

State Environmental Quality Review
NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
 and
NOTICE OF SEQR HEARING

Lead Agency: Board of Trustees of the Village of Roslyn Harbor
Address: Roslyn Harbor Village Hall
 500 Motts Cove Road South
 Roslyn Harbor, NY 11576
Date: November 7, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act, SEQRA) of the Environmental Conservation Law.

The Board of Trustees of the Village of Roslyn Harbor, as lead agency, has determined that the DEIS for the proposed action described below is adequate for the purpose of public review pursuant to §617.9(a) of the SEQRA regulations. **Comments are requested and will be accepted by the Contact Person identified below until January 6, 2023.**

The Village Board of Trustees will hold a public hearing on the DEIS on November 30, 2022 at 6:30 p.m. at Village Hall, 500 Motts Cove Road South, Roslyn Harbor, NY.

Name of Action: The Residences at Engineers Country Club

Description of Action: Application for development of an 18.5±-acre portion of the overall 141.5±-acre Engineers Country Club property in the Village of Roslyn Harbor with a multifamily residential use containing 92 condominium and townhouse-style units. The Village Zoning Code currently does not permit such use; and, therefore, a Code revision would be required under the proposed action, the precise nature of which is yet to be determined. The proposed action would retain the 18-hole private golf course on the subject property, which would be reconfigured to accommodate the residential project. Relocation of the golf course maintenance facility is also planned. The existing clubhouse would be retained as part of the country club facility.

Location: 55 Glenwood Road, 845 Bryant Avenue, & Nassau County Recharge Basin #542; Incorporated Village of Roslyn Harbor, Nassau County, NY

Potential Environmental Impacts include, but are not limited to:

Impact on Land – A 20.6±-acre area would be disturbed for the proposed residential development, in addition to 44± acres to reconfigure the existing golf course to be retained. Some areas of disturbance would impact steep slopes, which are regulated by the Village's Slope Lands Ordinance (Chapter 275, Article XVII of the Village Code).

Impact on Surface Water – The subject property is situated within the drainage basin of Hempstead Harbor. It will be important to demonstrate that the proposed action would not impact water quality conditions in Hempstead Harbor through the implementation of proper erosion control during construction and proper management of stormwater discharges and sanitary waste disposal during long-term operation.

Impact on Groundwater – The subject property is not located in a municipal sewer district, and the proposed method of sanitary waste disposal is via on-site sewage disposal, which poses the potential for adversely affecting the quality of the underlying groundwater aquifer.

Impact on Aesthetic Resources – The proposed density in the residential development footprint area is much greater than is permitted under the existing provisions of the Village Code, and the proposed Manor Home would have a building height of six stories and 70-80± feet, exceeding the Code's current 2½-story/35-foot height limit.

Impact on Open Space and Recreation – The proposed action would alter the overall natural functions served by the subject property by constructing a 92-unit residential development and associated improvements in a 20.6±-acre area of disturbance that currently is occupied primarily with vegetated recreational/open space.

Impact on Transportation – The proposed residential development would generate additional traffic that could impact the operation of the local road way system.

Consistency with Community Plans – The proposed action includes amendment of the Village of Roslyn Harbor Zoning Code to allow multi-family housing at a clustered density of approximately 5 units/acre (i.e., 92 units on 18.5± acres) with a maximum building height of six stories/70-80± feet (for the Manor Home); whereas, the current zoning of the subject property permits one or two units/acre, in the Residence A and Residence AA Districts, respectively, and a maximum building height of 2½ stories/35 feet in both districts.

Consistency with Community Character – Evaluation of the proposed action's consistency with the character of the community should account for visual/aesthetic resources, types of landforms and surface waters present, ecological resources, land use mix, pattern and density of development, volume of and mix of vehicular traffic, sources and characteristics of noise, socioeconomic characteristics, and height, bulk and architectural treatment of buildings. The ability of the involved community service providers (e.g., police, fire, ambulance, schools, water supply, sewage disposal, solid waste management, public recreational facilities, etc.) to accommodate the proposed development also should be assessed.

A copy of the DEIS may be obtained from the contact person identified below, as well as at the two local public libraries on the attached distribution list. The DEIS is also accessible on the Village web site at: <https://www.roslynharbor.org/ecc>.

Contact Person: Marla Wolfson, Village Clerk/Administrator
Address: Village Hall, 500 Motts Cove Road South, Roslyn Harbor, NY 11575
Telephone Number: (516) 621-0368 / Fax: (516) 621-1803
E-mail address: clerk@roslynharbor.org

A copy of this notice has been sent to:

- See attached distribution list
- Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 (via e-mail)

The Residences at Engineers Country Club
Distribution List
for
Draft Environmental Impact Statement
(Electronic copies except as indicated)

Hon. Sandy Quentzel, Mayor
Village of Roslyn Harbor Board of Trustees
500 Motts Cove Road South
Roslyn Harbor, NY 11576
(PAPER COPY)

Leslie Maccarone, Commissioner
Town of Oyster Bay
Department of Planning & Development
74 Audrey Avenue
Oyster Bay, NY 11771

Village of Roslyn Harbor Board of Trustees
500 Motts Cove Road South
Roslyn Harbor, NY 11576
(4 PAPER COPIES)

Louis G. Savinetti, Commissioner
Town of Oyster Bay
Department of Environmental Resources
29 Spring Street
Oyster Bay, NY 11771

Andrea Tsoukalas Curto, Chairperson
Village of Roslyn Harbor Planning Board
500 Motts Cove Road South
Roslyn Harbor, NY 11576

Attention: Julia Schneider, AICP, CPESC,
Director of TEQR

Dr. Irina Gelman, Commissioner
Nassau County Department of Health
200 County Seat Drive
Mineola, NY 11501

Peter F. Logan, Superintendent
Jericho Water District
125 Convent Rd
Syosset, NY 11791

Kenneth G. Arnold, P.E., Commissioner
Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, NY 11590

Richard J. Passariello, Superintendent
Roslyn Water District
24 West Shore Rd
P.O. Box 326
Roslyn, NY 11576

Nassau County Planning Commission
c/o William Nimmo, Deputy Commissioner
1194 Prospect Avenue
Westbury, NY 11590

R. Richard McLoughlin, Superintendent
Glenwood Water District
6 Third Street
Glenwood Landing, New York 11547

Susan Ackerman, Regional Permit Administrator
NYS Department of Environmental Conservation
50 Circle Road, SUNY @ Stony Brook
Stony Brook, NY 11790-3409

Lindsay Peppe, Permitting Specialist Supervisor
Licensing and Permitting
PSEG Long Island
999 Stewart Ave
Bethpage, NY 11714

Anthony S. Guardino, Esq.
Farrell Fritz, P.C.
100 Motor Parkway, Suite 300
Hauppauge, New York 11788

Coalition to Save Hempstead Harbor
P.O. Box 159
Sea Cliff, NY 11579

Attention: Karen Papasergiou, President

Marla Wolfson, Village Clerk/Administrator
Village of Roslyn Harbor Board of Trustees
500 Motts Cove Road South
Roslyn Harbor, NY 11576
(PAPER COPY)

Gold Coast Public Library
50 Railroad Avenue
Glen Head, NY 11545
(PAPER COPY)

The Bryant Library
2 Paper Mill Road
Roslyn, NY 11576
(PAPER COPY)