

STATE ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
NOTICE OF INTENT TO PREPARE A
DRAFT ENVIRONMENTAL IMPACT STATEMENT
APPLICATION OF THE MANHASSET BAY GROUP, INC.
SUBDIVISION MAP OF MANHASSET CREST

Date: January 13, 2016

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

The Planning Board of the Incorporated Village of North Hills (hereinafter the "Planning Board"), as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

Name of Action: Application of the Manhasset Bay Group, Inc.
Subdivision Map of Manhasset Crest

SEQR Status: Unlisted

Description of Action: The Applicant is requesting approval to permit the subdivision of a 30.43±-acre parcel into 46 residential building lots, a clubhouse, roadways, an open space parcel, a gatehouse and stormwater facilities and other appurtenances within a gated community. The parcel includes steeply sloping land and a recharge basin, as well as accessory structures and infrastructure from the former site of the 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.

Project Location: 251 Searingtown Road
Incorporated Village of North Hills
Nassau County, New York
Section 3 – Block 162 – Lot 822

The applicant submitted a Voluntary DEIS (dated November 2015) in lieu of Part 1 of the New York State Environmental Assessment Form, for the purposes of determining significance in accordance with 6 NYCRR §617.6(a)(4). The Voluntary DEIS addressed the following areas of potential environmental impact: topography; soils; geology; water resources; groundwater management plans; ecological resources; land use, zoning and plans; community character; community services; transportation; cultural resources, and provided a description of the proposed project. It also provided a discussion of cumulative impacts; adverse impacts that cannot be avoided; irreversible and irretrievable commitment of resources; growth-inducing aspects; effects on the use and conservation of energy resources; and alternatives to the proposed action.

The Planning Board reviewed the Voluntary DEIS submitted by the applicant and found that it addressed several of the potential environmental impacts associated with the proposed action. However, the Planning Board has determined that there exists the potential for significant adverse impacts upon implementation of the proposed action that have not been addressed, which warrant the issuance of this Positive Declaration. The Planning Board is conducting a coordinated review with involved agencies.

Reasons Supporting Determination:

Impact on Land

1. Implementation of the proposed action includes the demolition of existing structures and the clearing of approximately 15.27 acres of existing vegetated areas (i.e., 95 percent of the existing vegetation, or 45 percent of the total site area). The subdivision design includes the retention of existing specimen trees in three discrete areas. However, clearing of existing vegetation at the site may result in significant adverse impacts including impacts on ecological resources, visual and noise impacts upon established land uses surrounding the subject property, and impacts upon neighborhood character.

Impacts on Water Resources

1. Implementation of the proposed action will establish a demand for potable water resources for domestic purposes, including accessory swimming pool use. Potential significant impacts associated with the expected volume of potable water use and swimming pool discharge must be fully evaluated.
2. The proposed action will create various impervious surfaces at the subject property in connection with the establishment of roadways, homes, accessory structures, common amenities and other improvements, and will alter drainage patterns across nearly the entire subject property due to grading activities. The applicant has developed a drainage plan to accommodate stormwater runoff generated at the subject property, which includes, among other things, the use of existing drainage infrastructure within a drainage easement, and a new recharge basin along Searingtown Road. The proposed drainage system will be the subject of review by the Nassau County Department of Public Works. Impacts associated with stormwater infrastructure, including the maintenance of same over time, must be fully evaluated.

**SEQR Positive Declaration
Application of The Manhasset Bay Group, Inc.
Subdivision of Manhasset Crest
Incorporated Village of North Hills
Nassau County, New York**

Page 3

Impact on Traffic

1. While the applicant submitted a Traffic Impact Study within the Voluntary DEIS, the establishment of a new access point along Searingtown Road may cause safety and roadway capacity impacts that must be fully evaluated.

Construction-Related Impacts

1. The proposed action has the potential to result in a range of construction-related impacts, including potential significant impacts related to fugitive dust generation, construction noise, site security, and rodent control.

Scoping: The lead agency has determined that formal scoping will be conducted and a public scoping meeting will be held, the date and time of which will be determined upon the Applicant's submission of a Draft Scope in accordance with 6 NYCRR §617.8(b).

For Further Information:

Contact Person: A. Thomas Levin, Esq.
Village Attorney

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

Telephone No.: (516) 627-3451

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

**SEQR Positive Declaration
Application of The Manhasset Bay Group, Inc.
Subdivision of Manhasset Crest
Incorporated Village of North Hills
Nassau County, New York**

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

Richard Kashinsky, Commissioner of Public Works
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 11023

Lawrence E. Eisenstein, MD, 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 11590-2723

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

Carrie Meek Gallagher, Regional Director
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

**SEQR Positive Declaration
Application of The Manhasset Bay Group, Inc.
Subdivision of Manhasset Crest
Incorporated Village of North Hills
Nassau County, New York**

Page 5

Manhasset Bay Group, Inc.
c/o Anthony Guardino, Esq.
Farrell Fritz
100 Motor Parkway, Suite 138
Hauppauge, New York 11788

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

Village of North Hills

Marvin Natiss
Mayor

Dennis Sgambati
Deputy Mayor

Elliott Arnold
Phyllis Lentini
Gail J. Cohen
Trustees

(516) 627-3451
Fax (516) 627-0703



Marianne C. Lobaccaro
Village Administrator

A. Thomas Levin
Village Attorney

Donald Alberto, R.A.
Superintendent of
Building Department

One Shelter Rock Road, North Hills, N.Y. 11576

www.villagenorthhills.com

MEMORANDUM

TO: ALL POTENTIALLY-INVOLVED AND INTERESTED AGENCIES

FROM: The Planning Board of the Incorporated Village of North Hills

DATE: January 18, 2016

RE: State Environmental Quality Review Act (SEQRA)
Positive Declaration - Proposed Manhasset Crest Residential Subdivision
Application of Manhasset Bay Group, Inc.

Enclosed herewith is a Positive Declaration for the above-referenced proposed action.

The Applicant is requesting approval to permit the subdivision of a 30.43±-acre vacant property into 46 lots for single-family dwellings including one clubhouse, one gatehouse, roadways and stormwater facilities. The parcel includes steeply sloping land and a recharge basin, as well as accessory structures and infrastructure associated with the former site of the 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.

A Positive Declaration was issued by the Planning Board of the Incorporated Village of North Hills, as lead agency, on January 13, 2016, which indicated that formal public scoping will be conducted and a public scoping meeting will be held, the date and time of which will be determined upon the Applicant's submission of a Draft Scope in accordance with 6 NYCRR §617.8(b).

enc.

A Copy of this Memorandum and Positive Declaration 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

Richard Kashinsky, Commissioner of Public Works
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 11023

Lawrence E. Eisenstein, MD, 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 11590-2723

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

Carrie Meek Gallagher, Regional Director
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Manhasset Bay Group, Inc.
c/o Anthony Guardino, Esq.
Farrell Fritz
100 Motor Parkway, Suite 138
Hauppauge, New York 11788