

**DRAFT SCOPE FOR  
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT  
FOR “THE LIGHTHOUSE AT LONG ISLAND”**

**Overview**

This document is a Draft Scope for the Draft Generic Environmental Impact Statement (“DGEIS”) for proposed (a) amendments to the Building Zone Ordinance of the Town of Hempstead, including the Building Zone Map, to establish a new zoning district entitled “Planned Development District;” (b) changes in the zoning classifications of certain parcels, designated as Nassau County Tax Map Numbers: Section 44 - Block F - Lots 326, 351, 384-387 and 401-403 and Section 50 - Block 340 - Lots 466G, 466H and 483 and now classified in the Mitchel Field Hotel District, Mitchel Field Office District, Mitchel Field Office II District and B Residence District zoning districts, so as to include such parcels in the newly-established zoning district, and (c) redevelopment of the reclassified parcels in accordance with the aforesaid “Planned Development District,” to a community to be known as “The Lighthouse at Long Island.”

The subject property consists of approximately 150 acres (specifically 149.98 acres) situated on both the north and south sides of Hempstead Turnpike, in the Hamlet of Uniondale, Town of Hempstead, County of Nassau, State of New York.

The adoption of the “Planned Development District” is intended to foster the redevelopment of the subject property, which is composed of several parcels encompassing the following uses: Nassau Veterans Memorial Coliseum (hereinafter “Coliseum Parcel”), the Long Island Marriott Hotel and Conference Center (hereinafter the “Marriott Hotel Parcel”), the Omni office building (hereinafter “Omni Parcel,” situated north of Hempstead Turnpike and west of Earl Ovington Boulevard), RexCorp Plaza (hereinafter “RexCorp Plaza East Parcel,” formerly EAB Plaza, situated south of Hempstead Turnpike, between Glenn Curtiss Boulevard and the Meadowbrook Parkway), and an undeveloped parcel (hereinafter “RexCorp Plaza West Parcel,” situated south of Hempstead Turnpike, west of Glenn Curtiss Boulevard). Where appropriate and applicable, data provided herein will be discussed using the following parcel designations:

- Parcel A: Coliseum Parcel/Marriott Hotel Parcel;
- Parcel B: Omni Parcel;
- Parcel C: RexCorp Plaza East Parcel (developed); and
- Parcel D: RexCorp Plaza West Parcel (undeveloped).

To ensure that the DGEIS will address all significant issues, the Town Board of the Town of Hempstead, as lead agency, has issued a Positive Declaration and has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. The applicant has prepared this Draft Scope, which provides a description of the proposed action and the applicant’s proposed content for the DGEIS.

The applicant is proposing the preparation of a DGEIS because the proposed action consists of a “sequence of actions,” proposed by a single applicant<sup>1</sup> (i.e., the creation of a zoning district [the “PDD”], the application of that zoning district to 150± acres, and the redevelopment of the 150± acres, pursuant to the proposed PDD), and it consists of a mix of various uses to be developed over an approximately ten-year horizon. Because of the projected approximate ten-year build out, it is likely that the market will go through several cycles, which could affect the feasible mix of uses and/or the specific placement of uses on the overall property. Unlike a site-specific Environmental Impact Statement (“EIS”), a generic EIS and its findings set forth:

*“specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. . .”* (6 NYCRR §617.10[c])

Therefore, preparation of a generic EIS for this proposed action will allow the lead agency to establish those conditions and criteria under which specific development can take place on the overall property while allowing for consideration of and responsiveness to market changes. It is important to understand that the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617 contemplate situations such as this, and address the requirements for SEQRA compliance for such situations in 6 NYCRR §617.10.

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<sup>1</sup> See 6 NYCRR §617.10(a)(2).

This Draft Scope has been prepared in accordance with 6 NYCRR §617.8 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; and
- Reasonable alternatives to be considered.

### **Description of the Proposed Action**

As explained above, the proposed action consists of amendments to the Building Zone Ordinance of the Town of Hempstead, including the Building Zone Map, to establish a “Planned Development District;” changes to the zoning classification of the 150±-acre subject property to include such parcels in the newly-established “Planned Development District;” and redevelopment of the subject property in accordance with the “Planned Development District.” The proposed redevelopment, pursuant to the “Planned Development District;” is set forth on a Conceptual Master Plan for “The Lighthouse at Long Island.”

The proposed “Planned Development District” is designed to allow for the creation of a new, efficiently-designed, mixed-use community that offers sports, entertainment, recreation, hotel, residential, retail, restaurant, office and employment opportunities for residents and members of the surrounding community. The “Planned Development District” encourages development that is harmonious with surrounding districts and communities while minimizing impacts on the Town and the region.

In addition, the “Planned Development District” is designed to provide a community of pedestrian-friendly, interconnected streets, laid out in accordance with a Conceptual Master Plan, which allows for flexibility, so that development can respond to changing needs and market conditions during the build-out period.

“The Lighthouse at Long Island” has been designed to be energy efficient and to reduce residents’ and employees’ dependence on automobiles. This will be accomplished through the accommodation of public transportation, strategic layout of roadways, public spaces and land uses, as well as through the use of shared parking facilities and traffic management programs.

Overall, “The Lighthouse at Long Island” is proposed to consist of the following:

- Nassau Coliseum Upgrade and Renovation -- 928,000 sq. ft. (435,000 sq. ft. existing);
- Hotels -- 912 rooms (612 rooms existing);
- Convention -- 313,000 sq. ft. (113,000 sq. ft. existing);
- Office -- 2,558,000 sq. ft. (1,558,000 sq. ft. existing);
- Retail -- 500,000 sq. ft.; and
- Residential -- 2,306 units.

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

<b>Permits/Approvals Required</b>	<b>Agency</b>
Adoption of “Planned Development District” (“PDD”)	Town of Hempstead Town Board
Change of Zone of 150± Acres to “PDD”	Town of Hempstead Town Board
Approval of Conceptual Master Plan for “The Lighthouse at Long Island”	Town of Hempstead Town Board
Site Plan Approval	Town of Hempstead Town Board
Execution of Lease Agreement	Nassau County Legislature and Nassau County Executive
239m Review and Subdivision Approval	Nassau County Planning Commission
Sewer Connection/Stormwater	Nassau County Department of Public Works
Sanitary Disposal/Water Supply	Nassau County Department of Health
Public Water Connection	Town of Hempstead Water Department
Curb Cuts/Highway Work Permits	Town of Hempstead Nassau County Department of Public Works New York State Department of Transportation
SPDES General Permit for Stormwater Discharges For Construction Activities	New York State Department of Environmental Conservation

Permits/Approvals Required	Agency
(GP-02-01) and Notice of Intent	

The section of the DGEIS entitled *Description of the Proposed Action* will provide a summary of the existing conditions on the 150±-acre site, the proposed zoning district, and the Conceptual Master Plan for the “The Lighthouse at Long Island.” The *Description of the Proposed Action* section of the DGEIS will specifically include information relating to:

- Site and project history;
- Physical characteristics of the site, such as the boundaries, size, and existing pervious and impervious areas;
- Current level of activities on the site;
- Utilities and existing on-site and adjacent infrastructure systems;
- Surrounding land uses and road/highway network;
- Project purpose, need and benefits (including benefits associated with professional sports);
- Background of the proposed zoning, including the intent and objectives, the overall redevelopment concept, design objectives and features of the proposed redevelopment;
- Mix of residential types proposed;
- Mix of non-residential uses (existing and proposed);
- Information on the proposed conceptual development, including zoning and build-out data (e.g., areas of buildings, pavement, natural areas, landscaping, buffers);
- Discussion of proposed traffic and circulation plan, which encompasses on-site vehicular and pedestrian circulation, parking, loading, access, public transportation and roadways information;
- Infrastructure requirements, including water supply, wastewater treatment, stormwater management, and energy supply;
- Demolition and disposal requirements and any hazardous materials related thereto;
- Project phasing and schedule; and
- Required Town, County and State approvals.

## **Potentially Significant Adverse Impacts**

The DGEIS will be prepared in accordance with a Final Scope to be issued by the lead agency, pursuant to 6 NYCRR §617.9(b). As previously stated, based upon the Positive Declaration issued by the Town Board of the Town of Hempstead, the DGEIS will evaluate the following issues: impacts to geology, subsurface conditions, soils and topography; impacts to water resources; impacts to ecological resources; impacts to land use, zoning and community character; impacts to transportation and parking; impacts to air quality and noise; impacts to community facilities and services; impacts to socioeconomics; impacts to area aesthetics; impacts to cultural resources; construction impacts; and cumulative impacts (those associated with the proposed project and other pending projects).

### **Geology, Subsurface Conditions, Soils and Topography**

The *Soil Survey of Nassau County* will be used to determine the geological conditions underlying the site, the soil types on the site, and the characteristics of such soils. This information will be supplemented with test hole data. The suitability of the soils (stability, quality, etc.) and any potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined. The DGEIS will include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys. The DGEIS will include the mapping and quantification of slopes on the site.

The DGEIS will also include information regarding subsurface quality based on the results of environmental site assessments that have been conducted.

A thorough narrative description of potential impacts to geology, soils and topography and strategies to minimize such impacts will be included in the DGEIS. A description of

measures that will be implemented to mitigate impacts due to potential erosion and off-site sediment transport will be presented.

The DGEIS will also discuss the changes in topography that would result from the proposed action and will provide estimates of cut and fill. A conceptual grading plan will be included.

### Water Resources

Regional and local hydrogeological conditions and water quality will be discussed. Depth to groundwater and direction of flow will also be determined. The proposed action's impact on groundwater quality will be presented.

Projections will be made of post-development recharge, and a water budget will be prepared in order to evaluate changes from the pre-development condition. In addition, the DGEIS will include an assessment of nitrogen loading to the groundwater.

Available historical and current water use and sewage generation for the subject property will be provided in the DGEIS. Water use and sanitary flow for both the residential and non-residential portions of the site will also be projected. It is expected that the site will be served by public water, and sanitary flow is proposed to be accommodated via connection to the Nassau County municipal sewer system. The DGEIS will include documentation with the service providers.

The existing stormwater management system on the site will be described. In addition, post-development stormwater management conditions will be evaluated. This evaluation will include calculations of stormwater to be generated, discussion of the proposed collection and management systems, discussion of anticipated changes in drainage patterns, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the United States Environmental Protection Agency ("USEPA") Phase II Stormwater Regulations as required by

NYSDEC under SPDES GP-02-01, as well as prevailing Town and County regulations and standards for on-site storage volume.

To adequately assess the potential impacts associated with the proposed development, a consistency analysis with the recommendations and standards for development within the relevant hydrogeologic zone, as set forth in the *208 Study*, will be performed. In addition, the consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)*, *Nonpoint Source Management Handbook*, the *Nassau County 1998 Groundwater Study* and *Special Groundwater Protection Area Plan* will be evaluated. Consistency with the Nassau County Public Health Ordinance will be assessed.

### Ecological Resources

The subject property has few natural resources. However, vegetation present on the site will be documented to establish a baseline of site habitat characteristics. As part of the ecological assessment, the New York State Department of Environmental Conservation (“NYSDEC”) Natural Heritage Program will be contacted to obtain available information on significant natural resources on the site and in the surrounding area. The Hempstead Plains habitat, east of the subject site, will be inventoried and described in detail using field methods and research of existing literature. Existing vegetation will be mapped and described based upon available resources and field inspection.

Wildlife that may inhabit the site and surrounding area will be identified based on site inspections and suitability of habitat, with consideration of relevant New York Natural Heritage Program data, the Breeding Bird Atlas, and the characteristics of the nearby Hempstead Plains habitat.

NYSDEC Freshwater wetland maps and National Wetland Inventory maps will be consulted as to the potential presence of wetlands on the site or in the vicinity thereof. Potential impacts to any such features and compliance with applicable regulatory

requirements will be described in this section of the DGEIS.

Once the existing conditions data are obtained, future changes expected to impact natural resources on the site and in the surrounding area will be assessed. Specifically, this section of the DGEIS will evaluate potential impacts of the proposed redevelopment plan on the site and area ecology.

#### Land Use, Zoning and Community Character

This section of the DGEIS will describe existing land use, zoning and community character on the subject site and in the surrounding area. This work will be based on field surveys of the area. The regional location of the site and its location within the Town of Hempstead will be presented. A physical description of the site (size, boundaries, etc.) will be provided. This section of the DGEIS will also provide:

- Summary of the development history of the site and surrounding area;
- A detailed land use study of the site and surrounding areas;
- A map and discussion of land use data for the subject site and the surrounding study area. The proposed land use study area is generally bounded by Stewart Avenue/Meadowbrook Parkway to the north, Merrick Avenue to the east, Front Street to the south and Oak Street to the west. Major land uses surrounding the study area will also be described;
- A description of land use and zoning regulations, including the current permissible land uses and development regulations, for the subject site and the study area.
- A description of relevant land use plans and policies. Specifically, comprehensive plans and master planning initiatives, including, but not limited to *Nassau County Comprehensive Plan*, the *Nassau County Open Space Plan* and the *Nassau Hub Major Investment Study*; and

- A description of the existing site and area character in terms of uses, structures and heights.

This section of the DGEIS will also describe the proposed action in detail, including the proposed zoning district, the characteristics of such zoning district, the uses permitted within such district, and the bulk and dimensional requirements of such district. In addition, the DGEIS will describe the process by which the proposed zoning district shall be applied to the subject site (the rezoning process).

The DGEIS will also describe the Conceptual Master Plan for the subject site and will describe and quantify the areas to be developed with buildings, parking areas, roadways, walkways, etc. as well as other impervious areas and their use and will compare these data to the existing conditions.

In addition to examining the proposed uses, the DGEIS will describe existing on-site uses that would be displaced (if any) and, as appropriate, will discuss provisions to accommodate such uses elsewhere during both the construction and operational phases of the project.

Based on the foregoing information, the DGEIS will assess the impacts and compatibility of the proposed action on land use, zoning, established development policies, patterns and neighborhood character.

Finally, this section of the DGEIS will include an assessment of the changes in community character that would result from implementation of the proposed action. This assessment will describe changes expected upon implementation of the proposed action (including site layout, landscaping and buffering) and overall effects on community character.

#### Transportation and Parking

This section of the DGEIS will describe the existing traffic conditions and consider the effects of the proposed action on the surrounding roadways and public transportation systems. A *Traffic Impact Study* will be prepared for the study area. The following items will be included:

- Existing roadway features in the study area, including number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, signs and traffic control devices will be recorded;
- Existing intersection turning movement counts for a typical weekday from 6:30 AM – 9:00 AM, and 3:30 PM – 6:30 PM, as well as on a Saturday from 11:00 AM – 4:00 PM will be collected at the following locations:
  - Stewart Avenue & Quentin Roosevelt Boulevard/South Street;
  - Westbury Boulevard & Charles Lindbergh Boulevard;
  - Hempstead Turnpike & Oak Street;
  - Hempstead Turnpike & California Avenue/Hofstra;
  - Hempstead Turnpike & Earle Ovington Boulevard/Uniondale Avenue;
  - Earl Ovington Boulevard & Hofstra/Coliseum Pre-Paid Parking Entrance;
  - Earl Ovington Boulevard & Charles Lindbergh Boulevard Eastbound/Coliseum VIP Parking Entrance;
  - Earl Ovington Boulevard/Nassau Community & Charles Lindbergh Boulevard Westbound;
  - Charles Lindbergh Boulevard & Merrick Avenue;
  - Hempstead Turnpike & Merrick Avenue;
  - Glenn Curtiss Boulevard & Merrick Avenue;
  - Hempstead Turnpike & Glenn Curtiss Boulevard/Coliseum;
  - Charles Lindbergh Boulevard at Westbound U-Turn near Earl Ovington Boulevard;

- Charles Lindbergh Boulevard Eastbound at James Doolittle Boulevard/Coliseum;
- Hempstead Turnpike Westbound & James Doolittle Boulevard;
- Earl Ovington Boulevard & Coliseum Media/Staff Parking Entrance;
- Coliseum North Exit Gate (on Charles Lindbergh Boulevard Eastbound, east of Earl Ovington Boulevard);
- Old Country Road & Mineola Boulevard/Franklin Avenue;
- Old Country Road & Glen Cove Road/Clinton Road;
- Old Country Road & Roosevelt Field Entrance;
- Old Country Road & Merrick Avenue/Post Avenue;
- Merrick Avenue & Stewart Avenue/Park Boulevard;
- Stewart Avenue & Franklin Avenue;
- Fulton Avenue & North Franklin Street;
- Fulton Avenue & Peninsula Boulevard/Bennett Avenue;
- Hempstead Turnpike & Park Boulevard/East Meadow Avenue;
- Hempstead Turnpike & Front Street (NY 102);
- Hempstead Turnpike & Carman Avenue/Third Street;
- Hempstead Turnpike & Newbridge Road (NY 106);
- Uniondale Avenue & Front Street (NY 102);
- Uniondale Avenue & Jerusalem Avenue;
- Merrick Avenue & Front Street (NY 102); and
- Merrick Avenue & North Jerusalem Road;

The PM counts will be recorded on a weekday coinciding with a New York Islanders home game.

The volumes will be summarized and the peak hours will be identified for each time period.

- Existing traffic counts coinciding with a New York Islanders home game recording pre-game traffic from 6:30 PM - 8:00 PM will be collected at the following locations:
  - Hempstead Turnpike & Earl Ovington Boulevard/Uniondale Avenue;
  - Earl Ovington Boulevard & Hofstra/Coliseum Pre-Paid Parking Entrance;
  - Earl Ovington Boulevard & Charles Lindbergh Boulevard Eastbound/Coliseum VIP Parking Entrance;
  - Earl Ovington Boulevard/Nassau Community & Charles Lindbergh Boulevard Westbound;
  - Hempstead Turnpike & Glenn Curtiss Boulevard/Coliseum;
  - Charles Lindbergh Boulevard at Westbound U-Turn near Earl Ovington Boulevard;
  - Charles Lindbergh Boulevard Eastbound at James Doolittle Boulevard/Coliseum;
  - Hempstead Turnpike Westbound & James Doolittle Boulevard; and
  - Earl Ovington Boulevard & Coliseum Media/Staff Parking Entrance;
  
- Existing traffic counts coinciding with a New York Islanders home game recording post-game traffic from 9:30 PM – 11:00 PM will be collected at the following locations:
  - Hempstead Turnpike & Earl Ovington Boulevard/Uniondale Avenue;
  - Earl Ovington Boulevard & Hofstra/Coliseum Pre-Paid Parking Entrance;
  - Earl Ovington Boulevard & Charles Lindbergh Boulevard Eastbound/Coliseum VIP Parking Entrance;
  - Charles Lindbergh Boulevard & Merrick Avenue;
  - Hempstead Turnpike & Glenn Curtiss Boulevard/Coliseum Entrance;
  - Charles Lindbergh Boulevard Eastbound at James Doolittle Boulevard/Coliseum Entrance;
  - Hempstead Turnpike Westbound & James Doolittle Boulevard;

- Earl Ovington Boulevard & Coliseum Media/Staff Parking Entrance; and
  - Coliseum North Exit Gate (on Charles Lindbergh Boulevard Eastbound, east of Earl Ovington Boulevard);
- Automatic traffic recorder counts for seven consecutive days will be taken at the following locations, including a weekday coinciding with a New York Islanders home game:
    - Meadowbrook Parkway Northbound Exit Ramp to Charles Lindbergh Boulevard Westbound;
    - Meadowbrook Parkway Southbound Exit Ramp to Charles Lindbergh Boulevard Westbound;
    - Charles Lindbergh Boulevard Eastbound Exit Ramp to Southbound Meadowbrook Parkway;
    - Charles Lindbergh Boulevard Eastbound, West of Meadowbrook Parkway;
    - Charles Lindbergh Boulevard Westbound, West of Meadowbrook Parkway;
    - Charles Lindbergh Boulevard Eastbound Ramp to Northbound Meadowbrook Parkway;
    - Charles Lindbergh Boulevard Eastbound Ramp to Southbound Merrick Road;
    - Hempstead Turnpike Westbound Ramp to North Meadowbrook Parkway;
    - Meadowbrook Parkway Northbound Exit Ramp to Hempstead Turnpike Westbound;
    - Hempstead Turnpike Westbound Ramp to Southbound Meadowbrook Parkway;
    - Meadowbrook Parkway Southbound Exit Ramp to Hempstead Turnpike Westbound;
    - Meadowbrook Parkway Southbound Exit Ramp to Hempstead Turnpike Eastbound;

- Hempstead Turnpike Eastbound Ramp to Southbound Meadowbrook Parkway;
- Hempstead Turnpike Eastbound Ramp to Northbound Meadowbrook Parkway;
- Meadowbrook Parkway Northbound Exit Ramp to Eastbound Hempstead Turnpike;
- Hempstead Turnpike Eastbound, West of Meadowbrook Parkway Ramps;
- Hempstead Turnpike Westbound, West of Meadowbrook Parkway Ramps;
- Glenn Curtiss Boulevard Northbound, South of Hempstead Turnpike;
- Glenn Curtiss Boulevard Southbound, South of Hempstead Turnpike;
- Uniondale Avenue Northbound, South of McKenna Place;
- Uniondale Avenue Southbound, South of McKenna Place;
- Hempstead Turnpike Eastbound, West of Uniondale Avenue;
- Hempstead Turnpike Westbound, West of Uniondale Avenue;
- Earl Ovington Boulevard Northbound, North of Hempstead Turnpike;
- Earl Ovington Boulevard Southbound, North of Hempstead Turnpike;
- Charles Lindbergh Boulevard, Eastbound Loop Road, West of Earl Ovington Boulevard;
- Charles Lindbergh Boulevard Eastbound right-turn lane to Southbound Earl Ovington Boulevard;
- Charles Lindbergh Boulevard Westbound Loop Road, West of Earl Ovington Boulevard;
- Hempstead Turnpike Westbound right-turn lane to Northbound Earl Ovington Boulevard;
- Charles Lindbergh Boulevard Westbound U-Turn to Eastbound Roadway;
- Earl Ovington Boulevard, Northbound right-turn lanes to Eastbound Charles Lindbergh Boulevard;
- Hempstead Turnpike Eastbound, east of Newbridge Road (NY 106);
- Hempstead Turnpike Westbound, east of Newbridge Road (NY 106);

- Park Boulevard Eastbound, east of Merrick Avenue;
  - Park Boulevard Westbound, east of Merrick Avenue;
  - Merrick Avenue Northbound, between Stewart Avenue and Charles Lindbergh Boulevard;
  - Merrick Avenue Southbound, between Stewart Avenue and Charles Lindbergh Boulevard;
  - Franklin Avenue Northbound, north of Stewart Avenue;
  - Franklin Avenue Southbound, north of Stewart Avenue;
  - Old Country Road Eastbound, east of Zeckendorf Boulevard;
  - Old Country Road Westbound, east of Zeckendorf Boulevard;
  - Hempstead Turnpike Eastbound, west of Oak Street;
  - Hempstead Turnpike Westbound, west of Oak Street;
  - Uniondale Avenue Northbound, north of Jerusalem Avenue;
  - Uniondale Avenue Southbound, north of Jerusalem Avenue;
  - Merrick Avenue Northbound, north of North Jerusalem Road;
  - Merrick Avenue Southbound, north of North Jerusalem Road;
  - Stewart Avenue Eastbound, west of Quentin Roosevelt Boulevard; and
  - Stewart Avenue Westbound, west of Quentin Roosevelt Boulevard;
- Existing traffic accident data will be collected and summarized using available data from the most recent three-year period for the above intersections, and the data will be presented in a tabular format;
  - Future planned roadway improvement projects and other planned development in the area will be identified, based on discussions with New York State Department of Transportation (“NYSDOT”), Nassau County Department of Public Works (“NCDPW”) and the Town of Hempstead;
  - Trip generation projections of the volumes of traffic expected to be generated by the proposed action will be prepared, based on standard traffic engineering

methodology, to be adopted by the proposed action. The site-generated trips will be distributed to the surrounding roadway network and assigned to key intersections;

- Intersection capacity analyses will be calculated for Existing, No-Build and Build conditions, using the current version of the Synchro software. For the No-Build analysis, a percentage of growth will be applied to existing traffic volumes, using an annual growth rate supplied by NYSDOT. Other planned development projects will also be included in the No-Build analysis;
- Site access locations (existing and proposed) will be identified and evaluated;
- The existing public transportation system in the area, operated by the Long Island Railroad and by Long Island Bus, will be presented, and impacts due to additional site-generated travel will be discussed with the agencies. Preliminary maps will be provided and links to external nodes will be presented. Methods of implementation and appropriate restrictions/incentives will be proposed;
- The proposed on-site parking will be described and its adequacy will be evaluated. All proposed parking ratios (including shared parking) will be compared to and assessed in consideration of the Town of Hempstead Building Zone Ordinance and established standards of the Urban Land Institute;
- Alternative forms of transportation will be evaluated. Reduced reliance on traditional vehicles will be discussed. Pedestrian, bicycle and other alternative infrastructure will be discussed. Preliminary maps will be provided and links to external nodes will be presented. Methods of implementation and appropriate restrictions/incentives will be proposed;
- The walkability of the proposed development to goods and services both within and beyond the project boundaries will be assessed;

- Intersection capacity analyses will be calculated for the Build conditions;
- A traffic mitigation program will be developed and discussed with NYSDOT, NCDPW and Town of Hempstead traffic officials. Conceptual plans will be prepared to illustrate the recommended measures; and
- The intersection capacity analyses for the Build conditions will be modified to incorporate the proposed mitigation measures.

### Air Quality and Noise

The existing air quality of the area will be evaluated in this section of the DGEIS. Monitoring data available from the NYSDEC will be used to define existing air quality levels. Existing levels will be compared to Federal and State air quality standards.

Post-development sources of air emissions will be identified and assigned emission rates and source characteristics upon which the air quality impact analysis will be based. Site traffic will be one of the sources, and its impact on air quality levels will be assessed. Based upon the traffic study results, intersections with significant increases in traffic or significant decreases in level of service will be identified. From that list of intersections, select intersections will undergo detailed air quality analyses following NYSDEC protocols. Since the proposed action includes a series of activities, the analyses will contain several existing, build year and no-build year analyses. Comparisons of the analytical results will be made to Federal and State guidelines.

Other sources of air emissions will also be inventoried and evaluated as part of the environmental review process. In addition, the construction activity air quality impacts will be qualitatively addressed. Dust controls during construction will be presented. Other sources of air emissions will also be qualitatively evaluated as part of the environmental review process.

The DGEIS will document existing noise levels and sources on the subject property and in the surrounding area. In addition, a noise impact assessment will be conducted to evaluate the noise levels upon implementation of the proposed action. The assessment of project-induced traffic, stationary sources and construction will follow accepted methodologies. The initial screening analysis will address any significant increases in traffic volumes that may result in noise level increases of three decibels or more at each of the traffic count locations in the project area. The analyses will be conducted such that they correspond to the relevant traffic study periods. Using land use and zoning maps, noise-sensitive land uses adjacent to traffic count locations and other noise-sensitive land uses will be identified as candidate locations for noise monitoring and impact analysis.

Projected noise levels will be compared to applicable standards and guidelines of the Town of Hempstead, and potentially the Federal Highway Administration, NYSDOT, the United States Department of Housing and Urban Development or other appropriate agency.

#### Community Facilities and Services

The impacts of the proposed action on community services will be comprehensively evaluated. Specifically, the DGEIS will assess the impacts of the proposed action on schools, emergency services (police, fire protection, and ambulance service), hospitals, solid waste and recreational resources. The impact assessment will include consultations with the various service providers to determine their existing resources, and their ability to serve the proposed development.

The DGEIS will analyze the ability and capacity of the existing physical infrastructure (e.g., water and sewer) to serve the proposed project. The DGEIS will examine secondary impacts that may arise from the potential need for off-site infrastructure improvements that may be required for the proposed project.

### Socioeconomics

A comprehensive socioeconomic analysis will be conducted, which will include:

- Existing demographic characteristics of the project including the size and age composition of the population, number, type and average size of households, income levels;
- Existing characteristics of the housing stock, including mix of owner versus renter units, year structures built, median value of owner-occupied units, homeownership and rental costs as a proportion of household income;
- Existing economic/business conditions in the immediate community, including characteristics of the resident labor force, purchasing power of local residents as indicated by income levels, and characteristics of the local business community, as indicated by employment, payrolls and industry mix of firms;
- Demand for residential housing;
- Demand for commercial and retail elements of the project, including an analysis of the hotel market, the office space market and the outlook for retailing;
- Demand for recreational and entertainment aspects of proposed project;
- Estimated absorption rates for each element of the proposed development;

- Projected population size at completion of proposed project, including number of households;
- Projected number of kindergarten through twelfth grade public school enrollments and the schools likely to be affected by these enrollment increases;
- Projected job creation during the construction phase of the proposed development;
- Projected number of jobs, types of jobs and estimated employee compensation likely to be provided during the permanent phase of operation at full absorption;
- Estimated property taxes to be generated by the development;
- Allocation of projected property taxes to all relevant taxing districts; and
- Additional costs to the school district and other relevant taxing districts caused by the proposed development. Comparison of additional costs versus additional property taxes generated by the proposed development for all relevant taxing district.

### Aesthetics

This section of the DGEIS will consider the effects of the proposed action on the site and area aesthetics. This section will specifically include a description, using text and photographs, of the existing visual characteristics of the site and surrounding areas. This work will be based on field surveys of the area. The discussion will focus on views of and across the site.

In addition, the DGEIS will include an assessment, via narrative and graphic depictions, of modifications in visual quality and community character that would result from implementation of the proposed action, both on and off the site. This assessment would describe changes in the appearance of the site and of views to and across the site from the surrounding community (e.g., from public rights-of-way and, particularly, from sensitive locations and locations from which the site is visible to the largest viewing population). Graphics will be included to depict the visual impacts of the proposed development on the surrounding area.

### Cultural Resources

The history of the site will be described in this section of the DGEIS. Information from the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) regarding potential for cultural sensitivity will be presented in the DGEIS. If required by the OPRHP, a cultural resource study will be undertaken by a qualified archaeologist/historian and will be included in the DGEIS.

### Construction Impacts

This section of the DGEIS will discuss and evaluate the impacts during construction, including, but not limited to, impacts on traffic, noise, air quality and soil disturbance. In addition, the construction phasing, staging, schedule and access locations will be identified.

### Cumulative Impacts

This section of the DGEIS will evaluate the cumulative impacts of the proposed action and other pending projects, to be identified by the Town of Hempstead, on various elements of the environment, including, but not limited to, traffic, air quality and water use.

## **Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts**

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DGEIS.

### Geology, Subsurface Conditions, Soils and Topography

- *Soil Survey of Nassau County*
- Test hole data
- USGS Maps and site-specific topographic surveys
- Environmental Site Assessments

### Water Resources

- *Long Island Comprehensive Waste Treatment Management Plan*
- *Nationwide Urban Runoff Program (“NURP”)*
- *Nonpoint Source Management Handbook*
- *Nassau County 1998 Groundwater Study*
- *Special Groundwater Protection Area Plan*
- Consultations with the NCDPW and the Hempstead Water District
- Mass Balance Methods for Recharge and Nitrogen Loading

### Ecological Resources

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC Natural Heritage Program

### Land Use and Zoning

- Relevant zoning codes and maps and comprehensive plans (master plans, planning documents, such as the *Nassau County Comprehensive Plan*, the *Nassau County Open Space Plan* and the *Nassau Hub Major Investment Study*)
- Site and area inspections
- Aerial photography
- Site and area inspections

### Transportation and Parking

- Traffic counts
- Accident data review
- Projections of site-generated traffic using Institute of Transportation Engineers (“ITE”) publication entitled *Trip Generation, Seventh Edition*
- Parking calculations based on Urban Land Institute standards
- Available data from similar uses
- *Highway Capacity Manual*, latest edition
- American Association of State Highway and Transportation Officials (“AASHTO”) *Policy on Geometric Design of Highways and Streets*
- NYSDOT *Long Island Transportation Plan 2000*
- Consultations with NYSDOT, NCDPW and Town of Hempstead

### Air Quality and Noise

- Local air quality data
- Traffic analyses
- Regulatory standards
- Noise monitoring data

### Community Facilities and Services

- Consultations with community service providers (school district, police, fire and ambulance departments/districts, water purveyor, sanitary and solid waste facilities, hospitals, and utility providers).
- New York State Education Department

### Socioeconomics

- United States Census
- Rutgers University Center for Urban Policy Research Demographic Factors
- New York State Department of Labor
- Tax Assessor – Town of Hempstead

### Aesthetics and Community Character

- Site and area inspections
- Aerial photographs
- Site and area photographs

### Cultural Resources

- Site and area inspections and photographs
- Consultations with OPRHP
- OPRHP SPHINX database and GIS

### Construction Impacts

- Consultations with construction professionals

## Cumulative Impacts

- Consultations with Town and County officials

## **Initial Identification of Mitigation Measures**

As the DGEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DGEIS indicate the potential for significant adverse impacts, this section of the DGEIS will set forth measures to mitigate those impacts. Actions required and parties responsible to implement the mitigation measures will be identified.

## **Reasonable Alternatives To Be Considered**

Pursuant to 6 NYCRR Part 617, the DGEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DGEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No-Action (site remains as it currently exists); and
- Redevelopment in accordance with existing zoning.

## **Use and Conservation of Energy**

This section of the DGEIS will provide estimates of the energy needs of the proposed project, and will present the various energy-efficient and sustainability components of the proposed action. KeySpan/National Grid USA, the Long Island Power Authority and TriGen Nassau Energy Corp. will be contacted regarding their ability to serve the proposed development, and documentation of same will be provided.

## **Organization of DGEIS**

Although not required as part of a Draft Scope pursuant to 6 NYCRR §617.8, so that involved agencies and interested parties can comment on the proposed sections of the DGEIS, below is a proposed table of contents:

- 1.0 Executive Summary
- 2.0 Description of the Proposed Action
  - 2.1 Introduction
  - 2.2 Summary of Existing Conditions
  - 2.3 Brief Site and Project History
  - 2.4 Description of Proposed Action
  - 2.5 Purpose, Need and Benefits of the Proposed Project
  - 2.6 Demolition and Construction
  - 2.7 Required Permits and Approvals
- 3.0 Existing Environmental Conditions
  - 3.1 Geology, Subsurface Conditions, Soils and Topography
  - 3.2 Water Resources
  - 3.3 Ecological Resources
  - 3.4 Land Use, Zoning and Community Character
  - 3.5 Transportation and Parking
  - 3.6 Air Quality and Noise
  - 3.7 Socioeconomics
  - 3.8 Community Facilities and Services
  - 3.9 Aesthetics
  - 3.10 Cultural Resources

- 4.0 Probable Impacts of the Proposed Action
  - 4.1 Geology, Subsurface Conditions, Soils and Topography
  - 4.2 Water Resources
  - 4.3 Ecological Resources
  - 4.4 Land Use, Zoning and Community Character
  - 4.5 Transportation and Parking
  - 4.6 Air Quality and Noise
  - 4.7 Socioeconomics
  - 4.8 Community Facilities and Services
  - 4.9 Aesthetics
  - 4.10 Cultural Resources
  - 4.11 Construction Impacts
  - 4.12 Cumulative Impacts
- 5.0 Proposed Mitigation Measures
- 6.0 Conditions and Criteria under which Future Actions will be Approved
- 7.0 Unavoidable Adverse Effects
- 8.0 Alternatives and Their Impacts
  - 8.1 No-Action – Site Remains As It Currently Exists
  - 8.2 Development in Accordance with Prevailing Zoning
- 9.0 Irretrievable and Irreversible Commitment of Resources
- 10.0 Growth-Inducing Aspects
- 11.0 Use and Conservation of Energy
- 12.0 References