

DRAFT SCOPE

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

April 12, 2019

OVERVIEW

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

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

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

On March 7, 2019 the Nassau County Planning Commission declared itself Lead Agency for the State Environmental Quality Review Act (SEQRA) review of the Proposed Action, classified the Proposed Action as Type I, and adopted a Positive Declaration indicating that the Proposed Action may have a significant adverse impact on the environment, and therefore an Environmental Impact Statement (EIS) is required.

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

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered.



\\vhb\gis\proj\Hauppauge\26046.01 Woodmere Country Club\Project\Figure 1 - Site Location_Woodmere CC.mxd



The Woodmere Club Subdivision
 Villages of Lawrence and Woodsburgh, Town of Hempstead, NY
 Nassau County

Subject Property

Sources: NYS Ortho Imagery (2016);
 NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO)

BRIEF DESCRIPTION OF THE PROPOSED ACTION

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

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

Zoning Districts and Minimum Lot Size Requirements

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

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

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

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

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

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

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

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

POTENTIALLY SIGNIFICANT ADVERSE IMPACTS

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

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

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

Physical Alteration of Land

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

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

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

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

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

Surface Water, Floodplains and Stormwater

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

Existing stormwater management facilities will be described and existing stormwater quantified. Stormwater discharges to existing surface water bodies and wetlands will be identified.

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

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

Ecology and Wetlands

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

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

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

The results of the existing ecological conditions assessment will be summarized in the DEIS, with supporting figures, maps, records and data included within or appended to the document. The DEIS will

also include an impact assessment of the proposed action on the ecological resources identified during the existing conditions assessment, including ecological communities, observed and expected flora and fauna, rare/protected species and wetlands/surface waters. Finally, a discussion of proposed avoidance, minimization and mitigation measures for any potential adverse impacts to the identified ecological resources will be provided, as applicable.

Aesthetic Resources

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

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

Historic and Archaeological Resources

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

Recreational Opportunities and Open Space

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

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

Transportation

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

- A description of existing roadway features including the number, direction and width of travel lanes, posted speed limits, parking regulations, signs and traffic control devices.
- Turning movement counts on one typical weekday during the a.m. peak period (7:00 a.m. to 9:00 a.m.), and the p.m. peak period (2:30 p.m. to 6:30 p.m.), a Saturday during the midday peak period (10:00 a.m. to 2:00 p.m.) as well as on a Sunday during the midday peak period (10:00 a.m. to 2:00 p.m.) at the intersections listed below. These counts will include vehicle movements and pedestrians, and will provide the classification of passenger vehicles, buses and trucks.
 - Meadow Drive @ Railroad Avenue/Keene Lane
 - Meadow Drive @ Porter Place
 - Broadway @ Spruce Street
 - Broadway @ Cedarhurst Avenue
 - Broadway @ Grove Avenue
 - Broadway @ Prospect Avenue
 - Broadway @ Meadow Drive
 - Broadway @ Woodmere Boulevard
 - Broadway @ Brower Avenue/Irving Place
 - Central Avenue @ Spruce Street
 - Central Avenue @ Cedarhurst Street
 - Central Avenue @ Grove Avenue
 - Central Avenue @ Prospect Avenue
 - Central Avenue @ Woodmere Avenue
 - W Broadway @ Cedarhurst Avenue
 - W Broadway @ Grove Avenue
 - W Broadway @ Prospect Avenue
 - W Broadway @ Woodmere
 - Broadway at West Broadway/Harris Avenue/Piermont Avenue (3 intersections)
 - Broadway at Franklin Avenue
 - Broadway at Washington Avenue
 - Broadway at Rockaway Turnpike/Meadow Lane
 - Central Avenue at Rockaway Turnpike
 - Central Avenue at Washington Avenue
 - West Broadway at Washington Avenue
 - West Broadway at Rockaway Turnpike/Burnside Avenue (2 intersections).
- Automated Traffic Recorder (ATR) counts will be provided for a seven-day period, which include the collection of volume, vehicle classification and speeds for each direction at the following locations:
 - Broadway east of Prospect Drive, both directions
 - Meadow Drive south of Broadway, both directions.

- In addition to the intersections and ATR locations noted above, observations of entering and exiting traffic will be documented at the existing site access points to The Woodmere Club for two 24-hour periods. These data will be used to illustrate and contrast the existing traffic levels with those of the proposed subdivision.
- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m., p.m., Saturday midday and Sunday midday periods using the appropriate methodology presented in the Highway Capacity Manual Sixth Edition.
- The latest available information from appropriate governmental agencies including New York State Department of Transportation (DOT), Nassau County Department of Public Works (DPW), Nassau County Planning Commission, Town of Hempstead, Village of Lawrence and Village of Woodsburgh will be obtained regarding any planned development projects or roadway/ intersection improvements within the study area. Any such improvements, based upon responses received, will be incorporated into the future "No-Build" and "Build" analyses in the traffic impact study.
- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using the New York State Department of Transportation's (NYSDOT) growth rates specific to the area to the existing traffic volumes, for a "No-Build" analysis. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition.
- The anticipated distribution of future traffic to and from the site will be estimated using the latest "Journey to Work" data as derived from US Census information, the available street network, likely origins and destinations, the proposed locations of the site access points and review of traffic conditions in the study area.
- The site-generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" condition. The "Build" condition will then be analyzed using Synchro Version 10 to determine the relative impacts of the proposed project on surrounding roadways.
- An "Arterial Analysis" using Synchro will be performed for the Broadway roadway segment within the study area to evaluate the effect of the project on traffic progression through that segment. This will produce measures of effectiveness such as average speed, delays and corridor levels of service.
- Current traffic accident data for the most-recent three-year period available for the study intersections and roadway segments between them will be obtained from the NYSDOT. These data will be summarized and any significant trends/patterns that might be impacted by the proposed subdivision will be identified and the need for corrective measures evaluated.
- An evaluation of the proposed site access configuration and overall site layout with regard to access and internal circulation will be conducted.

- A Traffic Signal Warrant Analysis will be performed for the proposed site access on Broadway in accordance with the procedures promulgated in the National Manual on Uniform Traffic Control Devices, 2009 Edition Revision 2.
- The adequacy of the off-street parking provided on the subject site will be evaluated in the context of applicable zoning code requirements.
- Public transportation options available to the project will be discussed and the likelihood of such options to be used by residents and visitors will be presented.
- If significant adverse traffic impacts are identified, traffic mitigation measures will be identified.

Energy

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

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

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

Infrastructure

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

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

Zoning, Land Use and Community Character

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

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

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

Noise, Odors, and Lighting

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

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

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

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

Climate Change

This section of the DEIS will detail the proposed action's potential impacts on climate change in a manner consistent with the guidance provided in the NYSDEC's *The SEQRA Handbook*, which is in the process of being revised to conform with the amended SEQRA regulations that became effective on January 1, 2019. Specifically, this section will address topics related to energy use, sea-level rise, and flooding.

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

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

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

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

Physical Alteration of Land

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

Surface Water, Floodplains and Stormwater

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

Ecology and Wetlands

- Site survey
- Ecological Communities of New York State (Edinger, et al., 2014)
- New York State Breeding Bird Atlas
- New York State Amphibian and Reptile Atlas Project Database
- Consultation with New York Natural Heritage Program
- USFWS National Wetlands Inventory
- USFWS Information for Planning and Consultation (IPaC)
- NYS DEC Environmental Resource Mapper
- NYS DEC Nature Explorer
- Consultation with USACE and NYSDEC.

Aesthetic Resources

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

Historic and Archaeological Resources

- Site and area inspections and photographs

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

Recreational Opportunities and Open Space

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

Transportation

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

Energy

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

Infrastructure

- Consultations with Service Providers.

Zoning, Land Use and Community Character

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

Noise, Odors, Lighting

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

Climate Change

- NYSDEC *The SEQR Handbook*
- FEMA Flood Insurance Rate Map.

INITIAL IDENTIFICATION OF MITIGATION MEASURES

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

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

REASONABLE ALTERNATIVES TO BE CONSIDERED

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

The DEIS will include and analyze the following Alternatives:

- Alternative 1: No Action Alternative
- Alternative 2: 285-Lot Cluster Configuration Alternative.