

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

APPLICATION OF LIVINGSTON DEVELOPMENT CORP. FOR DEVELOPMENT OF
THE VILLA AT GLEN COVE
IN ACCORDANCE WITH THE "GLEN COVE AVENUE REDEVELOPMENT INCENTIVE
OVERLAY DISTRICT"

CITY OF GLEN COVE
NASSAU COUNTY, NEW YORK

Date: April 1, 2014

Lead Agency: Planning Board of the City of Glen Cove

Address: Glen Cove City Hall
9 Glen Street
Glen Cove, New York 11542

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Final Environmental Impact Statement (FEIS) has been filed for the proposed action described below, and a public consideration period has been established by the lead agency. Comments on the FEIS will be accepted by the contact person, listed below, until 5:00 p.m. on April 18, 2014.

Name of Action: Application of Livingston Development Corp. for development of the Villa at Glen Cove in accordance with the "Glen Cove Avenue Redevelopment Incentive Overlay District"

SEQR

Classification: Type I

Description of Action: In accordance with the provisions of the City's Glen Cove Avenue Redevelopment Incentive Overlay District (RIO-GCA), the Applicant, Livingston Development Corp., proposes to demolish existing structures on the 3.96-acre project site (on the east side of Glen Cove Avenue, both north and south of Craft Avenue, north of Ralph W. Young Avenue) and construct a new residential development, consisting of six buildings containing 196 condominium units, a health and recreation center (including a pool, fitness center, multi-purpose rooms, a community room, computer center), landscaped courtyard plazas and terraces, and 396 parking spaces, provided in underground stacked parking. The proposed project also includes roadway improvements, street tree plantings and installation of new street lights along portions of Glen Cove Avenue, Craft Avenue and Young Avenue. The residential development would be connected to municipal water and sewer services. Access to the residential development would be from Glen Cove Avenue and Craft Avenue. In order to construct the multifamily buildings, the Applicant is requesting site plan approval, subdivision approval, as well as a waiver from the City of Glen Cove's Hillside Protection regulations (Ordinance §280-50), a waiver from Inclusionary Housing provisions (Ordinance §280-75) and density bonuses, pursuant to the City's RIO-GCA.

Notice of Completion of
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Nassau County, New York

Location: 3.96±-acre property located on the east side of Glen Cove Avenue, both north and south of Craft Avenue, north of Ralph W. Young Avenue, City of Glen Cove, Nassau County, New York. The property includes the following Nassau County tax lots: Section 2 -Block 244 - Lots 55, 60 and 66; and Section 21-Block 038 - Lots 152, 196, 202 and 203.

Potential Environmental Impacts: A positive declaration was issued by the Planning Board of the City of Glen Cove on May 6, 2008, which identified the following as potential environmental impacts, and these impacts were evaluated in the Environmental Impact Statement:

1. Impact on Land

- Approximately 25 percent of the slopes on the site are between 10 percent and 15 percent. Therefore, construction would occur where the general slopes in the project area exceed 10 percent, and thus, the proposed development has the potential to result in significant erosion and sedimentation impacts.
- Construction may continue for more than one year. Accordingly, there may be significant construction impacts that would continue for an extended period.

2. Impact on Water

- Due to the topography of the site, significant impacts associated with stormwater runoff may result, if stormwater is not properly controlled and managed. Moreover, implementation of the proposed action would alter drainage patterns at the site
- The proposed action would use water in excess of 20,000 gallons per day, which could adversely affect water supply.

3. Impact on Aesthetic Resources

- The proposed development includes low-to-mid-rise condominiums along Glen Cove Avenue, which would differ in character from existing development. Therefore, the proposed development would alter the aesthetic character of the site as well as the views of and along Glen Cove Avenue.

4. Impact on Transportation

- The proposed development represents a change in the use and density permitted on the subject property, and the proposed action will result in an increased number of trips to and from the subject property. As such, implementation of the proposed action will result in adverse traffic impacts, and may necessitate roadway improvements.

5. Impact on Growth and Character of the Community or Neighborhood

- The proposed action includes a change of zone to a zoning district that allows more intense development than permitted under existing zoning.¹ Moreover, the proposed action will cause a change in the intensity of land use on the subject property. Thus, the implementation of the proposed action will increase the amount of activity associated with the site and surrounding area, and potentially alter neighborhood character.
- As the proposed action includes the creation of a new zoning district,¹ the potential exists for other properties to be eligible for rezoning. Such properties must be identified and analyzed.
- Due to the increase in the intensity of the use at the site and its associated increase in population, the proposed action will create a demand for additional community services such as schools, police protection, fire protection, solid waste and recreational facilities, and may adversely affect these services.
- Implementation of the proposed action will eliminate or require relocation of existing businesses and employment on the site and will remove several residential structures. Thus, there may be an adverse socioeconomic impact associated with the removal of such uses.

6. Cumulative Impacts

- Potential impacts of the proposed action must be considered together with those of other pending projects within the City of Glen Cove. Taken together, these impacts may have a significant adverse effect on the environment. The cumulative impacts to be evaluated must include those related to traffic, water supply, sewage generation and disposal, educational facilities, police and fire protection and recreational facilities.
- The creation of a new zoning district produces the potential for other properties to be eligible for reclassification into such district. The cumulative impacts of such potential rezonings with the proposed action must be evaluated.¹

Availability of Document: A copy of the FEIS is available for public review at the office of the Lead Agency (at the address listed below), the Glen Cove Public Library and on the City of Glen Cove's website at <http://www.glencove-li.com>

¹ Since the time of issuance of the Positive Declaration, the City Council created a new zoning district, the Glen Cove Avenue Redevelopment Incentive Overlay District. Accordingly, the proposed action no longer requires the creation of a new zoning district.

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Nassau County, New York**

Contact Person: Lois Stemcosky, Planning Board Secretary

Address: Glen Cove City Hall
9 Glen Street
Glen Cove, New York 11542

Telephone No.: (516) 676-4448

A Copy of this Notice and the FEIS has been Sent To:

Mayor Reginald Spinello and Glen Cove City Council
Glen Cove City Hall
9 Glen Street
Glen Cove, New York 11542

Glen Cove Department of Public Works
9 Glen Street
Glen Cove, New York 11542

City of Glen Cove Fire Department
10 Glen Cove Avenue
Glen Cove, New York 11542

Village of Sea Cliff
P.O. Box 340
Sea Cliff, New York 11579

Town of Oyster Bay
54 Audrey Avenue
Oyster Bay, New York 11771

Lawrence E. Einstein, MP, FACP, Commissioner
Nassau County Department of Health
106 Charles Lindbergh Boulevard
Uniondale, New York 11553

Shila Shah - Gavnoudias, P.E., Commissioner
Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, New York 11590-2723

Satish Sood, Deputy Commissioner
Nassau County Planning Commission
1194 Prospect Avenue
Westbury, New York 11590-2723

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Peter A. Scully, Regional Director
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Joe Martens, Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1750

Livingston Development Corp.
c/o Patrick Hoebich, Esq.
1 School Street, Suite 205
Glen Cove, New York 11542

Glen Cove Public Library
4 Glen Cove Avenue
Glen Cove, New York 11542-2885

This Notice has also been forwarded for publication in the Environmental Notice Bulletin.