

**FINAL SCOPE**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR**  
**THE RESIDENCES AT ENGINEERS COUNTRY CLUB**  
**December 8, 2021**

**55 Glenwood Road, Incorporated Village of Roslyn Harbor**  
**Nassau County, New York**

**Overview**

This document is the Final Scope for the Draft Environmental Impact Statement (DEIS) for the proposed redevelopment of an 18.50±-acre portion of the overall Engineers Country Club property, located at 55 Glenwood Road in the Incorporated Village of Roslyn Harbor, Nassau County, New York, (the "Subject Property"), with a multifamily residential use (the "Proposed Action"). The Subject Property currently operates as a private, 18-hole golf and country club within an area that is largely characterized by residential, single-family homes. The Proposed Action involves an application for zoning revisions to permit clustered multifamily development, as well as subdivision approvals to facilitate the proposed redevelopment, and a reconfiguration of the existing course to maintain 18 holes. The Subject Property is designated on the Nassau County Land & Tax Map as Section 20 – Block E – Lots 9E, 9G & 1503; and Section 20 – Block F – Lots 36D, 36G, 36H & 252.

To ensure that the DEIS will address all significant issues, the Village Board of Trustees of the Incorporated Village of Roslyn Harbor (the "Board of Trustees"), as lead agency, has conducted formal scoping in accordance with 6 NYCRR §617.8 of the implementing regulations of the New York State Environmental Quality Review Act (SEQRA). To initiate the public scoping process, the Applicant for the Proposed Action (Engineers Country Club LLC) prepared a Draft Scope in accordance with 6 NYCRR §617.8(b) to outline the proposed content for the DEIS, including 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

The Draft Scope, dated October 26, 2021, was accepted by the Board of Trustees at its meeting on October 27, 2021, and thereafter was issued for public review in accordance with 6 NYCRR §617.8(b) of the SEQRA regulations. A public scoping session was convened by the Board of Trustees on November 17, 2021, and the opportunity to provide written comments on the Draft Scope extended through December 3, 2021. Substantive input received during the public scoping process has been incorporated into this Final Scope through amendments to the October 26, 2021, Draft Scope.

In accordance with 6 NYCRR §617.8(e) of the SEQRA regulations, two more items have been incorporated into this Final Scope, in addition to the five items listed above that were included in the Draft Scope, as follows:

- an identification of the information or data that should be included in an appendix rather than the body of the draft EIS
- a brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

There were no substantive issues raised during the public scoping process that have been determined to be non-significant and non-relevant to the analysis and review of the Proposed Action. Certain input received during public scoping was of a nature of detailed commentary or suggestions regarding the Proposed Action, which are not reflected herein, but will be addressed as appropriate if raised once the DEIS has been completed and issued for public review.

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

The Proposed Action involves an application for zoning revisions, the specific nature of which are yet to be determined by the Board of Trustees, as well as subdivision approvals (among other approvals outlined below) to allow the redevelopment of an 18.50±-acre portion of the 138.23±-acre Engineers Country Club property and an adjacent 3.28±-acre private residential lot located at 845 Bryant Avenue owned by the Applicant, with a multifamily residential use. Together, the Engineers Country Club property and the adjacent residential lot make up the total 141.51±-acre Subject Property. The Residences at Engineers Country Club is envisioned as a luxury residential development, offering spacious townhouse and condo homes with convenient access to the on-site golf course, and the full slate of amenities provided by Engineers Country Club. The remainder of the existing Engineers Country Club (i.e., 123.01± acres), including the clubhouse and a substantial portion of the existing golf course, would continue to be operated as a private membership course. This includes a 4.3±-acre portion of the existing course, located just east of Motts Cove Road, that is situated within the Town of Oyster Bay. Within that 123.01±-acre portion of the Subject Property, the Proposed Action also includes the reconfiguration of the golf course to accommodate the 18 holes within the remaining Engineers Country Club property, as well as the relocation of the existing course maintenance facility. The golf course, including the portion within the Town of Oyster Bay, would remain as a golf course or undeveloped in perpetuity, preserving a historic piece of open space in the Village.

The proposed multifamily residential use includes a total of 92 condominium and townhouse-style residential units arranged within a five-story Manor House with height at its highest point of approximately 80 feet and an average roof height of approximately 68 feet (approximately 40, two-

bedroom units, with parking below) and a series of four- and five-unit townhouse buildings with a height of approximately two stories and 38 feet, having three or four bedrooms each (approximately 52 townhouse-style units). Wooded buffers and landscaping are proposed to be incorporated into the design of the clustered residential development that is respectful of the golf course's existing landscape as well as the private residential properties that are adjacent to this portion of the Subject Property.

The site of the proposed clustered residential use is currently improved with a portion of the existing golf course (i.e., predominantly portions of holes 10, 11, and 12), limited wooded areas, and a single-family residence. Upon implementation of the Proposed Action, the remainder of the existing course would be modified such that the course would continue to include 18 holes. The area of disturbance associated with the residential development would be limited to 20.6± acres, including the 18.50±-acre redevelopment portion as well as 1.38± acres of disturbance associated with an existing Nassau County recharge depression that will be enhanced to facilitate the construction of a formal stormwater recharge basin along the west side of Glen Cove Avenue. In addition, a small area (0.72± acre) of disturbance would occur outside of the proposed residential development portion of the site to provide transitional grading between the Proposed Project and the existing golf course.

Access to the proposed residential development would be provided from a single new driveway along the west side of Glen Cove Avenue, aligned with its intersection with Back Road, which is proposed to be improved as part of the Proposed Action. Parking for the proposed Manor House would be provided at ground level (below the residential units), as well as within a limited surface parking area. Parking for the townhouse-style units would be provided within private garages (attached garages integrated into the townhouses) and associated driveways. An emergency-only access driveway is proposed to be created at the southwest portion of the residential development, along its frontage on the north side of Bryant Avenue.

The following approvals are required for the Proposed Action:

- Village Board of Trustees – Zoning Amendments and Approvals; approval of restrictive covenant(s) preserving the area of the Subject Property outside of the proposed residential development as a golf course or undeveloped in perpetuity
- Village Planning Board – Site Plan Approval; Subdivision
- Village Building Department – Building Permit(s)
- Nassau County Planning Commission – GML 239m Review (referral of certain proposed planning and zoning actions to the County planning agency) and GML 239n Review (referral of proposed subdivision plats to the County planning agency)
- Nassau County Department of Public Works – Subdivision and GML 239f Review (review of building permits, curb cuts, and subdivision plats by the County Commissioner of Public Works)
- Nassau County Department of Health – Subdivision, Storm drainage, Water Supply, Sewer/Sanitary Review

- Jericho, Roslyn and/or Glenwood Landing Water Departments – Water connection(s)
- PSEG Long Island – Electric utility connection
- New York State Department of Environmental Conservation – SPDES General Permit GP-0-20-001

The Applicant has indicated its belief that preservation of the golf course use on the Town of Oyster Bay portion of the Subject Property may be achieved through a covenant, which would not require any discretionary approval by the Town. The DEIS will explain this covenant mechanism, with input from the Oyster Bay Town Attorney's Office.

The section of the DEIS titled *Description of the Proposed Action* will provide a thorough description of the Proposed Action and a synopsis of the existing conditions on the 141.51±-acre Subject Property, including:

- 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 the proposed subdivision, the proposed residential buildings, and details regarding the unit sizes and numbers of bedrooms
- Description and conceptual plan for the proposed golf course reconfiguration
- Summary of proposed access and circulation
- Infrastructure requirements, including water supply, wastewater treatment and stormwater management
- Anticipated construction schedule, including any phasing
- Description of site development history and current site uses and activities
- Description of any existing and proposed covenants, restrictions, easements, or other encumbrances on the Subject Property
- Description of proposed site landscaping and maintenance requirements
- Physical characteristics of the site, such as the boundaries, size and existing pervious and impervious areas and site conditions
- Existing and proposed utilities and on-site and adjacent infrastructure systems
- Discussion of the SEQRA process as it pertains to the Proposed Action
- Project purpose, need, and benefits, including infrastructure improvements incorporated as part of the Proposed Project and any other benefits that would be realized by the local community under the Proposed Action
- Required permits and approvals.

As part of the description of the Proposed Action, in addition to engineering and architectural plans for the proposed residential use, along with a detailed discussion and analysis of same, the DEIS will present, discuss and analyze a conceptual plan for the proposed golf course reconfiguration with detail sufficient to assess anticipated impacts resulting from vegetation removal, clearing, excavation, fill, stormwater management, etc.

### **Potentially Significant Adverse Impacts**

The DEIS will be prepared in accordance with this Final Scope and the requirements of the SEQRA regulations at 6 NYCRR §617.9(b). Based upon review of the Subject Property, the proposed plan, and the Environmental Assessment Form (EAF), a Positive Declaration has been issued by the Board of Trustees as lead agency under SEQRA identifying the potential for the Proposed Action to result in one or more significant adverse environmental impacts. The identified potential adverse impacts, as well as other relevant issues, will be fully addressed in various DEIS sections, as outlined below.

#### Soils and Topography

The Subject Property consists of a private golf and country club, which when originally established in 1917 and remodeled in 1921, altered significant portions of the natural land surface. Using historic aerial photographs, prior alterations of the natural land surfaces will be described. Also, the *United States Department of Agriculture (USDA) Web Soil Survey* and the *Soil Survey of Nassau County* will be used to determine the soil types on the Subject Property, and the characteristics of such soils. This information will be supplemented with representative on-site soil boring data. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the Subject Property will also be examined. The DEIS will also include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys.

An evaluation of potential impacts to soils and topography and strategies to minimize such impacts will be included in the DEIS. The DEIS will also assess the applicability and the degree to which the Proposed Project conforms to the Regulation of Slope Lands ordinance in Village Code Chapter 275, Article XVII. A description of measures that will be implemented to mitigate impacts due to potential erosion and off-site sediment transport will be presented. The DEIS will also discuss the proposed changes in topography and provide estimates of cut and fill that would result from the Proposed Action, including the proposed golf course reconfiguration.

#### Subsurface Conditions/Hazardous Materials

The DEIS will summarize and present the findings of an Environmental Site Assessment (ESA) for the Subject Property, including the historical uses and operations on the site, including any historic use of pesticides, herbicides, fertilizers, or other chemicals associated with the golf course; site investigations of the golf course and maintenance facility that were conducted and the findings associated with same; as well as remedial actions that may be required and protocols that will be implemented to ensure the protection of public health and safety during the removal of contaminated soils or hazardous materials that may exist. The DEIS will describe the storage/stockpile areas and other recognized environmental conditions (RECs) at the existing maintenance area for the golf course; this will include consultation with

the Nassau County Department of Health to identify and undertake the requisite investigations to assess RECs within the existing maintenance area, as well as other areas of proposed redevelopment/disturbance on the Subject Property.

### Water Resources

#### *Groundwater*

This section of the DEIS will assess impacts of the proposed development on groundwater. As the site is already developed and used as a private golf course, there are systems in-place to address sanitary sewage disposal related to several of the existing buildings and/or structures on the site (conventional on-site sanitary sewage disposal system) and stormwater (various drywell systems and manmade depressions located throughout the Subject Property). The DEIS will detail how existing groundwater conditions would impact the disposal of sewage. The necessary improvements to the Subject Property in order to accommodate sanitary sewage and stormwater will also be evaluated for impacts to groundwater conditions. Specifically, sanitary waste and lawn chemicals, including the use of chemicals that may be used for the golf course operations, will be evaluated for potential contamination risks with groundwater resources.

The DEIS will discuss regional and local hydrogeological conditions and water quality. Published groundwater elevation data will be provided; and the implications of same with respect to project design will be evaluated.

To adequately assess the potential impacts associated with the Proposed Action, a consistency analysis with the recommendations and standards for development within the relevant hydrogeologic zone, as set forth in the *Long Island Comprehensive Waste Treatment Management Plan*, as well as the *Nassau County Public Health Ordinance* and the *Nassau County Groundwater Monitoring Program Report*, will be performed.

#### *Stormwater Management*

Existing and post-development drainage conditions and stormwater management measures will be described and evaluated for the entire 141.51-acre Subject Property. This evaluation will include calculations of stormwater volumes to be generated, description of proposed collection and management systems, proposed future maintenance practices for stormwater collection and leaching structures, discussion of anticipated changes in site coverage and drainage patterns, and analysis of how the proposed stormwater management system would comply with applicable regulatory requirements, including prevailing Village, County, and State regulations (including, but not limited to, the relevant provisions of the *New York State Stormwater Management Design Manual* and the *New York Standards and Specifications for Erosion and Sediment Control*). The Proposed Action will also be analyzed for

consistency with the *Water Quality Improvement Plan for Hempstead Harbor*, and will give due consideration to the contribution of the Proposed Action to cumulative impacts on the harbor's water quality associated with pending and proposed development within the harbor's watershed, particularly development within and adjacent to the waterfront area. Proposed plans to minimize impervious surfaces will be described. In addition, a discussion of the proposed Stormwater Pollution Prevention Plan (SWPPP) will be provided. In addition, the DEIS will discuss the proposed stormwater recharge basin that will be constructed to enhance the existing Nassau County recharge depression along the west side of Glen Cove Avenue, the capacity of which will be designed to meet current Nassau County criteria for stormwater basins having an overflow, assuming that the overflow will not adversely impact downstream properties. In the absence of being able to provide a basin overflow system that does not adversely impact areas downstream, the proposed stormwater basin will be designed to comply with current Nassau County criteria for a basin without an overflow. The basin is proposed to be dedicated to Nassau County, and is intended to provide beneficial impacts to some longstanding drainage issues in the local watershed.

#### *Floodplain Management*

The DEIS will identify the locations of FEMA flood zones that are within or adjacent to the Subject Property and depict these features on a map(s), including a nominal portion of the site along Motts Cove Road that is in Zone A (the balance of the site is not within a mapped flood zone). It will also identify applicable laws and adopted plans that regulate or control development activities in these areas, and the consistency of the Proposed Action therewith. The DEIS will assess the degree to which the Proposed Project would conform to the relevant Floodplain development standards and permit, as set forth in Chapter 100, Article XV of the Village Code.

#### Ecological Resources

The Subject Property is almost entirely disturbed and maintained as a golf course, such that areas of natural vegetation are limited. An ecological field survey of the Subject Property will be performed by a Certified Ecologist. Existing habitat types will be classified according to the habitat descriptions included in the New York Natural Heritage Program (NYNHP) publication *Ecological Communities of New York State* (Edinger et.al., 2014), and the functional capacity of the identified habitats will be qualitatively assessed. Inventories of vegetation and wildlife species observed during the field survey will be compiled. Beyond those species observed in the field, expected wildlife inventories will be compiled based on the existing habitat types and review of various government and non-government agency sources, including the New York State Department of Environmental Conservation (NYSDEC) Breeding Bird Atlas and Amphibian and Reptile Atlas Project databases, the Cornell eBird database, Audubon Christmas Bird Count records, the New York Flora Atlas, and other published resources.

The trees (five-inch caliper or greater) within the proposed area of disturbance will be identified based on a recent tree survey, including tree size (diameter-at-breast-height, DBH), tree type and general condition.

The DEIS will delineate the precise extent of proposed clearing, and will identify the trees to be removed and anticipated measures to be implemented for the protection of preserved trees within and proximate to the area of disturbance. The DEIS will provide information on the type, quantity and location of landscaping proposed, including street trees and the planting buffer, and will compare this planting plan to the trees and other vegetation to be removed under the Proposed Action. Maintenance requirements for new landscaping, such as irrigation and fertilization, will also be described.

To determine if records exist for rare/protected species or communities at and in the vicinity of the Subject Property, a United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) resource report will be generated for federally-listed species and a request submitted to the NYNHP for records of NYS-listed species and/or communities. The potential for any USFWS and/or NYNHP species to occur at the Subject Property will be assessed during the field survey.

The potential presence of wetlands and surface waters at the Subject Property will be determined through review of the USFWS National Wetland Inventory Maps and the NYSDEC Freshwater Wetlands Maps, as well as a through a field survey conducted by a Professional Wetland Scientist. Any wetlands or surface waters occurring at or adjacent to the Subject Property will be identified and assessed in the field based on Ecological Communities of New York State community definitions and Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et.al., 1979). A summary of 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 applicable local government regulatory programs.

The results of the existing ecological conditions assessment will be summarized in the DEIS, with supporting figures, maps, and records 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, wetlands/surface waters, and displacement of existing on-site wildlife to the surrounding neighborhood during project construction. Finally, a discussion of proposed avoidances, minimization, and mitigation measures for any potential adverse impacts to the identified ecological resources will be provided, as applicable.

#### Land Use, Zoning, and Community Character

This section of the DEIS will describe and provide maps depicting the existing zoning, land uses, and any other relevant factors that contribute to the character of the Subject Property and the surrounding area, including the established country club and golf course which is a longstanding and substantial element of the area's character. Additionally, the existing site use and operations will be detailed, including the golf course and clubhouse operations. A physical description of the Subject Property – i.e., size, boundaries, cover type, buildings and other improvements, etc. – will be provided. A study area encompassing an



approximate one-quarter-mile radius around the Subject Property will be established, upon which the analyses in this section of the DEIS will be based. Even though the current use has existed since the early part of the 20<sup>th</sup> Century and is part of the established community character, the DEIS will evaluate the compatibility of both the existing use and the Proposed Project with surrounding land use patterns. As part of this effort, pertinent land use plans and similar documents will be reviewed and analyzed, including the June 2019 *Planning Analysis Update – Village of Roslyn Harbor*, the 1998 *Nassau County Comprehensive Master Plan*, and the 2001 *Nassau County Open Space Plan*. Additionally, if issued prior to the completion of the SEQRA process for the Proposed Action, the DEIS will analyze the recommendations of the Town of Oyster Bay planning study of private golf courses within its jurisdiction, currently in-progress, as well as any relevant zoning impacts. As the Subject Property is also located within the New York State Coastal Area, the DEIS will discuss the Proposed Action's consistency with the relevant policies of the *Long Island Sound Coastal Management Program*. The DEIS will also examine the consistency of the Proposed Action with the relevant standards and recommendations found in the *Harbor Management Plan* for Hempstead Harbor, as applicable.

With respect to zoning, the proposed zoning amendments, the specific nature of which are yet to be determined by the Board of Trustees, and subdivision will be detailed. These will include consideration of an overlay district with new zoning criteria applicable to the Subject Property. Additionally, the land use and zoning characteristics of the proposed clustered multifamily development will be presented. The prevailing zoning districts (i.e., the R-A and R-AA districts of the Village of Roslyn Harbor and the R1-7 district of the Town of Oyster Bay) on the Subject Property and within the surrounding area, will be described, including in terms of the permitted uses and bulk and dimensional standards. The Proposed Action will be evaluated for compliance with the bulk, height, and other dimensional requirements of the prevailing zoning districts, as applicable, as well as compatibility with area zoning patterns. It is anticipated that the proposed zoning amendments will be drafted in conjunction with the preparation of the DEIS. The proposed amendments' applicability to other parcels within the Village of Roslyn Harbor will be evaluated.

Potential impacts of the Proposed Action will be assessed with regard to community character based on the desired character for the Subject Property, as established by the zoning regulations and land use planning documents listed above. The analysis will consider and account for the wide range of parameters that contribute to community character including, but not limited to, visual/aesthetic resources, types of landforms and surface waters present, ecological resources, land use mix, pattern and density of development, volume and mix of vehicular traffic, sources and characteristics of noise, socioeconomic characteristics, height, bulk and architectural treatment of buildings, and the existing recreation and open space value of the Subject Property to the surrounding area. The analysis will also analyze the height of the Proposed Project in the context of the height of existing development in the surrounding area and maximum building heights that are permitted under the Village Zoning Code.

### Traffic and Parking

A Traffic Impact Study (TIS) will be prepared to document and analyze the traffic associated with the existing golf course access and operations and the proposed site access, the magnitude of the traffic and parking that the Proposed Action is anticipated to generate, and the potential traffic and parking impacts of the Proposed Action. Specifically, the TIS will include the following components:

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, signs and traffic control devices will be identified.
- Manual turning movement counts will be conducted 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 (4:00 p.m. to 6:00 p.m.), and on one typical Saturday during the midday peak hours (10:00 a.m. to 2:00 p.m.) at the following intersections:
  - Glenwood Road at Bryant Avenue
  - Glenwood Road at Engineers Country Club Access
  - Bryant Avenue at Northern Boulevard (NY RT 25A)
  - Bryant Avenue at Motts Cove Road North
  - Bryant Avenue at LIRR Access Road/Glen Cove Avenue
  - Glen Cove Avenue at Back Road
  - Glen Cove Road at Back Road/Mary Lane
  - Glen Cove Avenue at Scudders Lane
- The TIS will also conduct a meaningful technical assessment of anticipated Project-related impacts at the “Four Corners” intersection of Glen Cove Avenue and Glenwood Road. Additional capacity analysis will not be needed if the evaluation, particularly based on the results of the capacity analysis to be performed for the Glen Cove Avenue at Scudders Lane intersection, clearly shows that there would be no potentially significant impacts at the Glen Cove Avenue/Glenwood Road intersection.
- To account for the effects of the COVID-19 Pandemic on traffic volumes, available historical count data in the vicinity of the study area from the New York State Department of Transportation (NYSDOT) will be used to adjust current traffic volumes to approximate pre-COVID-19 conditions. Twenty-four-hour Automated Traffic Recorder (ATR) counts will be collected for a 7-day period and used to adjust in order to replicate pre-covid conditions. In addition, ATR counts will be performed to provide additional information regarding traffic characteristics in the study area and for use in the performance of a Traffic Signal Warrant Study as noted later. The ATR counts will be performed at the following locations:

- Bryant Avenue east of Motts Cove Road South
  - Bryant Avenue north of Summit Avenue
  - Glen Cove Road south of Maple Street
  - Glen Cove Avenue south of Harbor Lane
  - Glen Cove Avenue north of Back Road
  - Glen Cove Avenue south of Back Road
  - Back Road east of Glen Cove Avenue
- The collected data, as described and adjusted above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m. and p.m. periods as well as the Saturday midday peak period using the appropriate methodology presented in the latest edition of the Highway Capacity Manual.
- Traffic crash data for the most recent three-year period prior to the onset of the COVID-19 Pandemic available for the study intersections noted above and roadway segments between and adjacent to these intersections will be obtained from the NYSDOT. This data will be summarized and any significant trends/patterns that might be impacted by the Proposed Project will be identified and the need for corrective measures evaluated.
- The latest available information from the Village of Roslyn Harbor and the Town of Oyster Bay 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.
- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor to the existing traffic volumes using NYSDOT's growth rates specific to the area. The year in which the project will be constructed and operating will be determined. In addition, traffic generated by other planned developments in the vicinity of the Subject Property will be included in the "No-Build" base condition. Information regarding other planned developments shall be requested from the Village of Roslyn Harbor, the Town of Oyster Bay, the City of Glen Cove, and the Village of Sea Cliff.
- Due to the specific residential model being proposed, trip generation rates based on a similar nearby development (e.g., the Ritz-Carlton Residences in North Hills, New York, which was developed and is operated by the applicant or an affiliate) will be utilized in lieu of published rates for standard multifamily residential developments. As the operation of the Engineers Country Club is proposed to continue, no trip generation credits will be taken for elimination of these activities; however, the "No-Build" condition will account for a reasonable "worst-case"

scenario for the country club use which accounts for potential traffic increases that may result from expanded club membership and special events for the project build year.

- 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 the latest version of Synchro to determine the relative impacts of the Proposed Project on surrounding roadways.
- An evaluation of the proposed site access configuration including sight distance, parking layout and overall site layout with regard to access and internal circulation will be conducted. An unsignalized intersection capacity analysis will be conducted for the proposed site driveway.
- A Traffic Signal Warrant Study shall be performed for the intersection of Glen Cove Avenue at Back Road and the proposed site access driveway for the Build condition. This study shall be performed using data collected as described above and as per the signal warrants presented in the Federal Manual on Uniform Traffic Control Devices. The results of this study will be summarized in the TIS. If this study indicates that a traffic signal is warranted, the TIS will discuss how this new signal would be integrated into the operation of the existing signal for the intersection of Glen Cove Road at Back Road.
- The parking to be provided on-site will be evaluated in the context of Village Code parking requirements. In addition, anticipated peak parking demands will be estimated utilizing published sources such as the Institute of Transportation Engineers' publication, *Parking Generation Manual* (latest edition) and compared to the level of parking to be provided by the project.
- The TIS will characterize existing pedestrian conditions in the area of the access driveway for the proposed development, including pedestrian volumes during peak activity periods and the presence of pedestrian facilities (i.e., sidewalks, crosswalks, crossing signals, signage, etc.); this assessment will consider the general needs of local pedestrians, as well as any special circumstances pertaining to school children and LIRR commuters. A technical evaluation of the effects of the proposed action on pedestrian activities and safety will be presented.
- The need for mitigation measures will be determined based upon the results of the impact analysis and will be discussed in the DEIS.
- The DEIS will explain and substantiate the methodologies used in the TIS including, but not limited to, the adequacy of a single day of intersection counts to characterize existing conditions for each of the peak-hour periods examined in the capacity analysis (i.e., one selected weekday for the AM and PM counts, and one selected weekend for the Saturday counts).

### Community Facilities and Services

The DEIS will assess the impacts of the Proposed Action on the community facilities/services and utilities serving the Subject Property, including the North Shore Central School District, public recreational resources, solid waste management, the Jericho, Roslyn and/or Glenwood Water Districts, LIPA/PSEG Long Island, the Nassau County Police - 6<sup>th</sup> Precinct, Glenwood Fire Company and Roslyn Rescue Fire Department. Existing levels of service associated with the country club and golf course (to remain) will be described. Water use and sanitary flow for the Proposed Project will be projected. The impact assessment will include consultation with the various service providers to identify the existing facilities and infrastructure serving the Subject Property, and to determine the capacity to serve the Proposed Project.

The DEIS will detail the preferred and alternative means of domestic and fire protection water supply and distribution, as well as sanitary sewage collection and treatment alternatives for the Proposed Project. Regarding water supply, to date there have been preliminary discussions/investigations with both the Roslyn and Jericho Water Districts. With regard to sanitary sewage, preliminary inquiries have been made to the Nassau County Department of Health regarding on-site sanitary systems for the Proposed Project. The Applicant has also investigated the feasibility of connecting to various county off-site sanitary sewage conveyance systems. Any potential for alternative water supply and sanitary sewage systems will be summarized, and impacts of same will be evaluated.

As part of the detailed discussion of the Applicant's consultations with the involved agencies regarding water supply and sewage disposal for the proposed development, the DEIS will highlight input received from these agencies indicating the feasibility and approvability of each preferred and alternative method of providing service. Additionally, in accordance with correspondence received from Roslyn Water District and Glenwood Water District – dated September 2 and October 25, 2021, respectively – if the Proposed Action includes connection to either or both of these water suppliers, the Applicant will arrange through Roslyn Water District for an analysis conducted by the district engineer to evaluate water availability, and this study will be included in the DEIS. With regard to the sewage disposal system for the proposed development, the DEIS will examine whether additional, off-site connections in the future would be feasible to provide enhanced protection of water quality for groundwater and the receiving waters of Hempstead Harbor.

### Noise

A review of local noise ordinances found in §182-5 of the Village Code 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. Short-term, daytime ambient noise measurements will be collected in four locations representative of the overall Subject Property for use in the evaluation of 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.

### Aesthetics and Cultural Resources

This section of the DEIS will discuss the existing aesthetic character of the Subject Property and the surrounding area by means of descriptive text and representative photographs. Project-related impacts to the existing golf course and surrounding residential area will be evaluated through detailed narrative descriptions supported by graphical depictions, including elevation drawings and perspective renderings of the proposed multifamily residential development.

The DEIS will also include a review of databases and maps of the Subject Property to identify resources listed or eligible for listing in the State or National Registers of Historic Properties at or adjacent to the Subject Property, including the Arthur Williams House, along with an analysis of the potential impacts upon same. Any relevant designated local historic resources will also be reviewed and impacts to the same will be analyzed as necessary. The potential for impacts to archaeological resources will be evaluated and summarized. The DEIS's assessment of historical and archaeological resources will include consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP)

Aesthetic characteristics and impacts of the Proposed Project, including height and bulk, as well as aspects of the Proposed Project directed at enhancing site aesthetics (e.g., architectural features, screening, buffering, landscaping, etc.) will be detailed, accompanied by appropriate illustrative materials (e.g., building elevations, photographic simulations and/or architectural renderings, and landscaping plan) to realistically depict proposed conditions in a manner that allows an accurate assessment of the anticipated visual impacts. This section of the DEIS will also discuss potential lighting impacts such as sky-glow associated with the Proposed Project based on a proposed preliminary lighting plan.

### Energy and Climate Change

This section of the DEIS will describe the energy sources to be used during the construction and operational phases of the Proposed Project. Anticipated levels of consumption will be estimated, and any measures to reduce consumption and/or greenhouse gas emissions and/or enhance sustainability will be detailed. The applicability of the New York State Climate Leadership and Community Protection Act to the Proposed Project will be discussed. To assess the future flooding and storm-surge risks and other effects induced by climate change that may impact the Proposed Action, NYSDEC sea-level rise projections will be analyzed to determine which areas of the Subject Property may be subject to flooding in the future and measures that will be implemented to mitigate any such impacts will be discussed, as well as any other measures included in the Proposed Action to increase resiliency against climate-related impacts.

### **Growth-Inducing Aspects and Conceptual Analysis**

This section of the DEIS will describe the potential for the Proposed Action to induce additional future development. For example, if the proposed zoning amendments, the specific nature of which are yet to be determined, could be applicable to other parcels within the Village, a conceptual analysis will be conducted to determine the reasonably foreseeable secondary impacts of the Proposed Action.

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

Pursuant to the requirements of SEQRA, the Final 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 at this time 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 DEIS.

#### Impact on Soils and Topography

- Existing reports including surveys, grading, drainage, and construction plans
- USDA Soil Survey for Nassau County
- USDA Web Soil Service
- Soil borings
- USGS Maps and site-specific topographic surveys
- Roslyn Harbor Village Code

#### Impact on Subsurface Conditions

- Environmental Site Assessment(s)
- Consultation with Nassau County Department of Health

#### Impact on Water Resources

- FEMA Flood Zone Maps
- Long Island Comprehensive Waste Treatment Management Plan
- NYS Coastal Zone Map and Policies
- Long Island Sound Coastal Management Program
- Existing Drainage Calculations
- Site Survey
- Preliminary Drainage Plans
- Nassau County Public Health Ordinance
- Nassau County Groundwater Monitoring Program Report
- 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
- Water Quality Improvement Plan for Hempstead Harbor

#### Impact on Ecological Resources

- Site inspection and ecological habitat/species survey
- USFWS National Wetlands Inventory
- NYS DEC Environmental Resource Mapper
- NYS DEC Nature Explorer
- Ecological Communities of New York State and Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et.al., 1979)
- Consultation with the NYS Natural Heritage Program.

#### Impact on Land Use, Zoning and Community Character

- Incorporated Village of Roslyn Harbor and Town of Oyster Bay Zoning Codes and Maps
- Planning Analysis Update – Village of Roslyn Harbor, June 2019, Frederick P. Clark Associates, Inc.
- Nassau County Comprehensive Master Plan
- Nassau County Open Space Plan
- Harbor Management Plan for Hempstead Harbor
- Site and area inspections and photographs
- Aerial photography
- NextLI Maps

#### Impact on Traffic and Parking

- Traffic Counts
- Accident data review
- ITE *Parking Generation Manual*, latest edition
- Transportation Research Board *Highway Capacity Manual*, latest edition
- Synchro 10 Software

#### Impact to Noise

- Roslyn Harbor Village Code
- Ambient noise data for the Subject Property
- NYSDEC Program Policy, Assessing and Mitigating Noise Impacts

#### Impact to Community Facilities and Services

- Consultations with community service providers

#### Impact on Aesthetics and Cultural Resources

- Site and area inspections and photographs



- Preliminary architectural elevation drawings, renderings, and/or photographic simulations
- Correspondence from OPRHP, including review of OPRHP's online Cultural Resources Information System (CRIS)

It currently is anticipated that the following information will be provided in full detail in the DEIS Appendix, with appropriate summary discussion in the main body of the DEIS:

- Engineering analyses (e.g., calculations of cut and fill, stormwater runoff volumes, etc.)
- Soil boring data
- Ecological inventory data
- Traffic Impact Study
- Ambient noise survey and analysis
- Analysis by district engineer to evaluate water availability, if Proposed Action includes supply from Roslyn Water District and/or Glenwood Water District
- Correspondence and other consultations with involved/interested agencies and service providers
- Detailed engineering and architectural drawings/plans
- Tree survey
- Environmental Site Assessment reports

#### **Initial Identification of Mitigation Measures**

As the DEIS analyses have not yet been conducted, proposals for specific mitigation measures have not yet been developed. Nonetheless, preliminary mitigation measures have been identified, and the following general measures will be included in the Proposed Action:

#### Proposed Project Components

- Maintenance of the established private country club and golf course on the Subject Property as a public benefit that provides a recreational resource for its membership and contributes to the open space character of the surrounding area
- Roadway improvements and traffic control measures
- Proposed County recharge basin

#### Required Regulatory Mitigation Measures

- Erosion and Sediment Control Plan
- Stormwater Pollution Prevention Plan

Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, additional mitigation measures will be identified to minimize such impacts.

### **Reasonable Alternatives to be Considered**

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively, as appropriate, compare these impacts to those associated with implementation of the Proposed Action, based upon the specific issues outlined above:

- Alternative 1: No-Action Alternative
- Alternative 2: Development of the Subject Property under existing single-family residential zoning (R-A, R-AA and R1-7) and subdivision regulations.
- Alternative 3: Clustered multifamily residential development with a reduced height of the proposed Manor House to four stories and a commensurate reduction in the height in feet above grade. The DEIS discussion of this alternative will include an analysis of the feasibility and implications of further reduction in the maximum height of the Proposed Project below four stories, considering the maximum height currently allowed in Village Code.
- Alternative 4: Clustered multifamily residential development with the number of units limited to the yield that can be obtained in a single-family subdivision conforming with the Subject Property's existing single-family residential zoning (R-A, R-AA and R1-7) and subdivision regulations. The Applicant has indicated that this development scenario is not economically viable and would not be pursued. The DEIS must either objectively substantiate this position or perform a full analysis of this alternative consistent with the requirements of the SEQRA regulations.