

FINAL SCOPE

**DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
PROPOSED RESIDENTIAL SUBDIVISION – MAP OF WILLOW VIEW ESTATES
THE WOODMERE CLUB
99 MEADOW DRIVE, WOODMERE
TOWN OF HEMPSTEAD, VILLAGE OF LAWRENCE, AND VILLAGE OF WOODSBURGH,
NASSAU COUNTY, NEW YORK**

**Adopted by the Nassau County Planning Commission (Lead Agency) on September
26, 2019**

OVERVIEW

This document is a Final Scope for the Draft Environmental Impact Statement (DEIS) for the proposed subdivision of the 114.25-acre Woodmere Club (the "Subject Property") into 285 single-family residential lots (the "Proposed Action").

The Subject Property is generally bounded by Broadway to the north, Atlantic Avenue to the south, Meadow Drive and Ivy Hill Road to the east, and a number of local roadways, including Sherwood Lane, Iris Street, Rose Street, Tulip Street, Ivy Street, East Hawthorne Lane, Copperbeech Lane, and Auerbach Lane to the west. The Subject Property is situated within the Hamlet of Woodmere, Town of Hempstead, Village of Lawrence, and Village of Woodsburgh, Nassau County, New York (see Figure 1 below).

The Woodmere Club currently operates as a private golf and country club. Club amenities include six tennis courts, adult and children swimming facilities, a playground, basketball, an arcade, and a fitness center. The Main Clubhouse contains several indoor dining options including the lodge style Main Bar, and Grille Room located in the Grand Ballroom. The Club regularly hosts weddings, bar/bat mitzvahs, engagement parties, sweet 16's, corporate functions, holiday celebrations, and other private events.

On March 7, 2019 the Nassau County Planning Commission declared itself Lead Agency for the State Environmental Quality Review Act (SEQRA) review of the Proposed Action, classified the Proposed Action as Type I, and adopted a Positive Declaration indicating that the Proposed Action may have a significant adverse impact on the environment, and therefore an Environmental Impact Statement (EIS) is required. A public scoping meeting was held on June 26, 2019, and written comments on the Draft Scope were received through August 14, 2019.

Pursuant to 6 NYCRR §617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the EIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are not significant or irrelevant. This Final Scope has been prepared in accordance with 6 NYCRR §617.8(e) and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered
- Information that should be included in an appendix rather than the body of the DEIS
- Issues raised during scoping and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review.



Subject Property

Proposed Subdivision of The Woodmere Club | Woodmere, NY

Site Location Map

99 Meadow Drive
 Town of Hempstead and the
 Incorporated Villages of Lawrence and Woodburgh
 Nassau County

BRIEF DESCRIPTION OF THE PROPOSED ACTION

As discussed above, the Proposed Action includes the subdivision of the 114.25-acre Woodmere Club property, identified on the Nassau County Land & Tax Map as Section 41 – Block F – Lots 37, 40, 48, 123, 310, 3028, 3029, 3030, 3032; Section 41 – Block D – Lots 53, 55; and Section 41 – Block 72 – Lot – 1, to create 285 single-family residential lots in conformance with prevailing zoning. As the Subject Property is situated in three municipalities: The Town of Hempstead, the Village of Lawrence, and the Village of Woodsburgh, the subdivision was designed so that the proposed residential lots adhere to the prevailing bulk and dimensional zoning regulations of the three respective municipalities.

The prevailing zoning designation and the associate minimum lot size requirements for each of the respective municipalities are as follows:

Zoning Districts and Minimum Lot Size Requirements

<i>Municipality</i>	<i>Zoning District</i>	<i>Minimum Lot Area (SF)</i>
<i>Town of Hempstead</i>	B Residence	6,000
<i>Village of Lawrence</i>	Residence AA	40,000
<i>Village of Woodsburgh</i>	Residence 1A	43,560

Access to the Woodmere Club is currently provided by Meadow Drive, Ivy Hill Road, Atlantic Avenue, and Railroad Avenue. Access to the proposed Willow View Estates subdivision would be provided from these roadways. Additional access points are proposed via an extension of the dead end at Tulip Street, Prospect Avenue at Broadway, and Porter Place at Meadow Drive.

Stormwater runoff from the proposed roadway rights-of-way throughout the Subject Property is proposed to be managed through the creation of stormwater bioretention areas that will accommodate runoff from a minimum eight-inch rainfall, or for select areas, a minimum of three-inch rainfall event with overflow to surface water via existing outfalls.

It is proposed that public water to serve the site would be provided by New York American Water. Sewage is expected to be handled by the Nassau County municipal system. Electricity is proposed to be connected to PSEG Long Island, and if natural gas is to be used (which has not yet been determined), service would be requested from National Grid. Projections of water use, sewage generation, electricity, natural gas (if ultimately proposed to be used) will be provided. The relevant service providers will be contacted as part of the DEIS preparation process regarding their ability to serve the proposed subdivision. Documentation of those contacts will be provided in the DEIS.

In order to implement the proposed action, the following approvals are required:

Agency	Required Permit or Approval
<i>Village of Lawrence Planning Board</i>	Subdivision
<i>Village of Woodburgh Planning Board</i>	Subdivision
<i>Village of Cedarhurst</i>	Subdivision
<i>Town of Hempstead Highway Department</i>	Right of Way Permit
<i>Nassau County Planning Commission</i>	Subdivision, 239m Referral
<i>Nassau County Department of Public Works</i>	239f Review
<i>Nassau County Department of Health</i>	Review Pursuant to Real Property Law Sec. 334-a Sanitary & Water Supply
<i>New York State Department of Environmental Conservation</i>	Article 25 Tidal Wetlands Permit, Article 15 (Title 5) Protection of Waters Permit, Section 401 Water Quality Certification, SPDES General Permit GP-0-15-002
<i>United States Army Corps of Engineers</i>	Jurisdictional Determination, Nationwide or Individual Permit under Section 404 of the Clean Water Act/Section 10 of the Rivers and Harbors Act
<i>New York State Department of State</i>	Consistency Review with NYS Coastal Policies
<i>PSEG Long Island</i>	Electricity Supply
<i>National Grid</i>	Natural Gas Supply (Potential)
<i>New York American Water</i>	Water Supply
<i>Town of Hempstead Town Board</i>	Recharge Basin Dedication

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the proposed action and will specifically include information relating to:

- Description of the location of the subject property, the municipalities and zoning districts in which the subject property is situated along with appropriate maps and aerial photographs
- Description of site development history and current site uses and activities
- Physical characteristics of the site, such as the boundaries, size and existing pervious and impervious areas and site conditions
- Utilities and existing on-site and adjacent infrastructure systems
- Discussion of the SEQRA process as it pertains to the proposed action
- Project purpose and need
- Project benefits
- Description of the proposed subdivision, including zoning and build-out data
- Summary of proposed access and circulation
- Infrastructure requirements, including water supply, wastewater treatment and stormwater management
- Anticipated construction schedule
- Required approvals.

POTENTIALLY SIGNIFICANT ADVERSE IMPACTS

The Positive Declaration adopted by the Lead Agency indicated that implementation of the proposed action could result in one or more potentially significant adverse environmental impacts, and listed the following as reasons supporting its Determination of Significance:

- A. *The Proposed Action involves the construction on and physical alteration of the land surface of the proposed site that may have a significant adverse Impact on Land due to the duration of construction and the generation of large volumes of stormwater runoff; and*
- B. *The Proposed Action may affect one or more wetlands or other surface water bodies that may have a significant adverse Impact on Surface Water due to the possible creation of new water bodies, alteration of existing wetlands, and proximity to Woodmere Channel; and*
- C. *The Proposed Action may result in development on lands subject to flooding that may adversely Impact Flooding due to the development proposed within 100- and 500-year floodplains, modification of existing drainage patterns, and changing floodwater flows; and*
- D. *The Proposed Action may result in a loss of flora or fauna that may have a significant adverse impact on plants and animals due to disturbance of existing habitat/community and development of another land use; and*
- E. *The Proposed Action may have a significant adverse impact on aesthetic resources due to the fact that the land use of the proposed action is different from, or is in sharp contrast to, current land use between the proposed project and a scenic or aesthetic resource; and*
- F. *The Proposed Action may occur in or adjacent to a historic or archaeological resource that may have a significant adverse impact on historic and archeological resources; and*
- G. *The Proposed Action may result in a loss of recreational opportunities or a reduction of an open space resource which may have an impact on open space and recreation due to the residential development of an existing golf course; and*
- H. *The Proposed Action may result in a change to existing transportation systems that may have a significant adverse impact on Transportation due to possible increased traffic on existing road network, construction of paved parking and alteration of the present traffic patterns; and*
- I. *The Proposed Action may cause an increase in the use of energy due to the anticipated heating, cooling and electric needs of 285 new residences;*
- J. *The Proposed Action may cause an increase in greenhouse gases resulting from the use of energy due to the anticipated heating, cooling and electric needs of 285 new residences; and*
- K. *The Proposed Action may result in an increase in noise, odors, or outdoor lighting that may have an impact on noise, odors and light due to construction, proximity to Gan Chamesh Education Center, and installation of street lighting; and*
- L. *The Proposed Action is located in an area characterized by low density development and will require new and expanded infrastructure to support the development; and*
- M. *The Proposed Action may be inconsistent with the existing community character and may have an impact on community character caused by the elimination of an existing golf club, creation of additional community services and change of existing landscape.*

These potential adverse impacts identified by the Lead Agency in the Positive Declaration will be addressed in various sections of the DEIS as outlined below.

Physical Alteration of Land

The Subject Property consists of a private golf and country club, which when originally developed in 1910, altered significant portions of the natural land surface. Using historic aerial photographs and information from the *Soil Survey of Nassau County*, prior alterations of natural land surfaces will be described. The *United States Department of Agriculture (USDA) Web Soil Survey* and the *Soil Survey of Nassau County* will be used to identify the general soil types on natural areas on the site, and the characteristics of such soils.

Soil borings will be conducted on the site and site-specific boring information (including depth to groundwater) will be presented and discussed in this section of the DEIS. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined.

The DEIS will provide a description of the environmental site assessment(s) that have been completed on the subject property to assess the potential for surface and/or subsurface contamination. The need for further investigation and/or remediation will also be discussed.

The DEIS will include topographic information obtained through review of site-specific topographic surveys including the *Survey of the Woodmere Country Club in the Inc. Villages of Lawrence & Woodsburgh and the Town of Hempstead, Nassau County, New York*, completed by Carman-Dunne, P.C. dated 4/10/17.

Grading plans will be presented, and an evaluation of the potential impacts to soils and topography and strategies to minimize such impacts will be included in the DEIS. Road profiles will also be provided. A description of the measures that will be implemented to mitigate potential impacts from erosion and off-site sediment transport during construction will be presented. The DEIS will also describe the changes in topography that would result from the proposed action, and will provide a discussion of proposed earthwork. Cut and fill estimates will be provided as well as potential impacts associated therewith.

The proposed duration of construction, as it relates to land disturbance, will also be presented in this section of the DEIS.

Surface Water, Floodplains, Stormwater and Groundwater Resources

Surface water resources on and adjacent to the subject property will be identified and described. Preliminary analysis of the subject property indicates that portions of the site are located within the 100 and 500-year floodplain. These areas will be depicted on a map, and existing development within the floodplain will be shown. Federal Emergency Management Agency (FEMA) Flood Map Service data will be used to identify and confirm those portions of the Subject Property that exist within a designated flood zone.

Existing stormwater management facilities (including recorded easements, should they exist) will be described and existing stormwater quantified. Stormwater discharges to existing surface water bodies and wetlands will be identified.

Proposed development within floodplain areas will be identified and depicted on a map. Relevant regulations relating to development within such areas will be described along with the consistency of the proposed subdivision therewith.

Depth to groundwater will be determined based upon published sources and soil borings. Impacts to groundwater from development and occupancy of the residential subdivision will be discussed along with mitigation measures to minimize potential impacts to groundwater. The potential for water table impacts and saltwater intrusion will also be discussed.

Drainage plans will be presented this section of the DEIS, and changes from existing drainage/stormwater management will be described. This section of the DEIS will also describe the methods of stormwater management from the proposed development. This section of the DEIS will include a projection of stormwater to be generated, and discussions of the proposed collection and stormwater management systems (including ownership and party[ies] responsible for maintenance) and anticipated changes in drainage patterns and floodwater flows as a result of the Proposed Action. An analysis of compliance of the proposed stormwater management system with regulatory requirements will also be provided in this section of the DEIS. Existing and post-development drainage calculations will be provided. Consistency with the relevant recommendations of the *New York State Stormwater Management Design Manual* and the *New York Standards and Specifications for Erosion and Sediment Control*, as well as conformity with the *Nassau County Department of Public Works Drainage Requirements* will be discussed. In addition, a discussion of the Stormwater Pollution Prevention Plan (SWPPP) will be provided.

A comment was made during the public scoping process that the DEIS should coordinate with the United States Army Corps of Engineers on its on-going Back Bay Study. It should be noted that this study is not complete and is not expected to be completed for approximately two years. Notwithstanding this, as the SEQRA process progresses, the applicant will coordinate with the Nassau County Planning Commission and the United States Army Corps of Engineers to determine if recommendations are being considered that are relevant to the proposed project. Should relevant recommendations be identified, they will be evaluated as part of this SEQRA process.

Ecology and Wetlands

An ecological field survey of the site will be performed to identify existing habitats, according to the habitat descriptions included in the New York Natural Heritage Program (NYNHP) publication *Ecological Communities of New York State* (ECNYS, Edinger et. al., 2014). An assessment of the quality and functional capacity of the identified ecological communities will be performed. Inventories of vegetation and wildlife species observed during the field survey, as well as those expected at the site based on habitat observations and review of New York State Department of Environmental Conservation (NYSDEC) databases (i.e., the New York State Breeding Bird Atlas and the New York State Amphibian and Reptile Atlas Project databases) and other published resources, including the Cornell Lab of Ornithology's database (eBird) and the National Audubon Society's Christmas Bird Count, will be compiled.

To determine if records exist for rare/protected species or communities at and in the vicinity of the site, VHB will generate a United States Fish and Wildlife Service (USFWS) IPaC (Information for Planning and Consultation) resource report for federally-listed species and submit a records request to the NYNHP for records of NYS-listed species and/or communities. As applicable, the field survey will include a survey and/or habitat assessment for any rare/protected species identified in agency records as potentially occurring at the site.

This section of the DEIS will include a review of both NYSDEC tidal and freshwater wetland maps and the National Wetland Inventory Maps to determine the potential for regulated wetlands to be present on the Subject Property. Wetlands and surface waters occurring at and adjacent to the site will be identified and assessed in the field based on ECNYS definitions and Cowardin classifications (Cowardin, Lewis M., et al, 1979). A summary of the applicable agency regulatory programs pertaining to the identified wetland and surface water resources will be provided. These include the United States Army Corps of Engineers (USACE), NYSDEC and the New York State Department of State (NYS DOS), as well as the applicable local government regulatory programs, i.e., those set forth at Chapter 98 of the Code of the Village of Lawrence, and Section 165 of the Code of the Town of Hempstead. Consultations will be undertaken with the NYSDEC and United States Army Corps of Engineers (USACE) to confirm the presence of and limits of wetlands existing on or adjacent to the Subject Property. As appropriate, wetland permit applications will be submitted to the applicable regulatory agency(ies), and copies of same will be included in the DEIS.

The results of the existing ecological conditions assessment will be summarized in the DEIS, with supporting figures, maps, records and data included within or appended to the document. The DEIS will also include an impact assessment of the proposed action on the ecological resources identified during the existing conditions assessment, including ecological communities, observed and expected flora and fauna, rare/protected species and wetlands/surface waters. Finally, a discussion of proposed avoidance, minimization and mitigation measures for any potential adverse impacts to the identified ecological resources will be provided, as applicable.

A tree inventory will also be conducted, and a tree removal plan will be included in the DEIS.

Aesthetic Resources

This section of the DEIS will detail the existing aesthetic characteristics of the site and surrounding area through descriptive text and representative photographs. Potential changes in views of the Subject Property and its surroundings upon implementation of the proposed action will be evaluated through comparisons of post-development conditions to the existing conditions and to the established aesthetic character of the surrounding neighborhood.

Key features of the proposed action that would serve to minimize potential aesthetic impacts will be presented.

Historic and Archaeological Resources

A portion of the site (i.e. the northeast corner) is within an area designated by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) as archaeologically sensitive. A Phase IA Archaeological Documentary Study report will be prepared, and consultations will be undertaken with the OPRHP and further investigations (e.g. Phase 1B Archeological Survey) would be performed as needed. Key findings and recommendations of the archeological studies will be discussed in the DEIS and included in their entirety as an appendix to the DEIS. The DEIS also will note the presence of a neighboring historic district of single-family homes in Lawrence and will assess project-related impacts on same. All correspondence with OPRHP, including any determinations of impact to cultural resources, will also be included.

Recreational Opportunities and Open Space

This section of the DEIS will discuss existing recreational and open space resources serving the community. The Nassau County Open Space Plan (2001) and other existing relevant studies/plans/policies from the Town of Hempstead, Village of Lawrence and Village of Woodburgh will be consulted as part of this evaluation with respect to the inventory of resources, their status, and any relevant recommendations.

The potential impacts of the proposed action on the community open space and recreational resources will be described and analyzed with respect to consistency with relevant recommendations of the Nassau County Open Space Plan and other existing applicable Town/village plans/studies/policies, the availability of resources to the community following the implementation of the proposed action, and potential demand generated by the proposed new residences. Relevant mitigation measures will also be discussed as necessary and appropriate.

Transportation

A traffic impact study will be prepared to document the existing traffic generated by the golf club as well as the proposed traffic and roadway impacts that would be expected from implementation of the proposed action. Specifically, the traffic impact study will include:

- A description of existing roadway features including the number, direction and width of travel lanes, posted speed limits, parking regulations, signs and traffic control devices.
- Turning movement counts on one typical weekday during the a.m. peak period (7:00 a.m. to 9:00 a.m.), and the p.m. peak period (2:30 p.m. to 6:30 p.m.), a Saturday during the midday peak period (10:00 a.m. to 2:00 p.m.) as well as on a Sunday during the midday peak period (10:00 a.m. to 2:00 p.m.) at the intersections listed below.¹ These counts will include vehicle movements and pedestrians, and will provide the classification of passenger vehicles, buses and trucks.
 - Meadow Drive at Railroad Avenue/Keene Lane
 - Meadow Drive at Porter Place
 - Broadway at Spruce Street
 - Broadway at Cedarhurst Avenue
 - Broadway at Grove Avenue
 - Broadway at Prospect Avenue
 - Broadway at Meadow Drive
 - Broadway at Woodmere Boulevard
 - Broadway at Brower Avenue/Irving Place
 - Central Avenue at Spruce Street
 - Central Avenue at Cedarhurst Street
 - Central Avenue at Grove Avenue
 - Central Avenue at Prospect Avenue
 - Central Avenue at Woodmere Avenue

¹ Note that the list above includes various intersections in and around the Cedarhurst Business District as well as areas between the project site and Hewlett and the project site and Route 878.

- W Broadway at Cedarhurst Avenue
 - W Broadway at Grove Avenue
 - W Broadway at Prospect Avenue
 - W Broadway at Woodmere
 - Broadway at West Broadway/Harris Avenue/Piermont Avenue (3 intersections)
 - Broadway at Franklin Avenue
 - Broadway at Washington Avenue
 - Central Avenue at Washington Avenue
 - Broadway at Rockaway Turnpike/Meadow Lane
 - Central Avenue at Rockaway Turnpike
 - West Broadway at Washington Avenue
 - West Broadway at Rockaway Turnpike/Burnside Avenue (two intersections)
- Automated Traffic Recorder (ATR) counts will be provided for a seven-day period, which include the collection of volume, vehicle classification and speeds for each direction at the following locations:
- Broadway east of Prospect Drive, both directions
 - Meadow Drive south of Broadway, both directions.
- In addition to the intersections and ATR locations noted above, observations of entering and exiting (ingress and egress) traffic will be documented at the existing site access points to The Woodmere Club for two 24-hour periods. These data will be used to illustrate and contrast the existing traffic levels with those of the proposed subdivision.
- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m., p.m., Saturday midday and Sunday midday periods using the appropriate methodology presented in the Highway Capacity Manual Sixth Edition.
- The latest available information from appropriate governmental agencies including New York State Department of Transportation (DOT), Nassau County Department of Public Works (DPW), Nassau County Planning Commission, Town of Hempstead, Village of Lawrence and Village of Woodsburgh will be obtained regarding any planned development projects or roadway/ intersection improvements within the study area. Any such improvements, based upon responses received, will be incorporated into the future "No-Build" and "Build" analyses in the traffic impact study.
- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using the New York State Department of Transportation's (NYSDOT) growth rates specific to the area to the existing traffic volumes, for a "No-Build" analysis. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition.
- The proposed site generated traffic associated with the site/development shall be developed utilizing the Institute of Transportation Engineers Trip Generation Manual 10th Edition.

- The anticipated distribution of future traffic to and from the site will be estimated using the latest "Journey to Work" data as derived from US Census information, the available street network, likely origins and destinations, the proposed locations of the site access points and review of traffic conditions in the study area.
- The site-generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" condition. The "Build" condition will then be analyzed using Synchro Version 10 to determine the relative impacts of the proposed project on surrounding roadways.
- An "Arterial Analysis" using Synchro will be performed for the Broadway roadway segment within the study area to evaluate the effect of the project on traffic progression through that segment. This will produce measures of effectiveness such as average speed, delays and corridor levels of service.
- Current traffic accident data for the most-recent three-year period available for the study intersections and roadway segments between them will be obtained from the NYSDOT. These data will be summarized and any significant trends/patterns that might be impacted by the proposed subdivision will be identified and the need for corrective measures evaluated.
- An evaluation of the proposed site access configuration (ingress and egress) and overall site layout with regard to access and internal circulation will be conducted.
- A Traffic Signal Warrant Analysis will be performed for the proposed site access on Broadway in accordance with the procedures promulgated in the National Manual on Uniform Traffic Control Devices, 2009 Edition Revision 2.
- The adequacy of the off-street parking provided on the subject site will be evaluated in the context of applicable zoning code requirements. ➤ Public transportation options available to the project will be discussed and the likelihood of such options to be used by residents and visitors will be presented.
- A qualitative discussion of impacts to emergency services will be presented based upon the overall impacts to the roadway network.
- A qualitative discussion of pedestrian and bicycle access will be presented.
- Storm evacuation routes will be identified and a qualitative analysis of impacts on those routes will be presented.
- The proposed location of sidewalks will be described.
- An assessment of construction traffic impacts will be presented.

- Based on contacts with the Town of Hempstead, Village of Cedarhurst, Village of Woodburgh, Village of Lawrence, Nassau County Department of Public Works and Nassau County Planning Commission, the traffic impact study will include a cumulative traffic analysis of the proposed project and projects identified by the aforesaid municipal entities as pending in an area proximate to the subject site.²
- If significant adverse traffic impacts are identified, traffic mitigation measures will be identified.

The traffic impact study will include figures and maps that are easily understandable to the general public.

Energy

This section of the DEIS will describe the existing and proposed energy sources for the Subject Property.

Consultations will be undertaken with energy service providers to confirm the availability of service and identify any necessary infrastructure improvements required to serve the proposed development (also see *Infrastructure* below).

The DEIS will also discuss mitigation measures which could reduce energy demands during both the construction and long-term operation. Pertinent sections of the State Energy Conservation Construction Code will be identified. Conformance with relevant energy conservation programs will also be described.

Infrastructure and Community Services

The existing infrastructure serving the Subject Property will be described. The presence and availability of electricity, natural gas (if ultimately proposed to be used), water supply and sewer infrastructure will be detailed. To assess the potential impacts the proposed action would have on this infrastructure, the anticipated demand for each will be estimated based on published data and standards of salient agencies.

At the current time, there is a moratorium on natural gas connections. The applicant has indicated that natural gas is the preferred method of heating. However, the DEIS will describe the alternative methods of heating that would be proposed should natural gas not be available at the time of construction.

Consultations will be undertaken with the respective service providers regarding the availability of their infrastructure to meet the anticipated demands of the proposed action. Such providers will include New York American Water, the Nassau County Department of Public Works, PSEG Long Island and potentially National Grid. In the event a service extension or update to infrastructure is deemed necessary, the details of such extensions will be explained. Copies of correspondence with service providers will be included in the DEIS.

The DEIS will also evaluate the impacts of the proposed action on various other community service providers including the Lawrence Union Free School District and the Hewlett-Woodmere Union Free

² A comment was made on the Draft Scope that there is a funeral home application in Woodmere, and the cumulative impacts of that funeral home and the proposed action should be evaluated. Should a municipal entity identify that funeral home as a project requiring cumulative analysis, the traffic impact study will do so. It should also be noted that the peak hours of traffic generation of a funeral home do not coincide with the peak hours of traffic generation of a residential subdivision, such as that proposed.

School District (a segment of the property lies within that district); the Nassau County Police Department; the Woodmere and Lawrence-Cedarhurst Fire Departments; and the Nassau County Police Department Emergency Ambulance Bureau. A discussion of tax implications to community service providers will also be presented in this section of the DEIS.

Zoning, Land Use and Community Character

This section of the DEIS will describe, and provide maps depicting, the existing land uses and zoning of the subject property and the surrounding area, including an approximate one-quarter mile study area. Lot sizes of adjacent properties will be evaluated. Municipal zoning maps for each of the respective municipalities will be used to determine the surrounding zoning. Characteristics of these zoning districts, including permitted uses, dimensional standards and minimum lot size, will also be provided.

Compatibility of the proposed subdivision with the established land uses in the surrounding area will be evaluated. As part of this effort, existing relevant land use plans for each of the three municipalities will be identified, reviewed and discussed. This section will also describe the proposed changes in land use of the site, as well as provide a detailed description of the proposed development. The DEIS will describe and quantify the areas to be developed with buildings, roadways, walkways, etc. as well as other impervious areas and their use.

A comment was made during the public scoping process that the DEIS should evaluate the on-going "vision plan" for the Village of Woodsburgh. However, as this "vision plan" has neither been completed nor adopted, it cannot be evaluated at this time. In the event a "vision plan" is properly adopted by the Village of Woodsburgh prior to the close of the comment period on the DEIS, consistency with same will be evaluated as part of this SEQRA process.

With respect to zoning, the proposed subdivision will be evaluated for compliance with the bulk and dimensional requirements of the prevailing zoning districts. Photographs of the surrounding area will be included. As part of this assessment, this analysis will detail the consistency of the lot sizes included in the proposed subdivision with those of proximate properties.

Noise, Odors, and Lighting

The lead agency identified the potential increase in noise, odors, and outdoor lighting as a reason supporting the issuance of the Positive Declaration. However, there are no known odor impacts associated with the proposed residential subdivision. Accordingly, the applicant is not proposing an odor analysis as part of the DEIS.

A review of local noise ordinances and relevant guidance promulgated by the NYSDEC for the assessment and mitigation of noise impacts will be performed with a focus on potential impacts from construction activities. With respect to post-construction conditions, this section will consider the compatibility of the proposed residential use with noise that typically occurs in residential areas, including the communities surrounding the Subject Property.

In addition, potential impacts from lighting during construction and operation will be evaluated, and an analysis for consistency with local ordinances will be included in this section of the DEIS.

Particular attention will be paid to potential impacts to the Gan Chamesh Education Center.

Climate Change

This section of the DEIS will evaluate the impacts of the proposed action on climate change in a manner consistent with the guidance provided in the NYSDEC's *The SEQR Handbook*. Specifically, this section will address topics related to energy use, sea-level rise, and flooding.

The DEIS shall include an evaluation of estimated greenhouse gas (GHG) emissions resulting from the construction and occupation of the proposed single-family homes, including increased generation from existing power plants due to electric demand from the project; any fuel combustion for heating; and fugitive emissions of methane, resulting from potential natural gas use. GHG projections will be compared with State and applicable local policies for reducing GHG. Mitigation of energy use and greenhouse gas emissions through improved energy efficiency and the use of distributed renewable energy beyond that required by basic compliance with existing building code requirements, will be analyzed.

Green construction standards including ENERGY STAR® Homes, all-electric homes, or net-zero carbon emission homes, will be discussed and analyzed. Low/no emissions and alternative energy sources, such as, but not limited to, ground source heat pumps/geothermal, electrified HVAC, solar PV, solar thermal hot water systems, will be analyzed as alternatives to traditional fossil fuel powered building systems. The costs and climate impact benefits of homes constructed to bring about greatly reduced or no CO2 emissions, will be compared with the costs and benefits of the homes proposed for construction. Costs to be considered include construction costs, and also lifecycle energy costs for the eventual homeowners.

Additionally, the proposed subdivision and individual house designs will be evaluated to determine consistency with the Climate Leadership and Protection Act (2019); consideration will be given to use of improved energy efficiency measures, installed renewable generation, and electrified heating of the homes, as New York State creates policies to implement the legislation mandating 40% economy-wide reduction in greenhouse gas emissions by 2030.

The FEMA Flood Map Service will be used to identify those parts of the Subject Property that currently exist within a floodplain. To assess the future flooding and storm-surge risks that may impact the proposed action, NYSDEC sea-level rise projections will be analyzed to determine which areas may be subject to flooding in the future.

For those areas identified as at-risk for future flooding, the pertinent floodplain development requirements and building codes, including local, County, and federal regulations, will be described. The proposed actions conformance with these standards will be explained.

Construction Impacts

This section of the DEIS will assess construction-related impacts and the means that will be employed to mitigate such impacts. Issues to be addressed with include construction traffic, air quality, and noise (including potential impacts to the Kulanu Academy, Hebrew Academy of the Five Towns and Rockaway, Geshar Early Childhood Center, and Gan Chamesh Education Center). In addition, if the environmental site assessment(s) identify the need for mitigation of surface and/or subsurface contamination, the means to address these issues during construction will be evaluated.

EXTENT AND QUALITY OF INFORMATION NEEDED TO ADEQUATELY ADDRESS POTENTIALLY SIGNIFICANT ADVERSE IMPACTS

Pursuant to the requirements of SEQRA, the Final Scope must identify the extent and quality of information needed for the DEIS preparer to adequately address each impact, including an identification of relevant existing information and required new information, including the required methodology(ies) for obtaining new information. While it is not possible to determine all information sources to be used to address all potentially significant adverse impacts, the DEIS will use information from the Positive Declarations itself, including its identification of potentially-significant adverse impacts, and supporting information contained in the Environmental Assessment Form, as well as the all of the supporting documentation that has already been provided to the Commission. The following represent existing sources of information that have been identified for inclusion in the specific required analyses in the DEIS.

Physical Alteration of Land

- USDA Web Soil Service
- USDA Soil Survey for Nassau County
- Topographic Survey
- Grading and Drainage plans.

Surface Water, Floodplains, Stormwater and Groundwater Resources

- *Long Island Comprehensive Waste Treatment Management Plan*
- FEMA Flood Map Service
- NYS Coastal Zone Map
- Drainage plans
- The New York State Stormwater Management Design Manual
- The New York Standards and Specifications for Erosion and Sediment Control
- Nassau County Department of Public Works Drainage Requirements
- Topographic Maps
- USGS Water Table Elevation Map.

Ecology and Wetlands

- Site survey
- Tree inventory
- Ecological Communities of New York State (Edinger, et al., 2014)
- New York State Breeding Bird Atlas
- New York State Amphibian and Reptile Atlas Project Database
- Consultation with New York Natural Heritage Program
- USFWS National Wetlands Inventory
- USFWS Information for Planning and Consultation (IPaC)
- NYS DEC Environmental Resource Mapper
- NYS DEC Nature Explorer
- Cornell Lab of Ornithology's database (eBird)
- National Audobon Society's Christmas Bird Count
- Consultation with USACE and NYSDEC.

Aesthetic Resources

- Proposed Subdivision Plans
- Site and Area Inspections and Photographs
- NYSDEC Program Policy – Assessing and Mitigating Visual Impacts.

Historic and Archaeological Resources

- Site and area inspections and photographs
- Consultation with OPRHP
- NYS Cultural Resource Information System
- NYS National Register of Historic Places
- NYS Historic Preservation Office (SHPO) archeological site inventory
- Archaeological study.

Recreational Opportunities and Open Space

- Nassau County Open Space Plan, 2001
- Existing relevant Town and village plans/studies and policy.

Transportation

- US Census
- Synchro Software Version Ten
- Manual on Uniform Traffic Control Devices, 2009 Edition, Revision Two
- Traffic Data for Study Intersections/Roadways
- Most Recent Three-Year Accident Data
- Storm evacuation routes
- Consultation with NCDPW, NYSDOT, NC Planning Commission, Town of Hempstead, Village of Lawrence, Village of Woodsburgh, Village of Cedarhurst.

Energy

- New York State Energy Code
- Consultations with Energy Service Providers.

Infrastructure and Community Services

- Consultations with infrastructure and community service providers (e.g., school districts, emergency service providers, water purveyor)
- Relevant municipal regulatory codes
- Review of area tax assessment information.

Zoning, Land Use and Community Character

- Site survey
- Long Island Index Mapper
- Town of Hempstead, Village of Lawrence, Village of Woodsburgh zoning maps
- Existing Comprehensive Plans (as available).

Noise, Odors, Lighting

- NYSDEC Assessment and Mitigation of Noise Impacts (as applicable)
- Town of Hempstead and Village of Lawrence Noise Ordinances.

Climate Change

- NYSDEC *The SEQRA Handbook*
- FEMA Flood Insurance Rate Map.
- NYS Climate Leadership and Community Protection Act (2019)

Construction Impacts

- Information from applicant regarding construction phasing, anticipated duration, etc.

INITIAL IDENTIFICATION OF MITIGATION MEASURES

Pursuant to the requirements of SEQRA, the Final Scope should include an initial identification of mitigation measures. As the impact analyses have not yet been performed, it is not possible to identify all mitigation measures at this time. Preliminarily, the following mitigation measures have been identified to minimize the potential adverse impacts of the proposed action:

- Erosion and Sediment Control Plan
- Stormwater Pollution Prevention Plan
- Preservation of Existing Tidal Wetland Areas
- Use of Green Infrastructure
- Traffic Impact Study (TIS).

REASONABLE ALTERNATIVES TO BE CONSIDERED

Pursuant to 6 NYCRR §617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action, that are feasible for the Applicant to pursue, taking into account the objectives and capabilities of the Project Sponsor. Thus, the DEIS will include alternatives to the proposed action within the capabilities of the Project Sponsor that can achieve the objectives of the Project Sponsor.

The DEIS will include and analyze the following Alternatives:

- Alternative 1: No Action
- Alternative 2: 285-Lot Cluster Configuration
- Alternative 3: Reduced-density Subdivision with Nine-hole Golf Course.

INFORMATION THAT SHOULD BE INCLUDED IN AN APPENDIX RATHER THAN THE BODY OF THE DRAFT EIS

Until the DEIS has been completed, it is not possible to determine all information/data that will be included in an appendix, rather than in the body of the DEIS. However, at a minimum, the following should be provided as appendices to the DEIS:

- Positive Declaration and Final Scope
- Subdivision Plans
- Survey
- Traffic Impact Study
- Noise analysis supporting data
- Site and area photographs
- Correspondence to and from community service and utility service providers and usage/demand data

- Phase IA/IB Archaeological Surveys
- Ecological species inventory, database inquiries and results
- Tree removal plan
- Conceptual alternative development plan(s).

ISSUES RAISED DURING SCOPING AND DETERMINED TO BE NEITHER RELEVANT NOR ENVIRONMENTALLY SIGNIFICANT OR THAT HAVE BEEN ADEQUATELY ADDRESSED IN A PRIOR ENVIRONMENTAL REVIEW

Various issues have been raised on the Draft Scope that have not been included in this Final Scope. A list of those issues and the reasons that they have not been included in the Final Scope follow.

- A question was raised as to the type of flood insurance the new residents are going to be paying for. This is not a relevant issue for a SEQRA analysis as the payment and type of flood insurance is not an environmental issue, as “environment” is defined in 6 NYCRR §617.2(l)
- A comment was raised that bird-safe building features should be incorporated. This is not a potential significant adverse environmental impact, as the proposed single-family homes are no different than the thousands of single-family homes that exist on the South Shore of Long Island. There is no documentation of significant bird hazards with such single-family homes
- A comment was made that the DEIS should study the impact of the aesthetic changes from the golf course to residential property values. As indicated in *THE SEQR HANDBOOK* (NYSDEC, accessed at https://www.dec.ny.gov/docs/permits_ej_operations_pdf/dseqrhandbook.pdf), “[p]urely economic arguments have been disallowed by the courts as a basis for agency conclusions when concluding a SEQR review by developing Findings. Therefore, . . . possible reduction of property values in a community . . . are not environmental factors.”
- A question was raised as to what New York American Water is going to do to improve water quality before adding new homes, as there is reportedly a brown and black water problem. While the applicant is required to consult with New York American Water regarding its ability to serve the proposed subdivision, the operations conducted by New York American Water is beyond the scope of the DEIS for the proposed action.
- A comment was made that the zoning is 80 years out of date and should not be used as a guide for this subdivision. This comment is noted, however, the zoning laws that are in effect are applicable to the Subject Property.
- Comments were raised that the community may experience stress and psychological impacts from the loss of the golf course and the proposed development. *THE SEQR HANDBOOK* cited above, indicates “[s]ome social factors may be considered arbitrary, discriminatory, or speculative, and consequently are inappropriate for inclusion in an EIS. Such factors may include, but are not limited to, . . . psychological stress.”
- Various comments were made regarding other clubs potentially selling off properties (i.e., Sewane Club, Rockaway Hunting Club) and how they might further impact the area. A comment was also made regarding the potential for sites that could accommodate small cell antenna sites. Another comment was made regarding the potential for future closure of a roadway. The SEQRA regulations require the assessment of cumulative impacts that are reasonably foreseeable and not speculative. Also, relative to the Sewane Club, the NCPC has an application for one single-family home lot, which is not a significant level of development.

- Comments were raised that the DEIS should evaluate the impacts of housing to be built as a result of the recent Town of Hempstead zoning changes in Lawrence and Inwood. These rezonings were evaluated as part of a separate SEQRA process conducted by the Town of Hempstead. As indicated in this Final Scope, the applicant is required to consult with the Town of Hempstead as to pending applications in the area. In the event any exist, the applicant would be required to perform a cumulative impact analysis.
- A question was raised that if a smaller version of the subdivision is approved, what would stop an applicant from making an application for more houses. This is not an environmental issue, but rather, an issue related to how the ultimate approval, if granted, is set forth and the conditions associated therewith.
- A comment was raised that consideration of the subdivision application should wait until the Town completes its engineering and planning studies. The SEQRA regulations are clear that such regulations do not alter the review processes or jurisdiction of other agencies. Further, SEQRA prohibits substantive decision-making by agencies until the SEQRA process is completed. All involved agencies must also issue their own Findings Statements, which set forth their conclusions with respect to environmental impacts, based on the established SEQRA record.
- Comments were made that relate to specific site development details. To the extent that such details are relevant to the evaluation of potential significant adverse environmental impacts associated with the proposed action, they have been included in this Final Scope. However, details not relevant to such impacts are not appropriate for inclusion in a DEIS.
- Various comments were made regarding alternatives that would require public acquisition as well as uses that are not permitted by zoning (e.g., hotel, mixed-use community). The SEQRA regulations indicate that alternatives must be "reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor." Alternatives that require public acquisition or that do not meet the objectives of the project sponsor are not reasonable for consideration.
- A comment was received suggesting that an analysis be performed of the parking conditions in the Cedarhurst Business District. It is beyond the scope of the DEIS for this subdivision to evaluate the parking demand and parking conditions in the overall Cedarhurst Business District.
- A comment was received suggesting that an analysis be performed of the parking conditions at all Long Island Rail Road stations in the Five Towns region. An evaluation of parking conditions at all train stations within the Five Towns region is beyond the scope of this DEIS.
- Various comments were made regarding the need to evaluate broad roadway areas (e.g., the entire Rockaway Turnpike through Hewlett, the roads from Route 878 all along that go into Barrett, support roads). This Final Scope requires an extensive study of intersections, which will allow the comprehensive evaluation of traffic impacts resulting from implementation of the proposed action.
- A comment was made that seven-day turning movement counts should be required. While seven-day ATR counts are appropriate, standard traffic engineering practice would require representative weekday and weekend counts. This Final Scope requires one weekday, plus Saturday and Sunday.
- A comment was raised regarding traffic safety concerns from the computer software application Waze redirecting traffic onto residential streets. The software application Waze, which accepts and utilizes data from the general public, is not a recognized traffic modeling software, and is not appropriate for use in the evaluation of the impacts of the proposed project.
- A comment was raised suggesting that the DEIS should include analyses of implementing tolls, peak and variable pricing, and similar measures along area roadways. The applicant has no control over whether public agencies place tolls on public roadways, such that the addition of tolls, peak/variable pricing, etc., is not relevant to the proposed action or its environmental impacts.

- A comment was raised regarding the conclusions of a 2009 Hewlett Traffic Study which indicate untenable traffic conditions in the area. The 2009 Hewlett Traffic Study uses data that is over ten years old. A project-specific Traffic Impact Study with current traffic data, which will evaluate relevant intersections in the Hewlett community, is being required pursuant to this Final Scope.
- A comment was made regarding how the DEIS should include title reports. Past ownership of a property is not an environmental consideration and is not appropriate for a SEQRA process.
- A comment was made regarding a need to evaluate the applicability of Fair Housing Laws. This is not relevant to the potential environmental impacts of the proposed action.