

**Final Scope for the
Draft Environmental Impact Statement**

**MANHASSET CREST RESIDENTIAL SUBDIVISION AT
251 SEARINGTOWN ROAD, NORTH HILLS**

Date Adopted: April 13, 2016

1.0 INTRODUCTION

This document is a Final Scope for the Draft Environmental Impact State (DEIS) for Manhasset Bay Group, Inc. (Applicant), which is proposing to subdivide a 30.43±-acre property into 46 residential lots. The Village of North Hills Planning Board, as lead agency, has prepared this Final Scope in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations set forth in 6 NYCRR Part 617.8(f)¹. In accordance with said regulations, this Final Scope 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
- Identification of the information/data to be included in the appendices rather than in the body of the DEIS
- Issues raised during scoping and determined not to be relevant or not environmentally significant

The DEIS will be clearly and concisely written in plain language that can be read and understood by the public. Highly technical information will be summarized in the body of the document and attached within appendices.

2.0 DESCRIPTION OF THE PROPOSED ACTION

The subject property is located on the west side of Searingtown Road, across from Christopher Morley County Park, and between North Hills Estates Sections I and II in the Village of North Hills, Nassau County, New York. The physical address of the property is 251 Searingtown Road and its Nassau County tax lot designation is Section 3, Block 162, Lot 822 (hereinafter referred to as the “project site”). The project site is within a moderate density residential community containing single-family and multi-family residences and an active and passive park (east of the site).

¹ 6 NYCRR §617.8(f)(1) through (7) enumerates those sections that are to be included in the Final Scope. The main purpose of the Final Scope is to identify the potential adverse impacts and the alternatives that must be analyzed in the DEIS. It does not serve as a table of contents for the DEIS. The DEIS must address all relevant items set forth in 6 NYCRR §617.9(b).

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The applicant proposes to subdivide the existing 33.43-acre project site, which is zoned "R-3 Residence" into residential lots for single-family residences. The proposed subdivision map depicts a total of 46 single-family residential lots (hereinafter referred to as the "proposed action"). Access to the subdivision will be from the existing access location, which is off of Searingtown Road, near the north end of the project site and south of an existing stormwater recharge basin. The entrance to the proposed subdivision will be gated and a gatehouse will be constructed at this location. The street system will be privately owned and maintained by a subdivision homeowners association. The proposed roadway network will have a generally curvilinear configuration that optimizes the efficient use of the land and provides for the required lot dimensions, development density, and the pattern of land development sought by the Village through its Zoning Code, while protecting important environmental features, including an area of steep slopes, and three areas of particularly large and unique specimen trees that currently exist on-site. An emergency access/egress will also be provided approximately midway between the north and south sides of the property, south of the proposed main entrance, and along Searingtown Road. A vegetated buffer will be maintained along the perimeter of the property to provide screening, privacy, and to protect environmental resources, particularly, along the existing steep slopes along the east side of the property, near Searingtown Road.

All wastewater generated from the subdivision will be conveyed off-site via the existing public sewerage system, which is within the right-of-way of Searingtown Road, and will be directed to the Cedar Creek Sewage Treatment Plant (Nassau County Sewer District No. 2) for final treatment and disposal. The Manhasset – Lakeville Water District provides water service in the area and will deliver potable drinking water to future residents of the proposed subdivision. Stormwater runoff from subdivision streets and the development area will be collected in drainage inlets and conveyed to a proposed recharge basin (to be located south of the existing recharge basin in the pan handle portion of the property) and to several clusters of interconnected leaching pools within proposed drainage easements located along the interior roadway, along the southern perimeter of the property, and along the emergency access roadway. The capacity of the drainage system provides storage for a minimum of a five-inch rain event and will fully conform to state, local, and professional engineering standards to accommodate runoff generated by the proposed action. A large public park (Christopher Morley County Park) is located opposite the proposed subdivision, on the east side of Searingtown Road, and will offer a variety of passive and active recreational opportunities for future residents. The project site is in the Manhasset-Lakeville Fire District and Manhasset School District and is served by the Nassau County Police Department's 3rd Precinct.

The subject property is the former site of the St. Ignatius Jesuit retreat home. The former home has been removed from the site but several structures, including a reflecting pool, a small garage, another small partially enclosed pavilion building, an asphalt driveway, and three small parking lots remain. All structures will be removed from the property on behalf of the applicant prior to site grading and development.

Currently, the central and southern portions of the project site are partially cleared and maintained as lawn, while the remainder of the project site is mainly wooded. Topography in the central and west-central portions of the project site is generally flat, but slopes moderately to steeply along most of the project site's perimeter. Slopes in exterior parts of property are primarily continuous and unidirectional along the southern and eastern sides of the project site, where they dip to the south and east, respectively. Topography on the north side of the project site is rolling and slopes on the east side of the property are steepest. The property does not contain, nor is it adjacent to any designated New York State or National Wetland Inventory wetlands or surface water bodies. The property is located within the North Hills Special Groundwater Protection Area (SGPA) Critical Environmental Area.

3.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The following potential significant adverse impacts were identified in the Positive Declaration issued by the Planning Board:

Impact on Land

Implementation of the proposed action includes the demolition of existing structures and the clearing of approximately 15.27± acres of existing vegetated areas (i.e., 95 percent of the existing vegetation, or 45 percent of the total site area). The subdivision design includes the retention of existing specimen trees in three discrete areas. However, clearing of existing vegetation at the project site may result in significant adverse impacts including impacts on ecological resources, visual and noise impacts upon established and uses surrounding the project site, and impacts on neighborhood character.

Impacts on Water Resources

Implementation of the proposed action will establish a demand for potable water resources for domestic purposes, including accessory swimming pool use. Potential significant impacts associated with the expected volume of potable water use and swimming pool discharge must be fully evaluated. The proposed action will create various impervious surfaces at the project site in connection with the establishment of roads, homes, accessory structures, common amenities, and other improvements, and will alter drainage patterns across nearly the entire project site due to associated grading activities. The applicant has developed a drainage plan to accommodate stormwater runoff generated at the project site, which includes, the use of existing drainage infrastructure within a drainage easement, and a new recharge basin along Searingtown Road. The proposed drainage system will be the subject of review by the Nassau County Department of Public Works. Impacts associated with stormwater infrastructure, including the maintenance of same over time, must be fully evaluated.

Impacts on Transportation

While the applicant submitted a Traffic Study with the Voluntary DEIS, the establishment of a new access point along Searingtown Road may cause safety and roadway capacity impacts, therefore, must be evaluated further.

Construction-Related Impacts

The proposed action has the potential to result in a range of construction-related impacts, including potentially significant impacts from fugitive dust generation, construction equipment/vehicle noise, site security, and rodent control.

4.0 PROPOSED FORMAT AND CONTENT OF DEIS

The following is an outline of the DEIS sections and a general description of each section's content.

COVER SHEET

TABLE OF CONTENTS

EXECUTIVE SUMMARY (a brief narrative outlining the proposed action, significant beneficial and adverse environmental impacts, mitigation measures proposed, alternatives considered; issues of controversy (if any); and matters to be decided, including a listing of each permit or approval required from every involved agency as defined by SEQRA).

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1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Project Background, Need, Objectives and Benefits

- 1.1.1 Project Background (Provide brief description of the site and current application's history. Describe project in the context of other projects on adjacent and nearby properties.)
- 1.1.2 Public Need and Municipality Objectives (Evaluate proposed project in terms of Village goals for the site as expressed in the zoning of the site and relevant subdivision or land development requirements.)
- 1.1.3 Objectives of the Project Sponsor (Provide discussion of the applicant's goals in pursuing proposed project.)
- 1.1.4 Benefits of the Project (Provide discussion of the benefits to accrue from the proposed project.)

1.2 Location (Using appropriate text, mapping, and/or tables, describe the location of the site in terms of roadway access and adjacent/nearby land uses; provide listing of zones, districts, services, etc.)

1.3 Project Design and Layout

- 1.3.1 Overall Subdivision Layout (Briefly describe the project layout; identify any remaining existing structures to be removed; provide a table summarizing proposed structures, services, utilities, access points, parking, internal traffic flow, and site coverage quantities; describe lot areas, widths, and configuration, conceptual residential square footages, and buffers/setbacks provided.)
- 1.3.2 Grading and Drainage (using text and appropriate mapping and/or tables, describe the grading program and associated areas cleared and disturbed, volumes of soil excavated, cut/filled, removed from site, and maximum depths of cut/fill; describe site drainage and proposed drainage system and provide capacity and function information, as necessary; discuss conformance to regulations.)
- 1.3.3 Access and Road System (Using appropriate text, mapping and/or tables, describe/discuss ownership of roads, vehicle access point, internal roadway layout, traffic circulation, adequacy of on-site parking, conformance to design requirements for fire/emergency access, snow storage locations, as presented in a traffic impact study.)
- 1.3.4 Utilities (Provide descriptions of water supply and proposed wastewater connection and corresponding use of water supply and sanitary design flow; describe sizes and locations of these systems; describe electricity/gas supplies, and describe sizes and locations of these services; identify any off-site utility improvements required.)
- 1.3.5 Site Landscaping and Amenities (Provide information on the type, amount and location of landscaping proposed; provide list of species and information on maintenance requirements such as irrigation and fertilization quantities; describe the three areas of unique trees to be preserved on-site; describe buffer and screening vegetation and plantings; describe site amenities and details of proposed clubhouse.)

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1.3.6 Conformance to R-3 Zoning Requirements and Subdivision and Site Development Regulations (Discuss conformance to applicable requirements of the Village Code.)

1.4 Construction Schedule and Operations (Briefly describe anticipated construction schedule and processes; include discussion of demolition of existing structures and proper handling of solid waste, tanks, leaching pool closure, wells, asbestos removal and related regulations, safeguards and permitting; construction materials storage/staging area deliveries and construction schedule/estimated duration; workers' parking, hours of construction operations, construction vehicle routes, etc.; and security measures to be implemented during construction.)

1.5 Permits and Approvals Required (Briefly describe the remaining SEQRA process and review stages, required permits, reviews and approvals; list expected permits/involved agencies.)

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography

2.1.1 Existing Conditions (Using appropriate text and mapping and/or tables, describe current topographic character of site; indicate high and low points, indicate and quantify slopes.)

2.1.2 Anticipated Impacts (Discuss changes in topography of the site due to grading and fill program; discuss if the site is balanced or if there is import or export of material; discuss potential impacts from topographic alteration; describe erosion control measures incorporated into the project.)

2.1.3 Proposed Mitigation.

2.2 Surface Soils and Geology

2.2.1 Existing Conditions (Using appropriate mapping and/or tables, briefly describe subsurface geologic conditions; surface soils found on-site based on the Nassau County Soil Survey; describe test hole information and soil suitability; discuss characteristics and limitations/constraints of each soil which may have an effect on the proposed action; quantify coverage of each soil type.)

2.2.2 Anticipated Impacts (Discuss details of the proposed grading program, potential for impacts due to subsurface conditions; mitigation of project design for subsurface soils.)

2.2.3 Proposed Mitigation.

2.3 Water Resources

2.3.1 Existing Conditions (Using appropriate text, mapping, tables and quantitative methods where possible, conduct analysis of runoff volumes, current surface and groundwater quality, quantity, elevation and flow direction; discuss site's location within a Special Groundwater Protection Area (SGPA), its status as a Critical Environmental Area (CEA), and describe water resource recommendations and guidelines

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that are pertinent to the project and site; identify Hydrogeologic Zone; identify existing stormwater infrastructure, including rights and maintenance.)

2.3.2 Anticipated Impacts (Using quantitative and qualitative methods, discuss potential for impact to groundwater resources and characteristics, both quantity and quality, discuss potential impacts to SGPA/CEA and consistency with Hydrogeologic Zone study recommendations; consider impacts on water demand from domestic use, irrigation and swimming pool use, also consider impacts associated with swimming pool discharge, provide drainage analysis and description of compliance with applicable regulations, discuss maintenance of stormwater infrastructure over time.)

2.4.3 Proposed Mitigation.

2.4 Ecological Resources

2.4.1 Existing Conditions (Describe and/or list and map vegetation species; describe and/or list wildlife seen or known to be or likely to exist at the site; describe the habitat of the site and quality and quantity of each; contact NY Natural Heritage Program for site file information; identify any rare species or ecological communities that exist on the project site. The reported presence of rare, endangered, threatened or special concern species on and adjacent to the project site will be evaluated, including northern long-eared bat.)

2.4.2 Anticipated Impacts (Discuss changes in ecology which may occur as a result of clearing and site development and assess impacts associated with these changes; discuss changes in wildlife use/occupancy of the site and changes to vegetation pattern, habitats, and on-site vegetation communities. This Section will also discuss the impacts of the potential displacement of wildlife from the project site to off-site areas.)

2.4.3 Proposed Mitigation.

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Land Use, Zoning and Plans

3.1.1 Existing Conditions (Using appropriate mapping and/or tables, describe current land use and zoning of the project site and adjacent properties, and the pattern of land use and zoning in the vicinity; discuss existing zoning, permitted uses, and dimensional standards; discuss applicable land use and comprehensive plans.)

3.1.2 Anticipated Impacts (Discuss conformance of proposed project to existing or anticipated future land use and zoning patterns of the project site and vicinity; analyze conformance to zoning, subdivision, and site development regulations, and impacts of requested variances and waivers; analyze conformance to adopted land use plans.)

3.1.3 Proposed Mitigation.

3.2 Community Character

3.2.1 Existing Conditions (Using appropriate text, mapping and photographs, describe the community character of the project site, adjacent

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neighborhoods, and general vicinity as could be currently observed along roadways and from other public vantage points, including the County Park opposite the subject property to the east. Discuss existing background noise conditions.)

- 3.2.2 Anticipated Impacts (Using appropriate text, mapping and/or tables, discuss potential impacts and analyze potential visual impacts and potential changes to community character. Discuss changes in views from the adjacent residential properties, and public vantage points due to clearing and land development and use, including roadways and the County Park opposite the project site to the east. Identify potential noise receptors in the area and discuss any potential noise impacts from the development once constructed and occupied, including noise impacts related to the removal of vegetative buffer to adjoining residential uses and proposed or potential on-site activities associated with the proposed use (impacts from construction activities are addressed in Section 4.1).
- 3.2.3 Proposed Mitigation.

3.3 Community Services

- 3.3.1 Existing Conditions (List/describe services available and districts. Obtain existing tax bills and provide a table of taxes paid by subject site, and distribution to the various taxing jurisdictions; estimate cost of each taxing jurisdiction to serve the project site. Using appropriate mapping and/or tables and consultations with community service providers, provide information on the current status of the following public/community services that serve the subject site and/or vicinity:
- public schools
 - police protection
 - fire protection
 - ambulance
 - water supply
 - wastewater treatment
 - recreational facilities
 - solid waste
 - energy suppliers
 - snow removal
- 3.3.2 Anticipated Impacts (Using estimated assessed value of project, estimate tax generation and distribution for the proposed action; list/compare to existing tax generation and distribution and cost to each taxing jurisdiction to serve project. Discuss potential for impact on the various community services available and necessary to serve the site and project; provide information on contact with service providers and/or letters of availability of services; evaluate potential impacts of off-site service improvements required to support the proposed action, if any (or include in respective impact sections of DEIS).
- 3.3.3 Proposed Mitigation.

3.4 Transportation

- 3.4.1 Existing Conditions (Describe the existing roadway characteristics and traffic controls on Searingtown Road, including levels of service at the four study intersections [see traffic scope in Section 4.0 – Extent and Quality of Information Needed]. Discuss existing peak hour operating conditions on Searingtown Road).
- 3.4.2 Anticipated Impacts (Discuss anticipated traffic generation to/from the proposed project and ability of roadway network and nearby intersections to accommodate traffic; supplement published data with empirical observations from comparable established developments within the Village with respect to peak hour trip generation; evaluate adequacy of sight distance at site access; investigate potential queuing issues at the proposed entrance to the subdivision; discuss adequacy of the proposed number of parking spaces to serve the site; describe any changes in the pedestrian environment.)
- 3.4.3 Proposed Mitigation.

3.5 Cultural Resources

- 3.5.1 Existing Conditions (Review and describe the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) information on historic and archaeological sensitivity and conduct regulatory evaluation of the project site. Provide a map depicting State and National Register landmarks and districts and areas having of archaeological sensitivity in the region. Provide a discussion of conditions. Summarize property features/existing conditions with respect to historic or cultural significance.
- 3.5.2 Anticipated Impacts (Describe the project’s impact on any identified on-site or adjacent cultural resources).
- 3.5.3 Proposed Mitigation.

4.0 OTHER IMPACTS EVALUATED

- 4.1 **Construction Impacts** (Describe the impacts related to construction activities, noise sensitive receptors, fugitive dust generation, soil erosion and sedimentation, applicable agency oversight and safeguards, phasing of construction activities, the project, staging areas, parking areas, operation areas, duration, hours, site security, rodent control, protection of existing drainage structures and facilities, and related mitigation measures to reduce construction impacts).
- 4.2 **Cumulative Impacts** (Describe other past, present, and reasonably foreseeable actions that have the potential to impact the same resources as the proposed action; discuss/analyze impacts of these others projects on resources that will also be impacted by the proposed action. These projects will identified in consultation with the Village of North Hills.)
- 4.3 **Adverse Impacts That Cannot Be Avoided** (Provide a brief listing of those adverse environmental impacts described/discussed previously that are anticipated to occur, but which cannot be completely mitigated.)

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- 4.4 **Irreversible and Irretrievable Commitment of Resources** (Provide a brief discussion of those natural and human resources that will be committed to and/or consumed by the proposed project.)
- 4.5 **Growth-Inducing Aspects** (Provide a brief discussion of those aspects of the proposed project that will or may trigger or contribute to future growth in the area.)
- 4.6 **Effects on the Use and Conservation of Energy** (Provide a brief discussion on those aspects of the proposed action that will contribute to an increase in energy as well as potential options for conservation.)

5.0 ALTERNATIVES

- 5.1 **No Action Alternative** (Alternative whereby the site remains in its current condition.)
- 5.2 **Alternative Subdivision Design (46-Lot Yield Map without Variances or Waivers)**

6.0 REFERENCES

4.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DEIS to be prepared in conformance with this scope, and pursuant to applicable SEQRA regulations, is intended to provide important comprehensive information for the lead agency in the decision-making process and for use by involved agencies in preparing their own findings and issuing decisions on their respective permits. The document will be concise but thorough, well documented, accurate, and consistent. Studies for traffic, groundwater and other aspects of the proposed action, prepared by qualified specialists will be appended and referenced. Technical information will be summarized in the body of the document and attached in a separate appendix (see below). Information sources for the DEIS will include the following: *Soil Survey of Nassau County, NY*; United States Geological (USGS) maps; Village zoning laws, subdivision and site development regulations, maps, and plans; Nassau County subdivision regulations; The Long Island Comprehensive Special Groundwater Protection Area Plan; NY Natural Heritage Program survey information; Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 8th Edition; traffic counts; *Highway Capacity Manual*; demographic multipliers; consultations with service providers; site and area inspections; and data from the NYS OPRHP. Empirical, site-specific data will be gathered to characterize the project site or the proposed use, or to supplement published data wherever appropriate. The information to be collected and analyzed are as follows:

Description of the Proposed Project

Background

- Public records, permit history, property surveys and other information regarding site background and history.
- Phase I and Phase II Environmental Site Assessments (ESAs) related to site conditions will be summarized and included in an appendix (ces).
- Preliminary subdivision plans and engineering data will support the description of proposed improvements.

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Public Need and Municipality Objectives

- Justification for proposed project in terms of Town goals for site, including the objectives outlined in the Village Zoning Code for the R-3 Residence District and municipal subdivision regulations, as well as any applicable adopted land use plans affecting the project site.
- Documentation justifying the public need for the project, if applicable.
- Demographics data and other data identifying the population potentially affected by the proposed action.

Objectives of the Project Sponsor

- The goals and objectives of the project sponsor in pursuing the proposed action.

Benefits of the Project

- Tax information, demographic multipliers and other data relevant to the community benefits expected to accrue from the proposed project including the provision of new housing opportunities, tax revenue and job creation.

Location

- Mapping and/or tables describing the location of the site, in terms adjacent/nearby significant properties, zoning and service districts, available services, address, and tax map number.
- Survey data for structures, vegetative cover, topography, etc., identifying existing site conditions.

Project Design and Layout

- Preliminary subdivision plans and data, including:
 - site yield, building envelopes, proposed number of lots, services, utilities, access points, road system, drainage, site quantities table.
 - Existing structures to be removed.
 - The grading program and associated areas disturbed, volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
 - Site drainage and proposed drainage system capacity and function information, and stormwater and erosion controls for construction and post-construction conditions.
 - Vehicle access points, internal roadway layout and traffic circulation, emergency access and egress.
 - Anticipated water supply and demand, proposed wastewater handling and sanitary design flow.
 - The sizes and locations of all utilities and services, along with the status of future possible connection.
 - Information on the type, amount and location of any buffers, landscaping, species and spacing of street trees, as well as information on maintenance requirements such as irrigation and fertilization, and maintenance and performance bonding.
 - Existing on-site easements and restrictions associated with them.
 - Any retained open space areas; areas of dedication, areas of retention by applicant; easements or restrictions to ensure retention of open spacer provide protection to the public, residents or natural resources.
 - Details of anticipated homes in terms of their floor area, height, and type.
 - Conformance to zoning.

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Construction

- Construction and site operation/maintenance data.
- Construction phasing details.
- Method of construction, construction schedule/timetable.
- Construction management, equipment storage/staging, delivery routes, hours of operation, workers' parking, protection of natural and sensitive areas.
- Details of proposed site security measures and rodent control practices, including intent to obtain a rodent free certification(s) from the Nassau County Department of Health Office of Community Sanitation prior to demolition activities, etc.
- Quantity of soil import/export, truck routes, management and mitigation.

Permits and Approvals Required

- List of required permits and approvals.

Natural Environmental Resources

Soils and Topography

- Soil type data, characteristics and constraints information pursuant to the Nassau County Soil Survey and/or United States Department of Agriculture online resources.
- Soil borings identifying subsurface soil quality and depth to groundwater for high and low points. Test Hole Data will be summarized and included in the appendix(es)
- USGS topographic data and site specific topographic surveys of the project site.
- Topographic contours at appropriate intervals in the United States Coast and Geodetic Survey datum of mean sea level, as well as cross sections of the proposed grade changes in relation to the existing elevations.
- Findings of Phase I and Phase II Environmental Site Assessments (ESAs) related to soil conditions, potential presence of asbestos containing material (ACM), impacted sediments in leaching structures, petroleum product storage, etc.
- Depth to groundwater data (USGS data).
- Evaluation of the grading proposed for the site and determination of resultant slopes, volume and disposition/origin of cut or fill, and proposed changes to topographic elevations based on a proposed preliminary grading plan. Evaluation may also include description, profiles, contour maps and/or other methods to perform effective evaluation.
- Details of corrective measures necessary to overcome soil limitations.
- Details of mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts.

Water Resources

- The Long Island segment of the 208 Study (Long Island Regional Planning Board [LIRPB]) and U.S. Environmental Protection Agency (EPA) data regarding groundwater management zone and sole source aquifer characteristics and groundwater quality.
- Long Island Comprehensive Special Groundwater Protection Area Plan (LIRPB) regarding the North Hills Special Groundwater Protection Area, and relevant provisions of the Nassau County Public Health Ordinance (NCPHO).
- Data on groundwater recharge, water supply availability and provisions to address any potential water quality impacts.
- Depth to groundwater and on-site soil borings data, and direction of groundwater flow.
- Details of existing and proposed stormwater management infrastructure.
- Water supply availability, service provider and capacity of systems.

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- Applicable Nassau County Department of Health (NCDH), Nassau County Department of Public Works (NCDPW) and EPA regulations and requirements, such as for sanitary/sewerage systems and specifications for the construction of swimming pools, removal of toxic or hazardous materials, abandonment and removal of petroleum storage tanks, closure of existing drywells, leaching pools or cesspools, etc.
- Calculations of projected sanitary flow. The nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance modeling methods (data to be included in an appendix).
- Data on water quality impacts related to pesticides, snow melt chemicals, chemical storage, tank storage and any other sources.
- The *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook* findings and recommendations related to stormwater management and discharge.
- Preliminary subdivision plans, including drainage plans detailing existing and proposed stormwater management infrastructure.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.
- Input from the Manhasset – Lakeville Water District with respect to its ability to meet this projected water demand.
- Details of mitigation measures that could reduce potential water quality impacts.

Ecological Resources

- Inventory of existing upland habitats by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character.
- Findings of an acoustical survey performed for the northern long-eared bat, with survey data and any agency correspondence included in an appendix.
- Observation data and published material regarding the presence of protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site. A detailed species list and breeding bird survey will be referenced and included in an appendix.
- Correspondence with the NY Natural Heritage Program and site file information concerning habitats, plant and animal species (relevant data and correspondence to be included in an appendix).
- Details of mitigation measures that could reduce potential impacts to ecological resources and methods of implementation.

Human Environmental Resources

Land Use, Zoning and Plans

- Description of existing land use and zoning on the subject site and in the surrounding area.
- Information on the development history of the site and surrounding area.
- Zoning map, zoning regulations and subdivision standards that apply to the project.
- Socioeconomic and tax data.
- Preliminary subdivision plans and data.
- Relevant land use and comprehensive plans.
- Details of measures that could be used to mitigate potential land use, zoning or impacts with respect to land use plans.

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Community Character

- Ground photography and aerial photography depicting the visual character of the project site and surrounding community, and depicting views to/from adjacent property and public vantage points including adjacent roadways and Christopher Morley County Park. Site and surrounding area photographs will be provided in an appendix.
- Data regarding other aspects of the existing visual character in terms of vegetation, lighting, utilities, etc.
- Community and visual character information related to open space and natural areas.
- Data regarding mitigation measures such as screening from Searingtown Road, retention of natural areas, buffers to adjoining property, etc.

Community Services

- Community service data for relevant services, including:
 1. Public school district
 2. Police
 3. Fire protection
 4. Ambulance
 5. Water supply
 6. Wastewater treatment;
 7. Recreational facilities
 8. Solid Waste
 9. Energy suppliers
- Consultations with service providers regarding the potential impact of the proposed action on community services and facilities (correspondence with community services will be included in an appendix).
- Detailed projections of service demand with supporting documentation.
- Existing and future tax revenue from the subject property.
- Job creation projections and economic benefits of the project.
- Plan details regarding emergency service access.
- Hydrant installation locations and other development considerations that assist in addressing emergency services.
- Data regarding the impact of the proposed action with respect to energy consumption and ability of utilities to serve project demand (correspondence with utility providers will be included in an appendix).
- Data regarding parks and open space areas within the vicinity of the site, including any existing trails in the surrounding area of the site and the potential for linkages, and discussion of the potential loss in the amount of privately owned open space available on the site.

Traffic Impact Study

- Perform a field inventory of existing roadway features including number, direction and width of travel lanes, traffic control, pavement markings, parking restrictions, posted speed limits and traffic controls, including traffic signal timing and phasing.
- Obtain 24 hour weekday and weekend hourly traffic volumes on Searingtown Road in the vicinity of the site using an Automatic Traffic Recorder (ATR) or other approved method.
- Obtain turning movement counts during the weekday a.m. (7a.m. – 9a.m.), weekday p.m. (4p.m. – 6p.m.) and Saturday midday (11a.m. – 2p.m.) peak hours at the following intersections:

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1. Searingtown Road at Estates Terrace North/Dianas Trail
 2. Searingtown Road at Estates Terrace South/Christopher Morley County Park
 3. Searingtown Road at the LIE North Service Road
 4. Searingtown Road at the LIE South Service Road
- Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations using NYSDOT seasonal adjustment factors.
 - Contact the Town of North Hempstead, Village of North Hills and Nassau County Department of Public Works to identify Other Planned Developments and/or roadway improvements in the immediate area that may affect future traffic capacity.
 - Develop future No Build volumes at the study intersections for the anticipated Build year of the project by applying the recommended NYSDOT growth factor for the Town of North Hempstead to the existing volumes. In addition to the background traffic growth, traffic generated by Other Planned Developments in the vicinity of the project site will be included in the No-Build base condition.
 - Develop trip generation estimates for the proposed action for the weekday a.m., weekday p.m. and Saturday midday peak hours using statistical data contained in ITE Trip Generation, 9th Edition.
 - Obtain empirical trip generation data at existing residential developments in the Village of North Hills in order to verify applicability of ITE data.
 - Distribute and assign the site generated traffic to the roadway network and study intersections based on existing travel patterns established by the turning movement counts.
 - Develop future Build volumes for the study intersections by adding the site generated traffic volumes to the No Build traffic volumes.
 - Perform intersection capacity analyses for the study intersections identified above. Analyses will be performed using the latest version of Synchro software in order to provide level of service results at the study intersections and site access location. The analyses will be completed for Existing, No Build, and Build Conditions for weekday a.m., p.m. and Saturday midday peak hours.
 - Request crash data from the NYSDOT for the most recent 3-year period available. Tabulate and summarize the crash data for the study intersections and for Searingtown Road in the vicinity of the site, identify crash trends that may be exacerbated as a result of the site generated traffic and evaluate the need for corrective measures. Discuss potential safety concerns associated with the proposed site access location.
 - Perform sight distance measurements at the location of the proposed driveway. Compare results with AASHTO guidelines.
 - Conduct a gap study on Searingtown Road in the vicinity of the proposed site access driveway for each of the peak periods to determine if there will be an adequate number of gaps in traffic to facilitate turning movements into and out of the site.
 - Determine the minimum length of left turn storage lane needed on Searingtown Road at the proposed site access to accommodate northbound turns into the site without adversely impacting northbound through traffic.
 - Identify the need for mitigation measures.
 - Prepare a detailed traffic impact report summarizing the findings and conclusions of the traffic study. Report shall include text, tables and graphics suitable for inclusion in the DEIS. A summary of the salient portions shall be included in the DEIS text, and a complete copy of the traffic impact report will be included in its entirety in an appendix.

**Manhasset Crest Residential Subdivision
251 Searingtown Road, North Hills
Draft Environmental Impact Statement - Final Scope**

Cultural Resources

- Site history review and evaluation regarding potential Village, County, State, or federal historical significance.
- Maps of State and Federal Register of Historic Places and areas of archaeological sensitivity maintained by the NYS OPRHP and any local data regarding historic and cultural resources at or adjacent to the project site.

Other Impacts Evaluated

- Data regarding construction noise, dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts.
- Details of other pending projects in vicinity that may affect the same resources as the proposed action, determine potential for cumulative impacts due to implementation of proposed project in combination with others and discuss/analyze impacts).
- Data regarding those natural and human resources which will be committed to and/or consumed by the proposed project.

Alternatives

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, “The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed”. The following alternatives and methods of evaluation are anticipated:

- No Action Alternative (Alternative whereby the site remains in its current condition).
- Yield Map (Alternative whereby the site is developed in accordance with the 46-Lot Yield Map with 50-foot right of ways, without the need for variances or waivers).