

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed West Shore Multi-Family Residences		
Project Location (describe, and attach a general location map): 145 West Shore Road, hamlet of Port Washington, Town of North Hempstead, Nassau County, New York (NCTM No: Section 6 - Block 053 - Lots 1005A and 1005B) (see attached Site Location Map)		
Brief Description of Proposed Action (include purpose or need): The proposed action involves a change of zone application for a 7.17±-acre property located at 145 West Shore Road, in the hamlet of Port Washington, Town of North Hempstead, Nassau County, New York (the "subject property"), from the existing Residence AAA (R-AAA) Zoning District to the proposed Multiple Residence (RM) Zoning District. The subject property is known on the Nassau County Land & Tax Map as Section 6 - Block 053 - Lots 1005A and 1005B. The subject property is currently improved with various structures (e.g., a concrete platform, a masonry storage building, remains of a wooden pier) associated with a former industrial use. Under the proposed action, the subject property would be redeveloped with a 212,000±-square-foot (SF), five-story multi-family residential building, a marina, a new pier, and associated surface and garage parking areas. The proposed five-story multi-family residential building would contain a total of 176 multi-family rental units; the proposed marina would provide a total of 29 boats slips, capable of accommodating boats of varying sizes. A total of 300 shared parking spaces would be provided. Access to the subject property would be provided via a curb cut on West Shore Road. The proposed action also involves other associated site improvements, including the installation of stormwater management infrastructure, lighting, and landscaping features.		
Name of Applicant/Sponsor: SLC Development, LLC	Telephone: See project contact below.	
	E-Mail: See project contact below.	
Address: 3990 Hillsboro Pike, Suite 400		
City/PO: Nashville	State: Tennessee	Zip Code: 37215
Project Contact (if not same as sponsor; give name and title/role): Forchelli Deegan Terrana, LLP c/o Kathleen Deegan Dickson, Esq.	Telephone: (516) 248-1700	
	E-Mail: KDickinson@forchellilaw.com	
Address: 333 Earle Ovington Boulevard, Suite 1010		
City/PO: Uniondale	State: New York	Zip Code: 11553
Property Owner (if not same as sponsor): Scotto Brothers Bar Beach, LLC	Telephone:	
	E-Mail:	
Address: 40 Crossways Park Drive		
City/PO: Woodbury	State: New York	Zip Code: 11797

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See Attachment.	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area
Long Island Sound Coastal Management Program

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Residence AAA (R-AAA) Zoning District of the Town of North Hempstead.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Multiple Residence (RM) Zoning District of the Town of North Hempstead.

C.4. Existing community services.

a. In what school district is the project site located? Port Washington Union Free School District

b. What police or other public protection forces serve the project site?

Port Washington Police Department

c. Which fire protection and emergency medical services serve the project site?

Port Washington Fire Department

d. What parks serve the project site?

North Hempstead Beach Park and Hempstead Harbor Shoreline Park serve the project site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential, marina.

b. a. Total acreage of the site of the proposed action? 7.17± acres

b. Total acreage to be physically disturbed? 4.34± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.17± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18± months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	176
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ 2* ii. Dimensions (in feet) of largest proposed structure: _____ TBD height; _____ TBD width; and _____ TBD length ** iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u>TBD</u> ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u>TBD</u> • Over what duration of time? <u>TBD</u> iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>TBD</u> _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. <u>TBD</u> _____ _____ v. What is the total area to be dredged or excavated? _____ TBD acres vi. What is the maximum area to be worked at any one time? _____ TBD acres vii. What would be the maximum depth of excavation or dredging? _____ TBD feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ <u>N/A</u> _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>The proposed action would involve work within Hempstead Harbor (NYSDEC-regulated tidal wetland LZ-701), which adjoins the subject property's eastern property boundary.</u> _____	

*Refers to the proposed new pier and marina.

**Refers to the dimensions of the proposed marina.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The proposed action would involve the removal of an existing concrete pier, and the construction of a new pier and a marina within Hempstead Harbor. As such, work within Hempstead Harbor would generally involve the installation of pilings and foundations necessary to support the proposed structures and, as necessary, grading of the adjoining banks.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☒ Yes ☐ No
 If Yes, describe: As noted above, the proposed action would involve the installation of pilings and foundations within bottom sediments.

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☒ Yes ☐ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: See below*
- expected acreage of aquatic vegetation remaining after project completion: See below*
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): See below*
- proposed method of plant removal: See below*
- if chemical/herbicide treatment will be used, specify product(s): See below*

v. Describe any proposed reclamation/mitigation following disturbance: TBD

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: 50,600±** gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: Port Washington Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No ***
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: 46,000± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: Port Washington Water Pollution Control District Waste Water Treatment Plant
- Name of district: Port Washington Water Pollution Control District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No ***
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No

*Removal of the existing pier and the installation of the proposed marina and new pier may result in the destruction of existing aquatic vegetation, if present. However, given the overall size of the proposed structures, it is not anticipated that significant amounts of vegetation would be disturbed

**Includes an estimated irrigation factor of 4,600± gallons per day (gpd) during the growing season.

***Consultations with the Port Washington Water District and Port Washington Water Pollution Control District are ongoing. Service availability will be confirmed prior to implementation of the proposed action.

**The proposed action would utilize permeable pavers and/or pavement to minimize impervious surfaces.

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: right;">See Preliminary Traffic Assessment</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ TBD</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Connection to existing grid (PSEG Long Island).</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:30 a.m. - 6:00 p.m.*</u> • Saturday: <u>None*</u> • Sunday: <u>None*</u> • Holidays: <u>None*</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7** / TBD***</u> • Saturday: <u>24/7** / TBD***</u> • Sunday: <u>24/7** / TBD***</u> • Holidays: <u>24/7** / TBD***</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:30 a.m. - 6:00 p.m.*</u> • Saturday: <u>None*</u> • Sunday: <u>None*</u> • Holidays: <u>None*</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7** / TBD***</u> • Saturday: <u>24/7** / TBD***</u> • Sunday: <u>24/7** / TBD***</u> • Holidays: <u>24/7** / TBD***</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:30 a.m. - 6:00 p.m.*</u> • Saturday: <u>None*</u> • Sunday: <u>None*</u> • Holidays: <u>None*</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7** / TBD***</u> • Saturday: <u>24/7** / TBD***</u> • Sunday: <u>24/7** / TBD***</u> • Holidays: <u>24/7** / TBD***</u> 		

*In accordance with Chapter 38 of the Code of the Town of North Hempstead.

**Represents operational hours of the proposed multi-family residential building.

***Represents operational hours of the proposed marina.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes: Ambient noise levels may be temporarily exceeded during construction activities,</p> <p>i. Provide details including sources, time of day and duration: _____ <u>which would be undertaken between the hours of 7:30 a.m. and 6:00 p.m., weekdays, in accordance with Town of North Hempstead noise regulations. Noise levels would not exceed existing ambient levels upon completion of the proposed action.</u></p> <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Outdoor lighting fixtures will be installed throughout the subject property to illuminate parking areas, sidewalks and internal driveways. Though a complete lighting plan has not yet been developed, it is expected that these lighting fixtures will be dark-sky-compliant (i.e., downward-facing and shielded).</u></p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>Routine landscape maintenance only.</u></p> <p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ 17±* tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Recyclable materials will be disposed in accordance with prevailing regulations.</u> • Operation: <u>Recyclable materials will be disposed in accordance with prevailing regulations.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Disposal by private cater service at a licensed facility(ies) to be determined.</u> • Operation: <u>Disposal by private cater service at a licensed facility(ies) to be determined.</u>

*Operational solid waste generation estimate, which includes the proposed action's residential component, based upon Environmental Engineering Fifth Edition - Approximate Solid Waste Generation Rates from Various Sources in the United States.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Recreational

ii. If mix of uses, generally describe:

The project site is surrounded by industrial and multi-family residential uses to the north; Hempstead Harbor to the east; recreational uses to the south; and recreational uses, with forested areas, to the west.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.36±	1.40±	- 0.96±
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	4.48±	4.73±	+ 0.25±*
• Non-vegetated (bare rock, earth or fill)	0.08±	0.06±	- 0.02±
• Other Describe: <u>Lawn and Landscaping</u>	0.25±	0.46±	+ 0.24±

*The existing pier will be removed and replaced by pier with a smaller footprint, thereby increasing the subject property's wetland areas.

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? _____ • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <u>Historic operations at the subject property have involved the storage of hazardous materials. The property owner is currently working with NYSDEC to remove any remaining materials from the property.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none">If yes, DEC site ID number: _____Describe the type of institutional control (e.g., deed restriction or easement): _____Describe any use limitations: _____Describe any engineering controls: _____Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> NoExplain: _____ _____ _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site?	_____ 400± feet below grade surface (bgs)
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ %
c. Predominant soil type(s) present on project site:	<u>See Attachment.</u> _____ % _____ % _____ %
d. What is the average depth to the water table on the project site?	Average: _____ 10± feet bgs
e. Drainage status of project site soils:	<input type="checkbox"/> Well Drained: _____ % of site <input checked="" type="checkbox"/> Moderately Well Drained: <u>3.8</u> % of site <input type="checkbox"/> Poorly Drained _____ % of site
Drainage classification is not provided for Bc, Ug, or W soil types.	
f. Approximate proportion of proposed action site with slopes:	<input checked="" type="checkbox"/> 0-10%: <u>93.31</u> % of site <input checked="" type="checkbox"/> 10-15%: <u>1.67</u> % of site <input checked="" type="checkbox"/> 15% or greater: <u>5.02</u> % of site
g. Are there any unique geologic features on the project site? If Yes, describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ _____
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none">Streams: Name _____ Classification _____Lakes or Ponds: Name _____ Classification _____Wetlands: Name _____ Approximate Size _____Wetland No. (if regulated by DEC) <u>LZ-701 Hempstead Harbor</u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ <u>LIS-HH (Hempstead Harbor, south, & tidal tribs) - pathogens associated with stormwater runoff.</u>	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: <u>Nassau-Suffolk Sole Source Aquifer</u>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: <u>Typical suburban species (songbirds, squirrels, etc.) may utilize the subject property.</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>See Attachment.</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>See Attachment.</u> iii. Distance between project and resource: _____ <u>See Attachment.</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

*The subject property is located within an archaeologically sensitive area.

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. as environmental consultant to the Applicant. Date November 5, 2020

Signature  Title Chief Environmental Planner
 John Ellsworth

**Proposed West Shore Apartments
145 West Shore Road, hamlet of Port Washington, Town of North Hempstead
Nassau County, New York**

**Part 1 – Environmental Assessment Form
Attachment**

Page 2, Item B. – Government Approvals, Funding, or Sponsorship.

Agency	Approval Required
Town of North Hempstead Town Board	Change of Zone; Site Plan Approval
Town of North Hempstead Zoning Board of Appeals	Variances
Town of North Hempstead Building Department	Site Plan Approval
Nassau County Planning Commission	239m referral and recommendation
Nassau County Department of Public Works	239f review
Nassau County IDA	Financial Assistance
New York State Department of Environmental Conservation	SPDES General Permit 0-20-001; Tidal Wetlands Permit; Water Quality Certification
New York State Department of State	Consistency Review with NYS Coastal Policies
United States Army Corps of Engineers	Permit
Port Washington Water District	Water Connection
Port Washington Water Pollution Control District	Sewer Connection
PSEG Long Island	Electric Utility Connection
National Grid	Natural Gas Utility Connection

Page 11, Item E.2.c. – Predominant Soil type(s) present on project site.

Soil Type	Percentage of Subject Property
Beaches, sand (Bc)	3.1%
Udipsammments, nearly level (UdA)	3.8%
Urban land (Ug)	47.1%
Water (W)	46.1%

Page 13, Item E.3.h. – Scenic or Aesthetic Resources.

Name of Resource	Basis for Designation	Distance from Subject Property
North Hempstead Beach Park	Town of North Hempstead Park	0.4± mile
Manhasset Valley Park	Town of North Hempstead Park	3.9± miles
Stannards Brook County Park	Nassau County Park	1.9± miles
Christopher Morley Park	Nassau County Park	3.4± miles
Welwyn Preserve	Nassau County Park	3.5± miles
Northern State Parkway	Scenic Byway	3.7± miles

In addition, there are numerous local parks which, though not necessarily designated scenic or aesthetic resources, are located within five miles of the subject property.



\\vhb\gis\proj\Hauppauge\20528.00 Southern Land PW\Project\SiteLocation\SiteLocation.aprx

0 240 480 960 Feet

Subject Property

West Shore Residences

Port Washington, NY

Site Location Map

145 West Shore Road

Hamlet of Port Washington, Town of North Hempstead

Nassau County, New York

Source Info: ESRI (2016);

NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO).