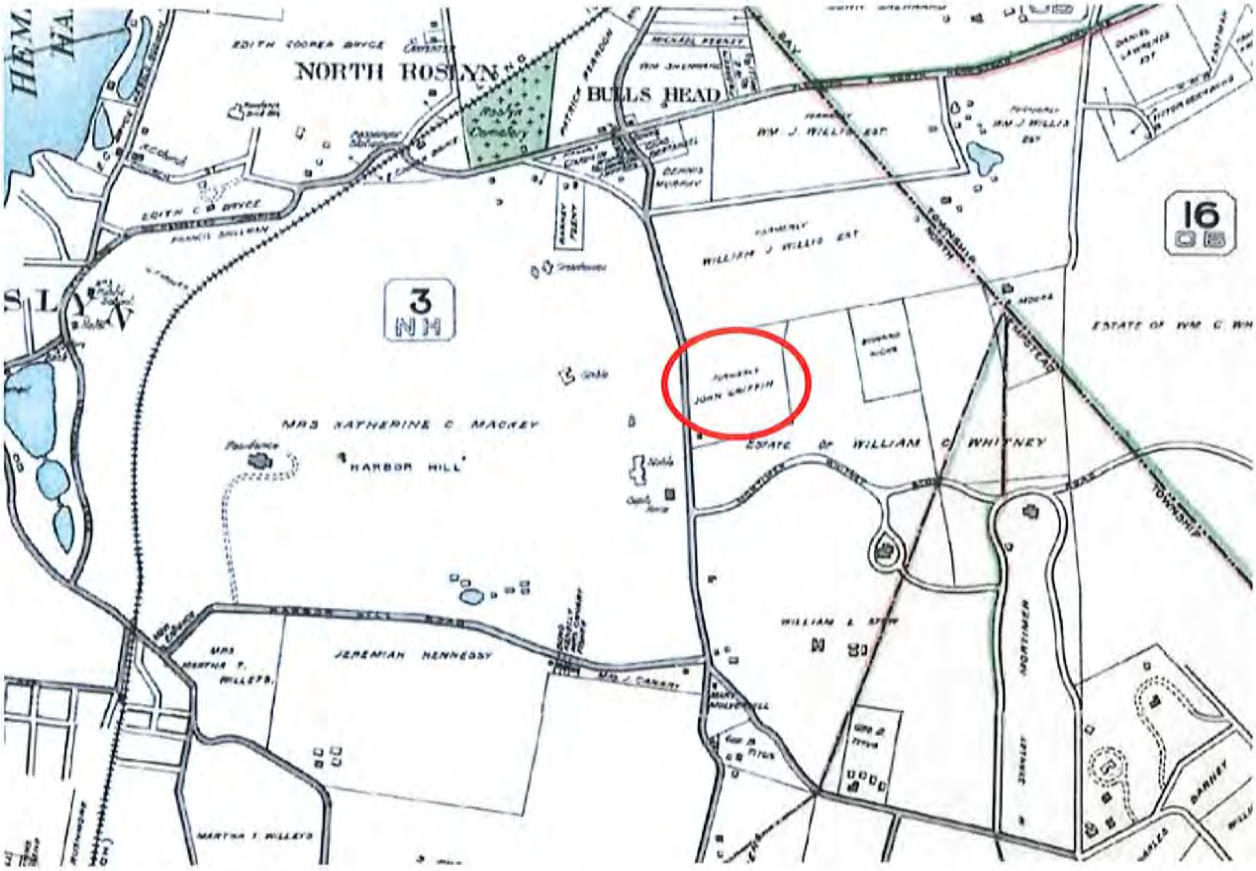


Figure 2. 1906 E. Belcher-Hyde Atlas of Nassau County, Long Island, *Great Neck, Manhasset, Roslyn, Harbor Hill*. Approximate site of John William Mackay III House property indicated by red outline.

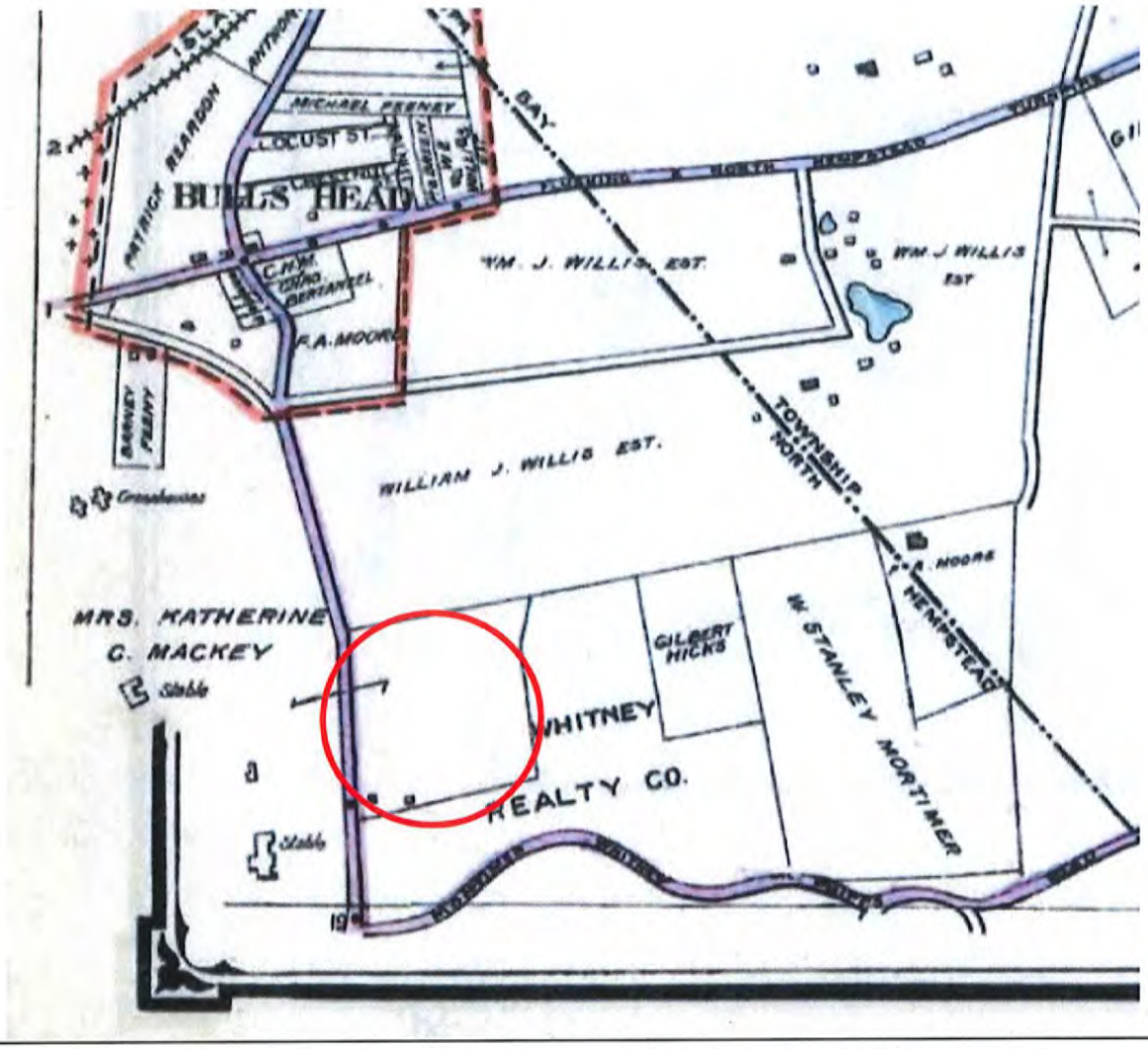


Figure 3. 1914 E. Belcher-Hyde Atlas of Nassau County, Long Island, *Sea Cliff, Brookville East, Norwich, Syosset*. Approximate site of John William Mackay III House property indicated by red

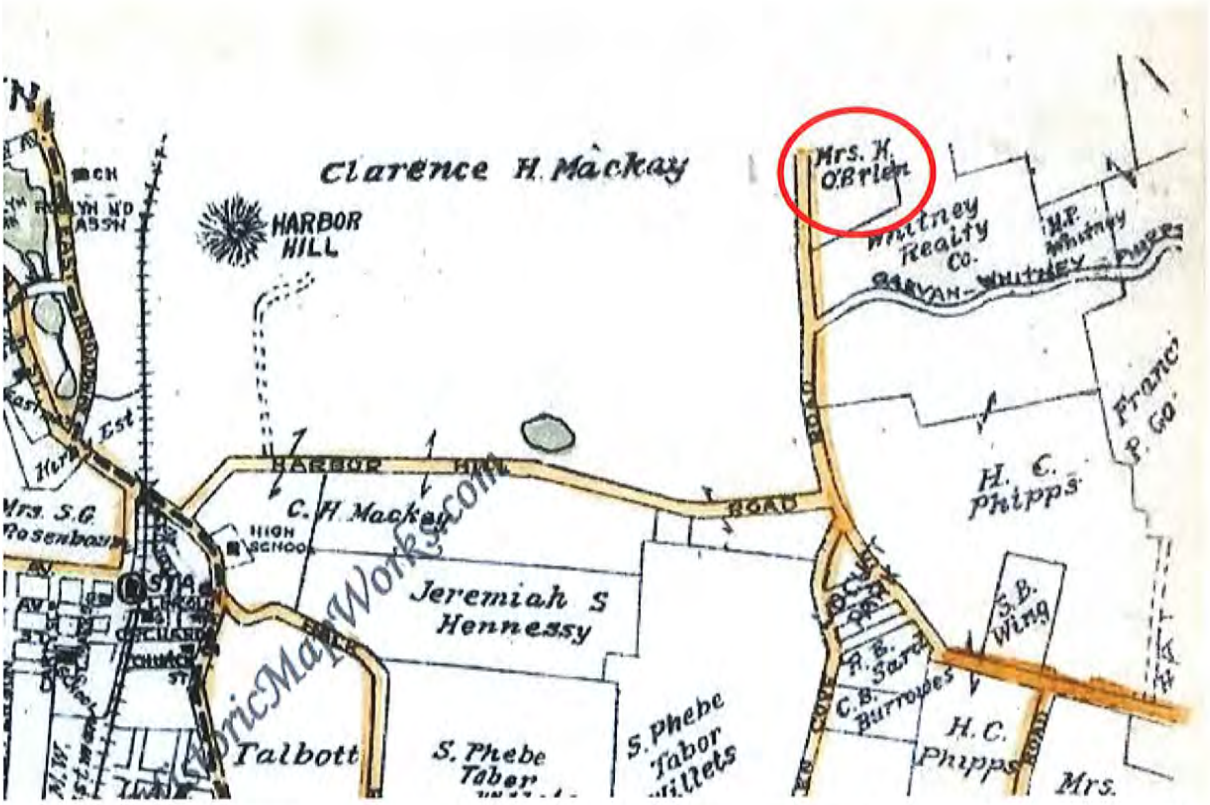


Figure 4. 1927 E. Belcher-Hyde Map of Nassau County, Long Island, *Plate 3*. Approximate site of John William Mackay III House property indicated by red outline.

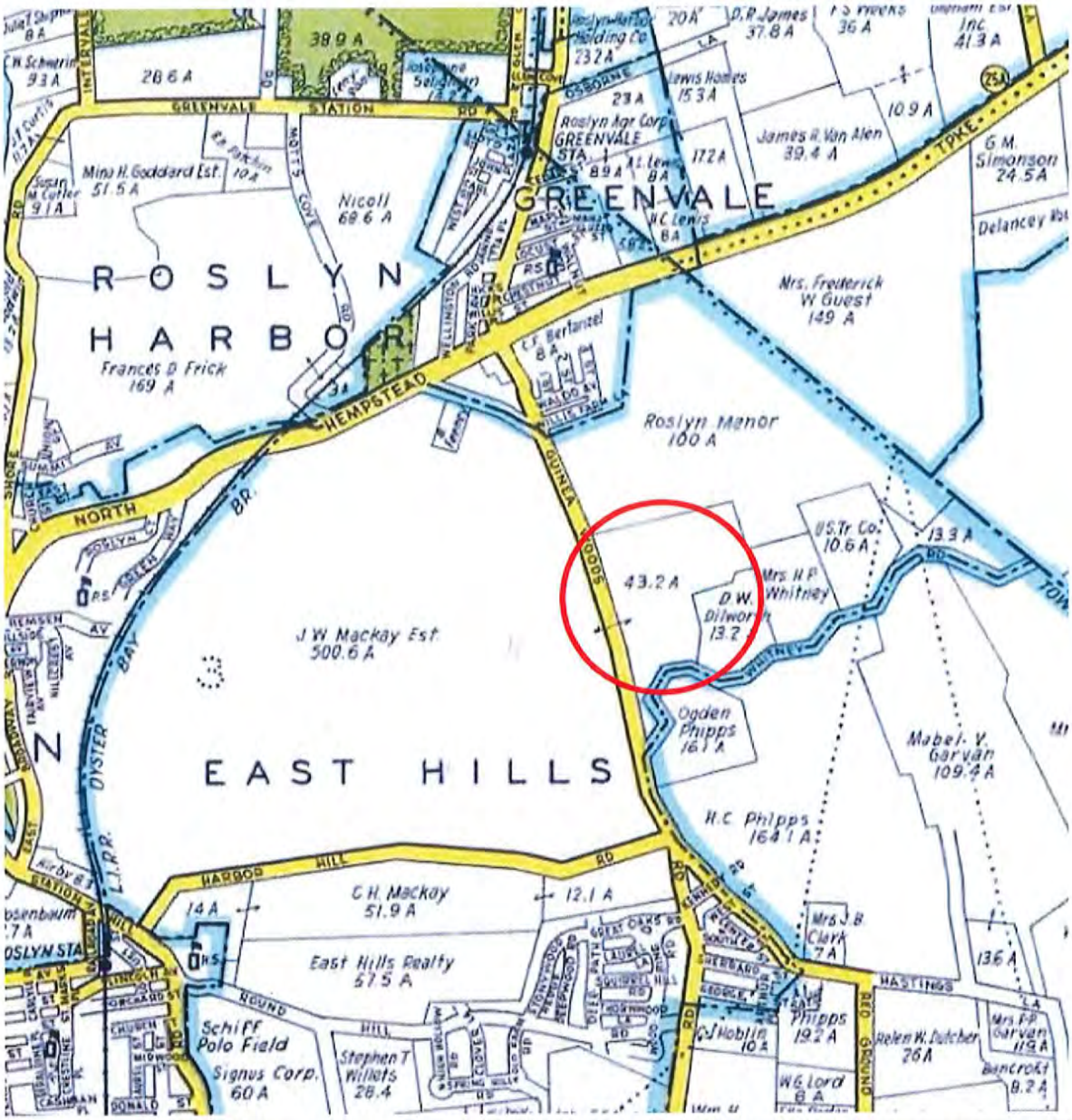


Figure 5. 1939 Dolph & Stewart, *Map of Nassau County, Long Island*. Location of John William Mackay III House property indicated by red outline.

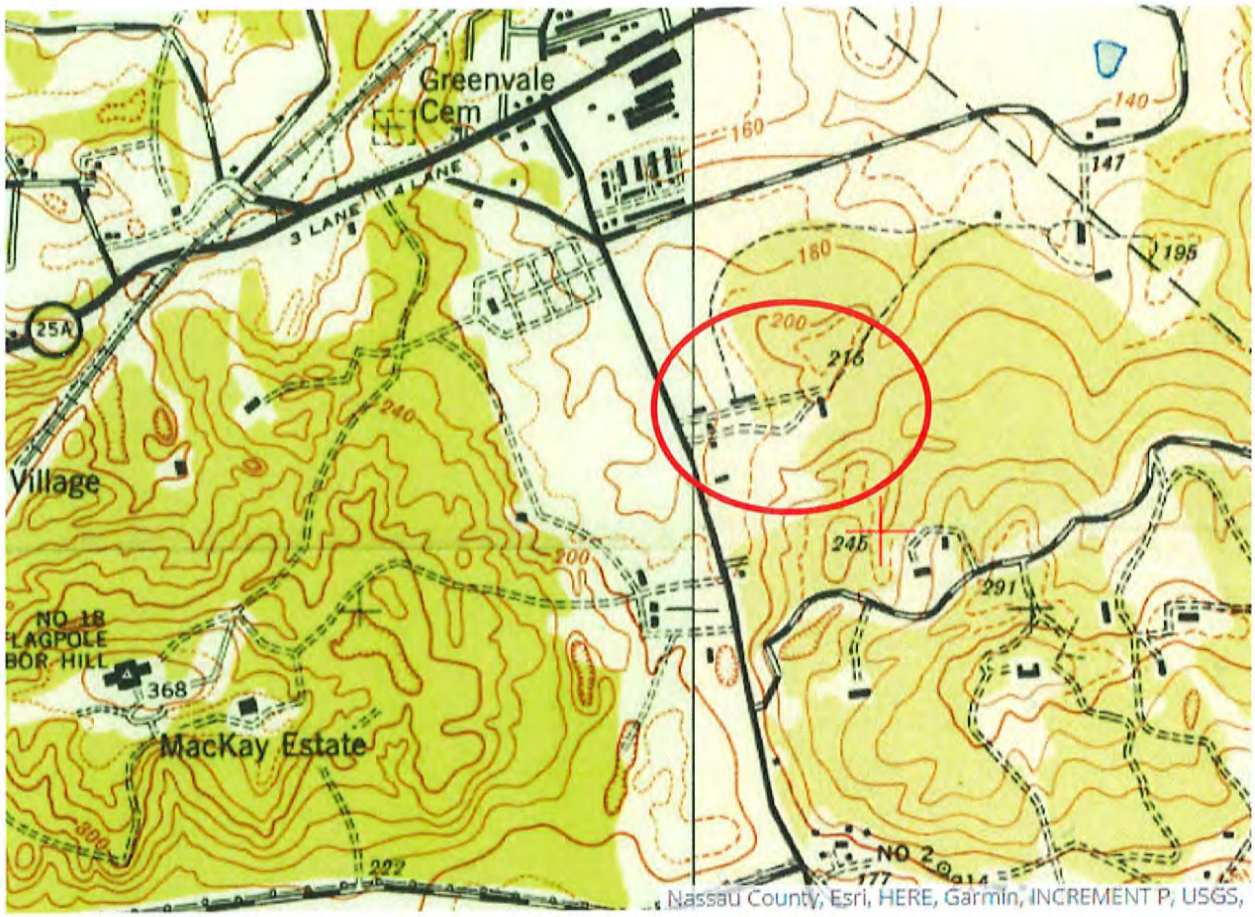


Figure 6. 1947 USGS *Sea Cliff* and *Hicksville* 7.5-minute topographic quadrangle. Location of John William Mackay III House property indicated by red outline.

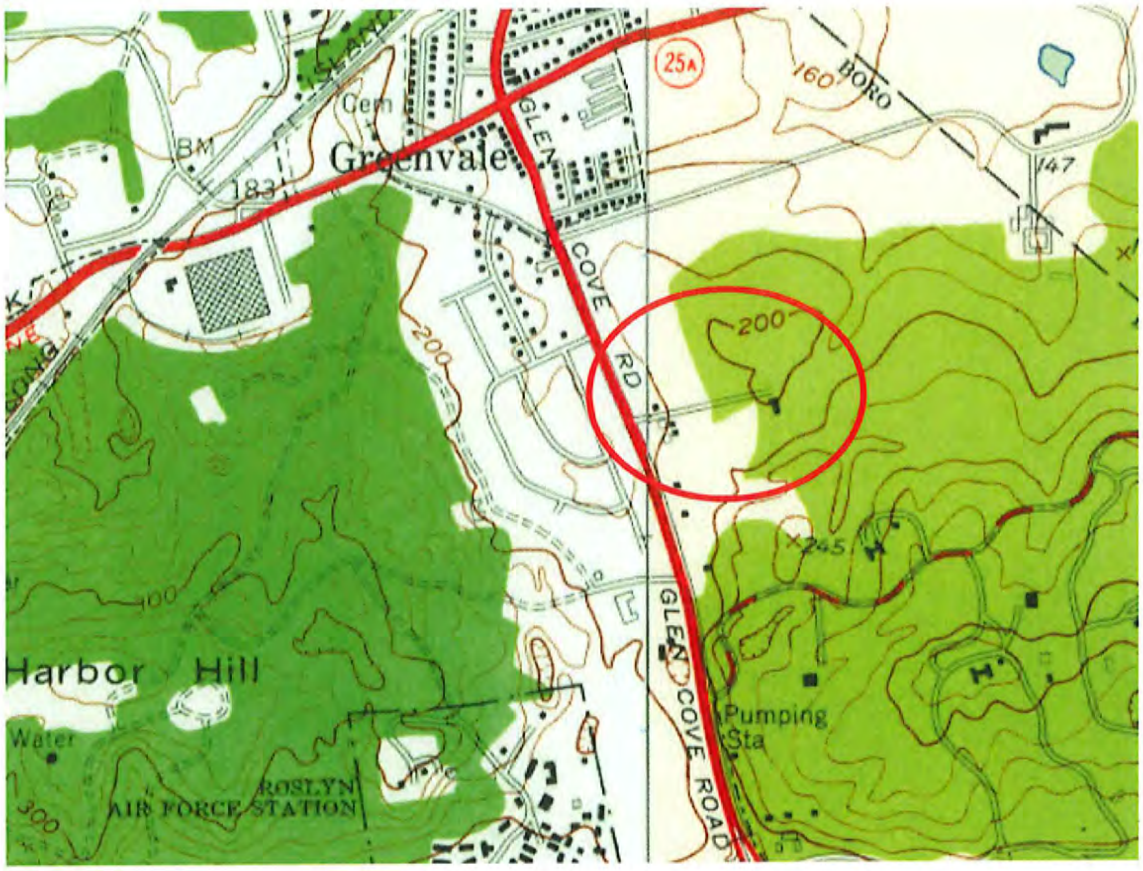


Figure 7. 1954 USGS *Sea Cliff* and *Hicksville* 7.5-minute topographic quadrangle. Location of John William Mackay III House property indicated by red outline.

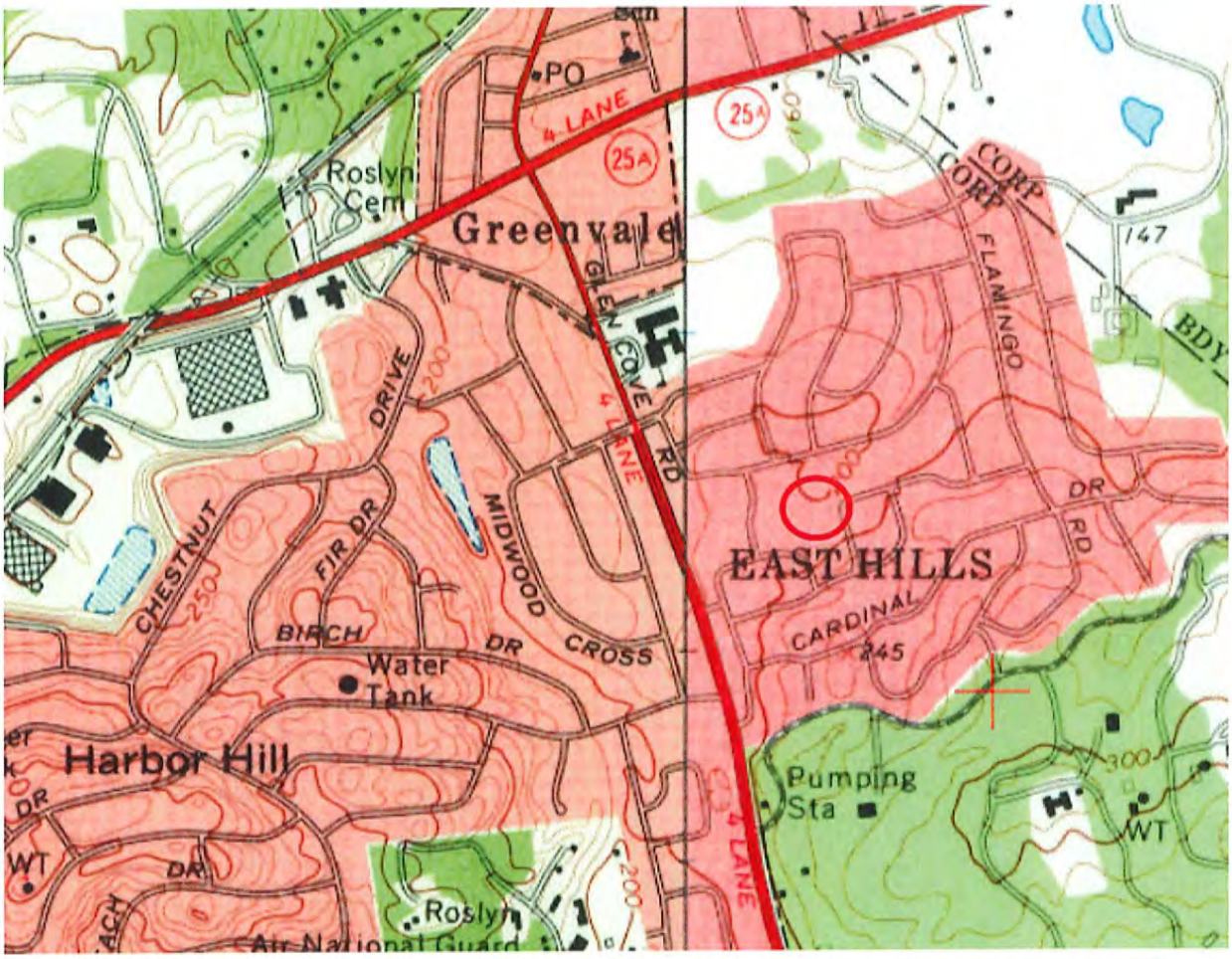


Figure 8. 1968 USGS *Sea Cliff* and *Hicksville* 7.5-minute topographic quadrangle. Location of John William Mackay III House indicated by red outline.

1. View of 2 Melby Lane from Melby Lane

2. Front façade

3. Front driveway

4. Garage addition

5. Southern side elevation

6. Northern side elevation, showing rear ell (right) and addition (left)

7. Addition and side patio

8. Rear ell

9. Closeup of entrance on rear western elevation

10. Closeup of leaded windows and trim

11. Rear patio and lily pond

12. Garden wall

13. Garden niche

14. View across lawn and garden toward house

15. First floor living room

16. First floor living room fireplace

17. Historic door added in 1990s renovation

18. Main staircase

19. Decorative windows at main staircase

20. First floor dining room fireplace

21. First floor dining room

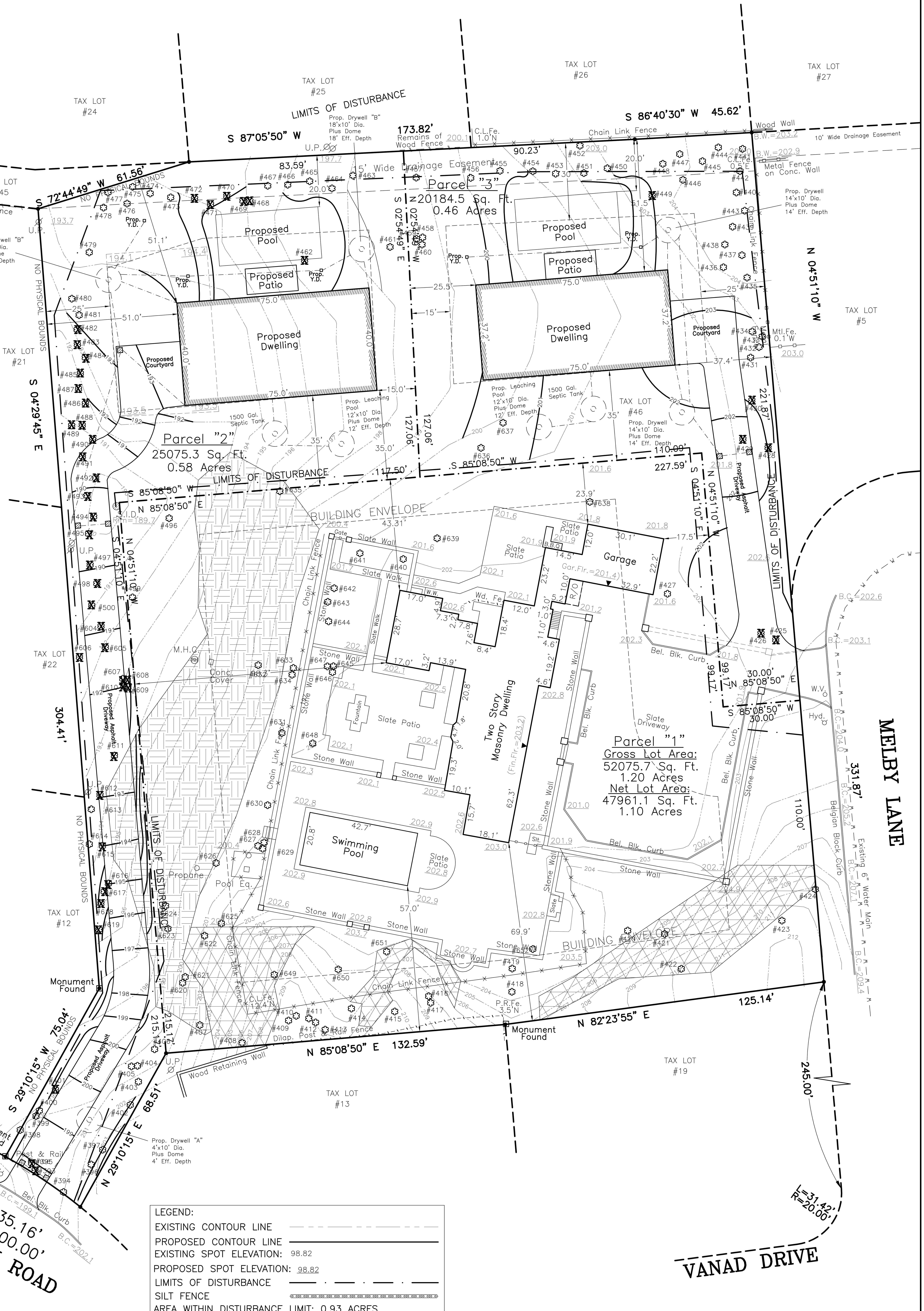
22. Second floor bedroom window

23. Second floor staircase

Appendix I

Description

Alternate A-1



PROPOSED NEW DWELLING DRAINAGE CALCULATIONS:

Parcel 2

Drywell "A"
Proposed Driveway = 694.8 s.f.
Proposed Tributary Area = 600 s.f. x (.3) = 180.0 s.f.
Runoff = 874.8 s.f. x 3"/12 = 218.7 cu.f.
218.7 cu.f. / 68.5 cu.f. per ft. of ring
= 3.19 ft. req'd. – Use 4 ft. of 10' Dia. Rings

Drywell "B"
Proposed Dwelling = 3000.0 s.f.
Proposed Driveway = 4386.3 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Tributary Area = 3600.0 s.f. x (.3) = 1080.0 s.f.
Runoff = 9466.3 s.f. x 3"/12 = 2366.6 cu.f.
2366.6 cu.f. / 68.5 cu.f. per ft. of ring
= 34.55 ft. req'd. – Use 36 ft. of 10' Dia. Rings

Parcel 3
Proposed Dwelling = 2788.0 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Driveway = 2260.0 s.f.
Proposed Tributary Area = 3600 s.f. x (.3) = 1080.0 s.f.
Runoff = 7128.0 s.f. x 3"/12 = 1782.0 cu.f.
1782.0 cu.f. / 68.5 cu.f. per ft. of ring
= 26.01 ft. req'd. – Use 28 ft. of 10' Dia. Rings

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: 0.93 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS: X
NUMBER OF TREES TO BE REMOVED: 46

Cut & Fill Calculations Requiring Excavation/Grading Permit
Proposed Site Grading Cut Required = 225 Cubic Yards
Proposed Dwellings Foundation Cut Required = 850 Cubic Yards
Drywell and Sanitary Cut Required = 235 Cubic Yards
Pool & Patio Cut Required = 350 Cubic Yards
Total Approximately 1660 Cubic Yards of Material Are To Be Removed From The Site

Parcel "1"
Gross Lot Area:
52075.7 Sq. Ft.
1.20 Acres

Parcel "2"
25075.3 Sq. Ft.
0.58 Acres

Parcel "3"
20184.5 Sq. Ft.
0.46 Acres

ZONING	REQUIRED	PARCEL 1	PARCEL 2	PARCEL 3
Gross Lot Area	N/A	52075.7 Sq. Ft.	25075.3 Sq. Ft.	20184.5 Sq. Ft.
R.O.W. Area	N/A	N/A	N/A	N/A
Steep Slope Area	N/A	4114.6 Sq. Ft.	N/A	N/A
Net Lot Area	15,000 Sq. Ft.	47961.1 Sq. Ft.	25075.3 Sq. Ft.	20184.5 Sq. Ft.
Min. Street Frontage	110'	110.00'	✳35.16'	✳35.01'
Front Yard	35'	17.5'✳	35'	35'
Side Yard/ Aggregate	15'/40'	23.9'/93.7'	15.0'/66.0'	25.5'/62.9'
Rear Yard	30'	98.3'	51.1'	51.5'
Building % Coverage	25%	8.63%	11.96%	13.81%
Total Impervious Coverage	N/A	15513.6 Sq. Ft.	9081.1 Sq. Ft.	6048.0 Sq. Ft.

ZONED: Resident District R-1

NOTE: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

✳ – Variance Required

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%

SLOPES 15%– 20%

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

REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019

ALTERNATE "A-1"
Of Property
Situated In The
Inc. Village of East Hills
Nassau County, N.Y.

Drawn by: PJI	Date: 12/10/2018	BLADYKAS & PANETTA L.S. & P.E., P.C. 23 Spring Street Oyster Bay, N.Y. 516-922-3031
SCALE: 1" = 20'		

Appendix J

Description

Alternate B

PRIVATE ROADWAY DRAINAGE CALCULATIONS:

Drywell "A"

Road Area = 5893.2 Sq. Ft.
Runoff = 5893.2 Sq. Ft. x 8"/12 = 3928.8 cu.f.

Tributary Area = 4723.5.0 Sq. Ft.
Runoff = 4723.5 Sq. Ft. x 8"/12 x 0.3 = 944.7 cu.f.

Total Runoff = 4873.5 cu.f.

4873.5 cu.f./ 68.5 cu.f. per ft. of ring
= 71.15 ft. req'd.

Use 72 ft. of 10 ft. Diam. rings

Drywell "B"

Road Area = 2035.0 Sq. Ft.
Runoff = 2035.0 Sq. Ft. x 8"/12 = 1356.7 cu.f.

Tributary Area = 2185.2 Sq. Ft.
Runoff = 2185.2 Sq. Ft. x 8"/12 x 0.3 = 437.0 cu.f.

Total Runoff = 1793.7 cu.f.

1793.7 cu.f./ 68.5 cu.f. per ft. of ring
= 26.19 ft. req'd.

Use 28 ft. of 10 ft. Diam. rings

Drywell "C"

Road Area = 2434.6 Sq. Ft.
Runoff = 2434.6 Sq. Ft. x 8"/12 = 1623.1 cu.f.

Tributary Area = 1257.6 Sq. Ft.
Runoff = 1257.6 Sq. Ft. x 8"/12 x 0.3 = 251.5 cu.f.

Total Runoff = 1874.6 cu.f.

1874.6 cu.f./ 68.5 cu.f. per ft. of ring
= 27.37 ft. req'd.

Use 28 ft. of 10 ft. Diam. rings

NOTE: Drainage systems A, B, and C will be located within proposed right of way. All proposed parcels own to the center of the right of way and would be responsible for the maintenance of the drywells. The lots would be subject to a restrictive covenant that outlines drainage and any potential road maintenance requirements. As all the lot owners would benefit from the subdivision roadway drainage system, they would share equally in the cost of any maintenance and/or repair of such facilities. Each homeowner would be responsible for the maintenance on their own individual on-lot drywells.

PROPOSED NEW DWELLING DRAINAGE CALCULATIONS:

Parcel 1

Proposed Dwelling = 2200.0 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Driveway = 1801.3 s.f.
Proposed Tributary Area = 6671.6 s.f. x (.3) = 2001.5 s.f.
Runoff = 7002.8 s.f. x 3"/12 = 1750.7 cu.f.
1750.7 cu.f. / 68.5 cu.f. per ft. of ring
= 25.56 ft. req'd. – Use 26 ft. of 10' Dia. Rings

Parcel 2

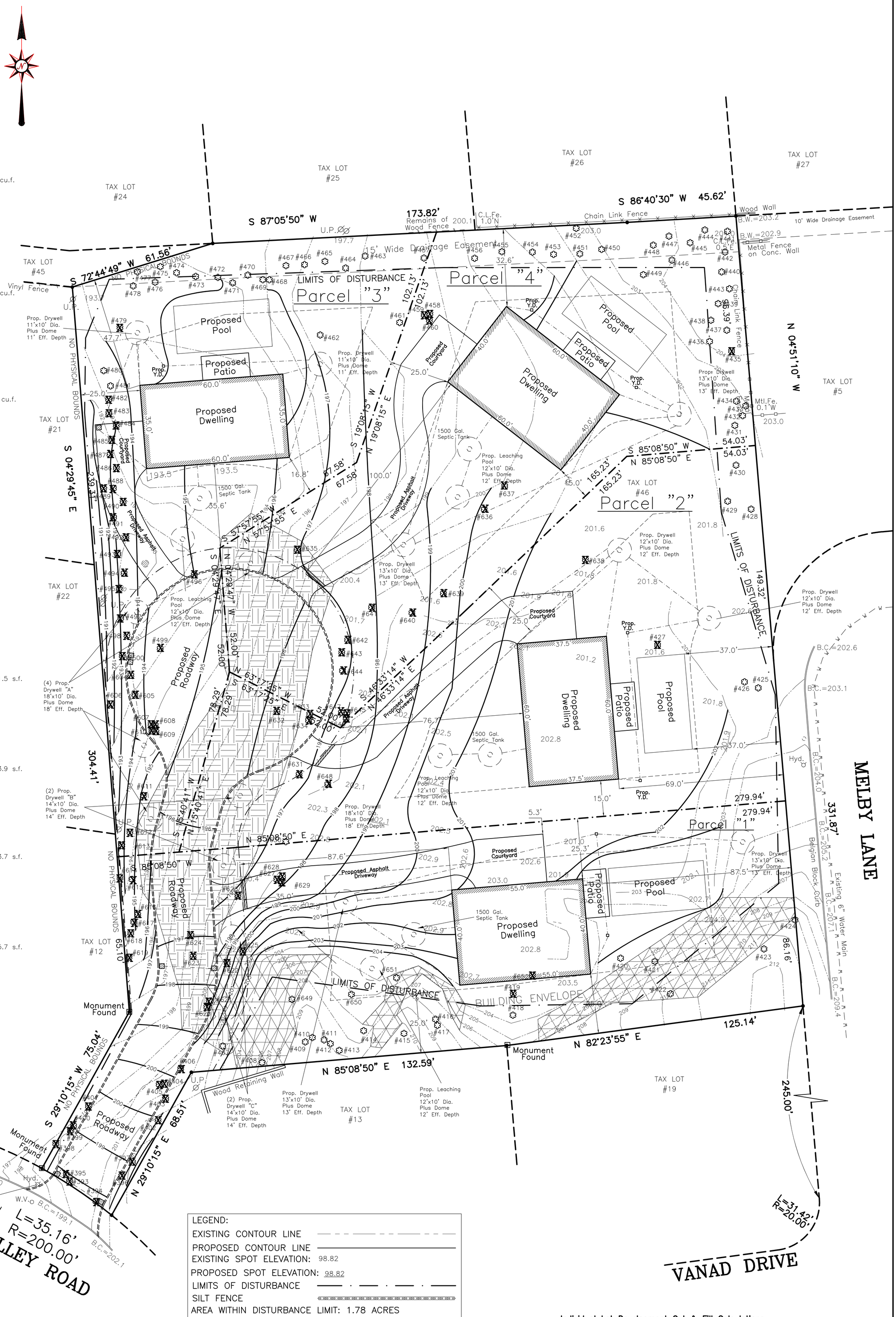
Proposed Dwelling = 2250.0 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Driveway = 1851.5 s.f.
Proposed Tributary Area = 4079.8 s.f. x (.3) = 1223.9 s.f.
Runoff = 6325.4 s.f. x 3"/12 = 1581.4 cu.f.
1581.4 cu.f. / 68.5 cu.f. per ft. of ring
= 23.09 ft. req'd. – Use 24 ft. of 10' Dia. Rings

Parcel 3

Proposed Dwelling = 2100.0 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Driveway = 1109.2 s.f.
Proposed Tributary Area = 5845.7 s.f. x (.3) = 1753.7 s.f.
Runoff = 5962.9 s.f. x 3"/12 = 1490.7 cu.f.
1490.7 cu.f. / 68.5 cu.f. per ft. of ring
= 21.76 ft. req'd. – Use 22 ft. of 10' Dia. Rings

Parcel 4

Proposed Dwelling = 2400.0 s.f.
Proposed Pool = 800.0 s.f.
Proposed Patio = 200.0 s.f.
Proposed Driveway = 1923.4 s.f.
Proposed Tributary Area = 5319.0 s.f. x (.3) = 1595.7 s.f.
Runoff = 5319.1 s.f. x 3"/12 = 1729.8 cu.f.
1729.8 cu.f. / 68.5 cu.f. per ft. of ring
= 25.25 ft. req'd. – Use 26 ft. of 10' Dia. Rings



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: 1.78 ACRES
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 83

Parcel "1"
Gross Lot Area:
27718.9 Sq. Ft.
0.64 Acres
Net Lot Area:
17058.7 Sq. Ft.
0.39 Acres

Parcel "2"
Gross Lot Area:
24357.1 Sq. Ft.
0.56 Acres
Net Lot Area:
21938.8 Sq. Ft.
0.50 Acres

Parcel "3"
Gross Lot Area:
20601.8 Sq. Ft.
0.47 Acres
Net Lot Area:
15648.9 Sq. Ft.
0.36 Acres

Parcel "4"
Gross Lot Area:
24657.6 Sq. Ft.
0.57 Acres
Net Lot Area:
21797.8 Sq. Ft.
0.50 Acres

ZONING	REQUIRED	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
Gross Lot Area	N/A	27718.9 Sq. Ft.	24357.1 Sq. Ft.	20601.8 Sq. Ft.	24657.6 Sq. Ft.
R.O.W. Area	N/A	6545.6 Sq. Ft.	2418.3 Sq. Ft.	4952.9 Sq. Ft.	2860.1 Sq. Ft.
Steep Slope Area	N/A	4114.6 Sq. Ft.	N/A	N/A	N/A
Net Lot Area	15,000 Sq. Ft.	17058.7 Sq. Ft.	21938.8 Sq. Ft.	15648.9 Sq. Ft.	21797.8 Sq. Ft.
Min. Street Frontage	110'	218.20'	128.13'	110.00'	155.16'
Front Yard	35'	87.6'	76.7'	35.6'	100.0'
Side Yard/ Aggregate	15'/40'	25.0'/50.3'	15'/40'	16.8'/41.8'	15'/40'
Rear Yard	30'	87.5'	69.0'	47.7'	32.6'
Building % Coverage	25%	12.90%	10.26%	13.42%	9.68%
✳Total Impervious Coverage	N/A	8868.4 Sq. Ft.	6816.7 Sq. Ft.	7277.2 Sq. Ft.	7279.1 Sq. Ft.

✳Includes roadway located on each lot.

ZONED: Resident District R-1

NOTE: Proposed lot coverage for new parcels based on new roadway and generic house/driveway layout only. No architectural plans for proposed dwellings have been made.

SLOPE DESCRIPTION

SLOPES GREATER THAN 20%

SLOPES 15%– 20%

Individual Lot Development Cut & Fill Calculations

Proposed Site Grading Cut Required = 250 Cubic Yards
Proposed Dwellings Foundation Cut Required = 2500 Cubic Yards
Drywell and Sanitary Cut Required = 450 Cubic Yards
Proposed Pool & Patio Cut Required = 700 Cubic Yards

Total Approximately 3900 Cubic Yards of Material Are To Be Removed From The Site

Private Court Cut & Fill Calculations

Proposed Site Grading Cut Required = 550 Cubic Yards
Drywell Cut Required = 290 Cubic Yards

Existing Dwelling and Pool Fill = 1425 Cubic Yards

Total Approximately 585 Cubic Yards of Material Are To Be Brought To The Site

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

REVISED 7/15/2019
REVISED 6/10/2019
REVISED 3/4/2019
REVISED 2/25/2019
REVISED 2/12/2019

ALTERNATE "B"

Of Property
Situated In The

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

Drawn by: PJI
Date: 12/10/2018
SCALE: 1" = 20'

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

Appendix K

Description

Letter to Village of East Hills Superintendent of Buildings Regarding Other Planned Developments and Village Response

R&M ENGINEERING

Christopher W. Robinson, PE President
Wayne A. Muller, PE Vice President
Matthew P. Scheiner, PE, Associate
Matthew K. Aylward, PE, Associate

July 12, 2019

VIA Email

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

Re: 2A Melby Lane 4-Lot Subdivision
Draft Environmental Impact Statement (DEIS)
Village of East Hills
R&M Project No. 2016-238

Dear Mr. Gagliano:

R&M Engineering is in the process of preparing a Traffic Impact Study for inclusion in the 2A Melby Lane 4-Lot Subdivision DEIS. The project is located within the Village of East Hills. We are contacting you to determine if there are any recently-approved or planned developments (that have current pending applications) within the vicinity of the said site that may influence the traffic conditions in the vicinity of the property.

We request that you provide as much specific information as possible about any recently approved or planned developments, including, but not limited to, the type of proposed development; the size of the proposed development, (square footage; numbers and types of units, if residential); the location of the proposed development; and the availability of traffic studies -- completed or ongoing. If there is a traffic study available, we request for a copy of the portion that deals with site generated traffic distribution. We understand that we may be asked to pay for the cost of copying.

We would appreciate hearing from you at your earliest convenience so that we may continue to move forward with the DEIS process. Should you have any questions or wish to discuss this matter, please do not hesitate to contact the undersigned by telephone (631) 271-0576 or by email wam@rmengineering.com . Thank you for your prompt attention to this matter.

Sincerely,
R&M Engineering

Wayne A. Muller, PE

cc: Mitch Cohen, Esq. – via email
Carrie O'Farrell – via email
Andrea Tsoukalas Curto, Esq. – via email

From:	Pesner, Gail
To:	Morrow, Becca
Subject:	FW: [External] 2A Melby Lane Subdivision
Date:	Friday, July 19, 2019 4:25:33 PM

Gail A. Pesner
Senior Project Manager

P 631.787.3402
www.vhb.com

From: Futeran, Nancy <NFuteran@villageofeasthills.org>
Sent: Friday, July 19, 2019 4:15 PM
To: Megan Davis <MDavis@rmengineering.com>; Wayne A. Muller <WMuller@rmengineering.com>
Cc: Gagliano, Frank <fgagliano@villageofeasthills.org>; Pesner, Gail <GPesner@VHB.com>; Carrie OFarrell <COFarrell@nelsonpope.com>; Andrea Tsoukalas Esq. <atsoukalas@forchellilaw.com>; mcohen@wechco.com
Subject: [External] 2A Melby Lane Subdivision

Good afternoon,

We have received your letter dated July 12, 2019 requesting information pertaining to any recently approved or planned development projects located within the vicinity of the 2A Melby Lane Subdivision Application. There are no such projects within the near vicinity at this time.

Nancy Futeran
Deputy Village Clerk

Inc. Village of East Hills
209 Harbor Hill Road
East Hills, NY 11576
(516) 621-5600
(516) 625-8736 fax