

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

**Date: October 20, 2020**

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

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

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

The Planning Board of the Incorporated Village of East Hills has completed and accepted the Final Environmental Impact Statement (FEIS) for the proposed action described below and an FEIS consideration period has been provided and is scheduled to end on date: November 6, 2020. Final comments may be submitted for Board consideration during this time via email to: [NFuteran@villageofeasthills.org](mailto:NFuteran@villageofeasthills.org)

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

**SEQR**

**Classification:** Unlisted

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

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

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

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

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

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

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

**Telephone No.:** (516) 621-5600

**A Copy of this Notice has been Sent To:**

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

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

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

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

Frank Gagliano, Superintendent of Buildings

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

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

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

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

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

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

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

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

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