

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
NOTICE OF COMPLETION OF
FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)
MANHASSET CREST 46-LOT RESIDENTIAL SUBDIVISION
INCORPORATED VILLAGE OF NORTH HILLS
NASSAU COUNTY, NEW YORK**

Date: May 9, 2018

Lead Agency: Planning Board of the Incorporated Village of North Hills

Address: Incorporated Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

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 completed and accepted for the proposed action described below. A public hearing on the Draft Environmental Impact Statement (DEIS) was held on July 12, 2017, at 7:30 p.m. at Village Hall, One Shelter Rock Road, North Hills, New York 11576, at which time verbal and written comments were accepted. Written comments on the DEIS were accepted by the lead agency until close of business on July 24, 2017.

Name of Action: Manhasset Crest 46-Lot Residential Subdivision
Application of Manhasset Bay Group, Inc.

SEQR

Classification: Type I

Description of Action: The proposed action consists of a 46-lot residential subdivision of a 30.43±-acre parcel of land situated on the west side of Searingtown Road, identified on the Nassau County Land & Tax Map as Section 3 – Block 162 – Lot 822. The proposed action would result in the creation of 46 single-family residential building lots and one common lot containing a clubhouse and a parking area within a gated residential community. Associated improvements would include paved roadways, a gatehouse, stormwater management facilities and other appurtenances. Access to the subdivision would be provided from Searingtown Road at the approximate location of the existing site driveway. The parcel currently contains accessory structures and infrastructure related to the former, demolished St. Ignatius Jesuit Retreat Center, including a reflecting pool, stone labyrinth, a small shed, a single-story building, an asphalt driveway, three small parking lots, and a sanitary system, all of which are proposed to be removed. An existing stormwater recharge basin utilized by a neighboring residential development will be retained.

**Notice of Completion of
Final Environmental Impact Statement (FEIS)
251 Searingtown Road Subdivision**

Location: 251 Searingtown Road
Incorporated Village of North Hills
Nassau County, New York

Potential Environmental Impacts: Potential environmental impacts assessed in the Final Environmental Impact Statement (FEIS) include those relating to: ecological resources and landscaping; land use, zoning and plans; community character; community services, facilities, infrastructure and utilities; transportation; fiscal and economic; and visual resources.

Availability of Document: Copies of the FEIS are available for public review at the offices of the lead agency and on the Village's website at <http://villagenorthhills.com>.

Contact Person: A. Thomas Levin, Village Attorney

Address: Incorporated Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

Telephone No.: (516) 627-2351

A Copy of this Notice has been Sent To:

Marvin Natiss, Mayor
Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

David E. Kass, Chairman, and Members of the Planning Board
Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

Douglas S. Weigler, Chairman, and Members of the Zoning Board of Appeals
Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

John Hirsch, Chairman, and Members of the Architectural Review Board
Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

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Final Environmental Impact Statement (FEIS)
251 Searingtown Road Subdivision**

Richard Kashinsky
Village of North Hills
One Shelter Rock Road
North Hills, New York 11576

Board of Commissioners
Manhasset-Lakeville Water District
170 East Shore Road
Great Neck, New York

Lawrence E. Eisenstein, MD, MPH, FACP
Commissioner of Health
Nassau County Department of Health
200 County Seat Drive
Uniondale, New York 11553

Shila Shah-Gavnoudias, PE, Commissioner
Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, New York 11590

Jeffrey Greenfield, Chairman
Nassau County Planning Commission
1194 Prospect Avenue
Westbury, New York 11590

Carrie Meek Gallagher, Regional Director
Region One
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790

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PSEG Long Island
333 Earle Ovington Blvd., Suite 403
Uniondale, NY 11553

Manhasset Bay Group, Inc.
c/o Louis Soloway, Esq.
Certilman Balin Adler & Hyman, LLPs
90 Merrick Avenue
East Meadow, New York 11554

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251 Searingtown Road Subdivision**

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Christopher Pisani, Chief
Manhasset-Lakeville Fire District
170 East Shore Road
Great Neck, New York 11023

Inspector Daniel P. Flanagan, Commanding Officer
Nassau County Police Department
3rd Precinct
214 Hillside Avenue
Williston Park, New York 11596

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