

**FINAL SCOPE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
LUBAVITCH OF OLD WESTBURY
FEBRUARY 11, 2020**

**267 GLEN COVE ROAD
VILLAGE OF OLD WESTBURY, NASSAU COUNTY, NEW YORK**

Introduction

This document is the Final Scope for the Draft Environmental Impact Statement (DEIS) for the Proposed Action, which involves the construction of a 7,711 square foot synagogue and associated facilities on the premises located at 267 Glen Cove Road, Old Westbury (the “subject property” or “site”), and further identified as Section 19, Block E, Lots 73, 452, 1115, 1994 and 1995 on the Land and Tax Map of Nassau County. The subject property is situated on the east side of Glen Cove Road, south of Old Westbury Road and north of Bacon Road

The application includes the proposed synagogue structure, in addition to a 361-square foot addition to the existing residence, and new driveways and parking areas. Currently, the site is occupied by a main residence, a mikveh (ritual bath) building, and two (2) swimming pools.

The DEIS will include the Applicant’s proposed preliminary site master plan for the purpose of quantifying any potential environmental impacts and identifying corresponding mitigation measures.

The 5.27-acre subject property is zoned B-4 Residence. The total area of the subject property does not include the 1.47-acre parcel at 165 Bacon Road (Section 19, Block E, Lot 91) which is in common ownership with the subject property, as said parcel is not a part of the application for proposed development.

Although the subject property is zoned residential, the property is being operated as a religious use, which is a permitted use with the granting of a Special Exception by the Village of Old Westbury Board of Trustees (the “Board of Trustees”).

The Board of Trustees, as lead agency, issued a Positive Declaration on April 15, 2019, and directed the Applicant to prepare and submit a Draft Scope pursuant to the New York State Environmental Quality Review Act (SEQRA) regulations set forth at 6 NYCRR §617.8. The Draft Scope was distributed for review by involved agencies and interested parties, and a public scoping session was convened on September 16, 2019. The Applicant submitted a revised Draft Scope, dated January 3, 2020, based on input received in connection with the September 16, 2019 meeting; and the revised Draft Scope was recirculated to involved agencies and interested parties, and the public scoping session was continued on January 21, 2020. The public comment period for the Draft Scope closed on January 28, 2020, and in addition to input received at the scoping session, comments were received in writing, all of which was taken into consideration in the lead agency’s preparation of this Final Scope, in accordance with 6 NYCRR §617.8(e).

This Final Scope provides a description of the Proposed Action, the required content for the DEIS, and relevant issues identified during the public scoping period. The Final Scope has been prepared in accordance with 6 NYCRR §617.8(e) (1) through (7) and sets forth the following:

- (1) Brief description of the Proposed Action
- (2) Potentially significant adverse impacts
- (3) Extent and quality of information needed to adequately address potentially significant adverse impacts
- (4) Initial identification of mitigation measures
- (5) Reasonable alternatives to be considered
- (6) An identification of the information or data that should be included in an appendix rather than the body of the draft EIS; and
- (7) 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.

Organization of DEIS

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Brief Description of the Proposed Action

The Proposed Action includes the construction of a 7,711 square foot synagogue, with a building footprint of 4,297 square feet. The structure will have one story at ground level and two levels that are built sub-surface. The Proposed Action also includes the construction of a 361 square foot addition onto the rear of the existing residence that faces Glen Cove Road. Proposed site improvements include the asphalt paving of on-site driveways and parking areas providing 60 parking spaces. An additional 61 parking spaces are proposed for landbanking within the parcel located north of Bacon Road. In addition to the main residence, there are currently also a mikveh (ritual bath) building and two swimming pools on the subject property.

In addition to site plan approval, in accordance with § 216-111.2 of the Village Code the Applicant is also seeking the approval of a Special Exception from the Village Board of Trustees to allow the residentially-zoned property to be developed and used as a place of worship. In conjunction with the granting of the Special Exception, the Proposed Action requires the granting of numerous variances by the Board of Trustees.

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, the site plan drawings, the Environmental Assessment Form (EAF) Part 1 and additional information received from the Applicant, a Positive Declaration was issued by the Board of Trustees on April 15, 2019 identifying the following potential impact issues:

- stormwater and soil erosion;
- construction duration;

- wastewater generation;
- traffic and pedestrian safety;
- noise;
- on-site chemical contamination;
- community character; and
- consistency with Zoning Code and Village Comprehensive Plan, in consideration of the number and magnitude of variances requested.

Extent and Quality of Information Needed to Address Potentially Significant Impacts

The following describes the level and type of analysis to address each section of the DEIS.

Description of Proposed Action

Project Introduction and Location

- There will be a brief discussion of the project location, including appropriate maps and aerial photographs, tax lot numbers, tables, and a discussion of adjacent land use. The mapping and discussion of existing conditions shall include, among all other relevant features, the location and purpose of any easements that are present on the subject property, or that otherwise affect or are affected by the Proposed Action (e.g., the proposed off-site access easement).
- The DEIS will cite and provide (for inclusion in the DEIS appendices) the relevant legal documents that demonstrate the Applicant's ownership interest in all identified easements, and will discuss other parties that are benefitted or burdened by these easements. With regard to the easement that is proposed for resident-only access via the gravel driveway on the easterly side of the subject property, connecting to Bacon Road, the DEIS shall substantiate the Applicant's right to use this easement for vehicular access.
- The proposed development plan and the history of the site will be discussed in detail, as well as the current uses on the site, and any pending development already approved by the Village.
- The DEIS shall also disclose and describe any previous development activity on the site that is the subject of an active enforcement proceeding by the Village, and the current status of such proceedings shall be summarized. This discussion shall include, but not necessarily be limited to, tree removal, site clearing, grading, and construction of buildings or other structures. The intent of including this information in the DEIS is to identify all site modifications that may potentially need Village approval, so as to ensure that potential cumulative impacts are fully addressed and avoid potential segmentation, without speaking to the ultimate legal merit of any given site modification at issue.

Purpose and Need

- The DEIS will discuss the justification for the proposed site plan in terms of the potential new land use and the public need.

Operation

- This section will describe how the new use proposed for the site will operate, in terms of use of the new building, number of people that will use the buildings and accessory facilities for each intended

activity or function, and the hours they will be in use, accounting for concurrent activities and functions as applicable. This section will include an extensive discussion of the proposed operations for the proposed facility, including the types of activities (including holidays and special events) that will occur, as well as the hours and days of operation, and how these compare to the current operation of the existing facility. Any potential changes will be highlighted and described.

Layout and Design

- This section will provide information on the proposed site plan, including zoning data (e.g. lot coverage, building area, setbacks, access easements, impervious pavement, landscaping, buffers, etc.) for the overall site.
- Describe the design approach to enhance aesthetics and maintain proper buffers and screening.

Parking, Access and Circulation

- This section will summarize the proposed parking on the site. The proposed landbanked parking will be described in terms of its physical characteristics, the circumstances under which the parking spaces in this area would be constructed and the specific improvements that would occur in such event; as well as any intended use of this area in an unimproved condition for overflow parking during special events, including parking configuration, circulation, ingress and egress.
- Provide a discussion of the proposed driveway system and how it allows for drop-off areas and for circulation throughout the site.
- Describe how vehicular access for all users of the religious facilities and commercial traffic will be limited to Glen Cove Road. The Applicant has indicated its intent is to use the east-west access easement (the “easement”) located northeast of the subject property as a common driveway to provide access to Bacon Road. The DEIS will describe the electronic vehicular access gate the Applicant proposes to install and maintain for use by the site residents. The DEIS will define specifically who shall qualify as a “resident” for these purposes, and will describe measures that will be implemented to prohibit and prevent access for all others. The DEIS will also detail the need for the easement to provide limited, secondary access via a gravel driveway that routes traffic through a residential area, instead of providing for all traffic to arrive at and depart from the site via direct access at Glen Cove Road.
- Describe the installation and operation of an electronic gate at the northeastern corner of the subject property, which will control access in both directions (i.e., for both westbound ingress and eastbound egress). The DEIS will also discuss the need for coordination with the owner of the property of 153 Bacon Road, as the easement is within said property and one of the two proposed gates will extend into the easement contained on that adjoining property. The DEIS will discuss the status of the Applicant’s negotiations with the owner of 153 Bacon Road to procure the necessary consent; and if this consent is not granted prior to submission of the DEIS to the Village, it shall be acknowledged that in the absence of a suitable agreement the easement would be available to any vehicle without restrictions.
- Describe how the east-west access easement would remain in its current state as a gravel pathway. In the appropriate section(s), the DEIS will discuss potential impacts associated with the use of this easement, including the anticipated frequency of use and associated traffic traveling through the

adjacent residential neighborhood, and potential drainage issues arising from an unimproved driveway that does not comply with the Village requirements for such features.

- Describe project-related traffic generation on the adjacent street system.
- Describe proposed pedestrian access to and from the site via Glen Cove Road, as well as how pedestrian access on-site will be accommodated. This discussion shall describe any existing and proposed accommodations to ensure the safety of pedestrians.

Regulatory/Approval Process

- This section will provide a discussion of the SEQRA process as it pertains to the proposed site plan. The required local, County and State approvals will be listed as well.

Construction

- This section will describe the projected construction schedule and potential mitigation measures to mitigate construction impacts.
- A qualitative discussion of travel routes and construction-related traffic and parking (for construction trucks and construction workers) will be included.
- Potential noise impacts associated with construction activities will be qualitatively evaluated compared to applicable noise limits found in the Village Noise Ordinance and other relevant guidelines.
- Potential construction-related erosion and sedimentation due to ground disturbance and grading, air quality (including fugitive dust), vibration and visual/aesthetic impacts will also be qualitatively discussed, as will the anticipated mitigation measures inherently required by a Storm Water Pollution Prevention Plan (SWPPP).

Geology

This section will briefly describe the underlying aquifer and the depth to bedrock below the property.

Soils and Topography

The Soils Survey of Nassau County will be used to determine the general soil types on the site and the characteristics of such soils. Soil borings will be discussed in terms of their applicability to the future stormwater management system design. If available, site-specific soil boring data will be presented and discussed in this section of the DEIS. The DEIS will also include topographic information reviewed from the relevant United States Geologic Survey (USGS) maps and incorporate a site-specific topographic survey into the analysis.

A thorough narrative description of the potential impacts to soils and topography and strategies to minimize such impacts will be included in the DEIS. This section will include a discussion of typical mitigation measures for potential erosion and off-site sediment transport, and the means by which the Village will enforce same, as typically required for a SWPPP. The DEIS will include discussion of erosion and sediment control measures that may be required and are tailored to site-specific conditions and circumstances resulting from the Proposed Action.

This section will discuss the history of the subject property and current environmental conditions based on published data and a Phase I Environmental Site Assessment (ESA), prepared in accordance with applicable industry standards, in order to characterize the subject property and determine the possible

need for remedial action. If further action is determined to be necessary, based on the information from the aforementioned assessment of on-site environmental conditions, the DEIS will describe the process for delineating the extent of conditions requiring further action (e.g., a Phase II ESA) and completing any remedial work that may be needed.

The DEIS will also discuss the changes to the site resulting from the proposed sub-surface excavation and will provide estimates of the cut and fill required.

Vegetation and Wildlife

This section of the DEIS will describe ecological communities and identified flora and fauna. Any potential impacts to these features will be described, as will the mitigating measures incorporated to minimize said impacts. A survey of existing trees will be provided as part of the DEIS, which identifies the existing trees located on the site by size (diameter at breast height), species, and condition. The survey will also indicate which trees are proposed for removal under the Proposed Action. Also included will be a mitigation plan to show compensation for any trees that will be removed, which will be a part of a proposed planting plan.

Groundwater and Stormwater Collection, Treatment and Wastewater Recharge

This section will describe groundwater and surface water. The site is currently served by public water and sanitary wastewater is treated on-site. There will be discussion on the proposed sanitary flow generated by the site and its impact on the Special Groundwater Protection Area (SGPA). The impact to the SGPA and the allowable sewage discharge volume will be quantified, and if necessary, there will be discussion of the need for a waiver from NCDOH. A request for a waiver from NCDOH has been made, a copy of which will be included as a DEIS appendix; and the status of this waiver request and the process for its approval will be discussed. It is understood that approval of the waiver is required for the project to proceed. This section will also analyze any potential impacts that may be associated with the approval of the waiver, as well as discussion on potential mitigation measures to mitigate such impacts, such as the installation of water-efficient fixtures, limitations on landscaping fertilizer use, etc.

Site drainage and stormwater management will also be presented. Existing and proposed stormwater management infrastructure will be described, with plans and supporting calculations of the proposed on-site stormwater storage capacity relative to the amount of new stormwater runoff. The supporting documentation will include a calculation of the proposed storage volume in terms of the design storm event (in inches of rainfall) as compared to the applicable standards for on-site stormwater retention. The proposed methodology behind the new drywell structures and rain gardens, to retain all stormwater on-site, will be discussed and analyzed for compliance with applicable regulatory requirements. The DEIS will identify reasonably anticipated changes to precipitation patterns and any need for additional drainage capacity to account for State climate change projections.

Transportation and Parking

A comprehensive traffic study has been conducted, which included a detailed investigation of the traffic impacts of the proposed development on the adjacent street system. Since this traffic study was completed in 2017, it will be updated to accurately reflect current conditions. The study reviewed the area's existing roadway characteristics and traffic conditions (including traffic volumes, traffic flow quality, and geometry), determined future conditions if the project is not constructed, and estimated the

project's expected peak-period trip generation, and assessed the effect of this additional traffic on the surrounding roads. The traffic study will be updated to reflect the proposed access provided to residents of 165 Bacon Road to the subject parcel via the easterly easement connecting to Bacon Road.

The following intersections were included in the study:

- Glen Cove Road and Old Westbury Road (LIE South Service Road)
- Glen Cove Road and New York Department of Transportation (NYSDOT) Maintenance Yard
- Glen Cove Road and Bacon Road
- Glen Cove Road and Site Access

Traffic counts at these intersections were performed during weekday afternoon (3:00-6:30 pm), Saturday midday (9:30 am-12:30 pm), and Sunday midday (9:30 am-12:30 pm) peak traffic periods to establish the existing peak hour volumes. The volumes were adjusted to June, to represent the busiest month, using NYSDOT seasonal adjustment factors. The traffic study determined the existing "Level of Service" (LOS) operating conditions during the peak hour periods using the appropriate methodology. The analysis will properly account for the effect of truck traffic generated by the NYSDOT highway maintenance yard on the opposite side of Glen Cove Road from the subject property.

The "No Build" traffic conditions are projected from looking at the area's ambient growth rate and other planned developments close to the site. These two features together provided the expected future traffic volumes in two years if the project is not constructed. Future traffic conditions if the project is built were calculated using the volumes typically generated by the site's proposed use during peak hours. The "Build" scenario also distributes site-generated traffic to specific movements at key intersections.

The "No Build" and "Build" levels of service are compared to indicate the initial impact on traffic conditions. Any potential impacts are addressed by proposed mitigation. A Signal Warrant Study was prepared to determine if the site driveway warrants a traffic signal. All of these analyses will be updated, as appropriate, to reflect the passage of three years since the completion of the original traffic impact study, including more recent editions of the relevant traffic engineering references.

This section of the DEIS will also address the existing and proposed conditions as they relate to pedestrian access to the proposed facility. Existing pedestrian routes leading to and from the site, shall be identified and described; and existing accommodations for pedestrians (e.g., sidewalks, crosswalks, crossing signals, etc.) shall be inventoried and depicted on suitable graphic illustration and described in the DEIS text.

The pedestrian analysis for the proposed action will identify the known or expected origin of project-generated pedestrian trips, based on information regarding the spatial distribution of existing congregants and/or other relevant demographic data, so as to quantify pedestrian traffic volumes and delineate expected travel routes. Potential impacts will be assessed in terms of the adequacy of the existing pedestrian accommodations, vehicular volumes and other relevant conditions along the expected travel routes. Any measures proposed to ensure pedestrian safety will be described, especially considering that Glen Cove Road is a County arterial roadway, and it is expected that a large portion of the congregants will be accessing the proposed facility on-foot. This analysis shall account for nighttime pedestrian activity, as applicable.

The DEIS will also examine the number of parking spaces required by the Village to determine if the parking needs on the site will be met based on this standard. Additionally, standard transportation engineering references (e.g., the latest edition of *ITE Parking Generation*) will be utilized to assess whether the parking capacity to be provided under the Proposed Action will be sufficient to accommodate the anticipated peak parking demand. This analysis shall account for special events with peak attendance, and shall discuss whether the area proposed for landbanking would be used for overflow parking if the capacity of the proposed constructed parking spaces is exceeded. If the landbanked area is proposed for overflow parking, parking configuration, access and circulation shall be discussed.

Anecdotal reports received during the public scoping period indicated that at least one event at the existing facility resulted in site-related parking on nearby residential streets, in violation of Village Code §201-15.A. The DEIS should discuss contingencies for accommodating parking demand for the proposed facility during high-attendance special events that exceed proposed on-site parking capacity so as to prevent illegal on-street parking.

The DEIS shall examine existing sight distances available for vehicles exiting the site in both directions (i.e., right turns to the north and, left turns to the south) or entering the site via left turns at its Glen Cove Road frontage, as well as for vehicles exiting Bacon Road in both directions or entering this roadway via left turns at Glen Cove Road, based on accepted transportation engineering standards and practice. This analysis shall consider the adequacy of turning lane queuing capacity and the potential for conflicts between left-turning vehicles entering and exiting the site driveway on Glen Cove Road; and will also examine the degree to which implementation of the Proposed Action may potentially result in traffic safety issues due to sight distance limitations and other constraints, and present mitigation measures (possibly including turning restrictions) as appropriate.

A traffic accident analysis shall be undertaken, based on the most recent three-year period for which data are available, for the intersection of Glen Cove Road at Bacon Road and the segment of Glen Cove Road on which the subject property fronts. This analysis shall identify any existing patterns that indicate significant accident issues at this location. The analysis shall also evaluate whether implementation of the Proposed Action would exacerbate or create any traffic safety issues; and, if so, identify measures to mitigate same.

The DEIS shall discuss heavy truck traffic that would be associated with project construction, including the various activities that would generate such traffic (e.g., clearing, excavation, grading, demolition, delivery of construction materials, etc.), the estimated number of truck trips during each such phase (based on the estimated transport quantities involved), and the time period over which such traffic would occur.

Community Services

The existing community facilities and services, as well as utilities (i.e., police, fire, ambulance, solid waste, water supply infrastructure, sewer infrastructure, electricity and natural gas) and the ability of these service providers to accommodate the proposed development will be discussed. The impact assessment will include correspondence with each of the respective service/utility providers, requesting their input regarding the Proposed Action including, to the extent possible, a determination of their ability to satisfy the increased service demand of the proposed future development. This correspondence will be submitted

at the initiation of the preparation of the DEIS, and follow up will be conducted if responses are not received within a reasonable period of time. All such correspondence, including information requests and any responses received, will be included in the DEIS appendix. As for water usage, this section will quantify existing and proposed water consumption, accounting separately for domestic use and irrigation use. Solid waste management will also be quantified for existing and proposed usage. The DEIS will identify any potential increased demand upon community recreational facilities.

Taxes/Economic Impacts

This section of the DEIS will describe the current tax exemption on the subject property that will continue with the expansion of a religious use. The property tax exemption eliminates any net tax benefits associated with the proposed additions.

Land Use, Zoning and Community Character

This section of the DEIS will describe and provide maps depicting the existing land uses, zoning and character of the project site and the surrounding area. The surrounding area to be studied will include at a minimum a one-quarter mile radius. While all existing land uses in this study area will be discussed to provide appropriate context for the land use and community character assessment, special attention will be paid to the facilities and operations of the NYSDOT highway maintenance yard, including the generation of truck traffic entering and exiting Glen Cove Road adjacent to the subject property.

The DEIS will analyze the effect of an expanded religious use on the surrounding area. This will include discussion on the compatibility of the Proposed Action with the existing land use pattern and community character within the study area.

Included in this section of the DEIS will be a complete zoning analysis for the proposed project, which will be shown on an accompanying table. The table will show all of the relevant dimensional parameters for the Proposed Action, as set forth in Article IV of Chapter 216 of the Village Code (BB Residence Districts, §§216-11 through 216-22.1) and §216-111.2 (Places of Worship), identifying the specific parameters for which the Proposed Action would be in compliance and which parameters would require relief under the Village Code. An analysis of the consistency of each of the proposed variance requests with the five criteria specified in §7-712-b.3(b) of New York State Village Law, which governs decisions on the granting of such relief, will be provided.

The Applicant has indicated its belief that §216-11.2.A of the Village Code – which requires that all vehicular access for places of worship be limited to Store Hill Road, Jericho Turnpike, Hillside Avenue or Glen Cove Road, unless the Board of Trustees determines that other access would further the public health, safety and welfare – does not apply to the proposed residential use of the site. The Village disagrees with this interpretation, finding that the residence is an integral component of the proposed place of worship. The DEIS may set forth the Applicant’s position on this issue, but still must also examine the proposed secondary access as requiring the granting of relief from the Board of Trustees and analyze same with respect to the criteria in §7-712-b.3(b) of Village Law.

Air Quality

Existing ambient air quality, climate, and meteorological data for the project area will be summarized. The site’s status regarding the National Ambient Air Quality Standards (NAAQS) will be identified.

Noise

This section of the DEIS will qualitatively assess potential significant adverse noise impact associated with the proposed synagogue. There will be discussion of the Proposed Action's compliance with the applicable regulations and guidelines regarding noise found in Chapter 137 of the Village Code, which states that it is unlawful to make any noise that is intolerable to a reasonable person. The DEIS will also discuss the ability to minimize new site-generated noise during operation of the proposed facility and construction noise using best management practices. There will be an evaluation of the potential noise generated by construction activities, and compliance with §137-11 of the Village Code, particularly in regard to restricting construction work to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The noise analysis shall also examine consistency with other relevant guidelines (e.g., NYSDEC noise policy).

Visual Impacts

This section of the DEIS will discuss the aesthetic character of the subject site and the surrounding area. Representative photographs of the subject property and surrounding area will be provided to present the existing visual conditions. Views of the subject site from surrounding areas will be presented using visual cross-sections. At least two cross-sections across the site will be provided, showing the proposed synagogue building west-to-east, spanning from Glen Cove Road to the nearest off-site residential dwelling to the east, and south-to-north spanning across the site from the nearest off-site residences to the south. The cross-sections provided will accurately reflect topographic conditions, vegetation and other relevant factors.

Detailed elevation drawings will be provided that will depict the proposed synagogue building on all sides. To the extent that the elevations drawings do not provide a sufficient basis for evaluating the appearance of this building, realistic renderings or architectural illustrations will also be provided to assist in describing its exterior characteristics. This section will also describe the architectural style and features of the proposed synagogue building, including construction materials, colors and other aesthetic characteristics. In addition, a preliminary landscape plan will be provided to illustrate proposed screening and buffering, and to show how any potential visual impacts as seen from views along Glen Cove Road and from adjacent residential properties to the east and south will be mitigated; this plan will include the Applicant's proposal for property-line fencing, with a plan view showing the extent of such fencing and a detail drawing illustrating its proposed dimensions, materials of construction, and appearance. The preliminary landscape plan will specify the proposed plant species, and their sizes and spacing at installation; and this information will be described in the DEIS, along with the expected growth of the proposed landscaping and how this will enhance the effectiveness of the screening over time. Any perimeter berming that is proposed will also be depicted on the preliminary landscape plan and discussed in the DEIS.

This section of the DEIS will also describe the exterior lighting for the proposed facility, including the type(s), locations and heights of fixtures to be used, and resulting illumination levels, as well as photometric characteristics directed at demonstrating that there would not be significant off-site lighting impacts.

To the degree that proposed signage details are known at this time, same should be described in the DEIS, along with an analysis to demonstrate that signage would be compatible with the aesthetics of the proposed facility and the surrounding neighborhood.

Historic and Cultural Resources

The DEIS will discuss any potential impacts to any historical properties that are eligible for or listed on the State and/or National Registers of Historic Places, as well as any pertinent information obtained from New York State's Cultural Resources Inventory System (CRIS) regarding the subject property and the surrounding area.

Alternatives

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

1. No Action (site remains as it currently exists)
2. Site plan that is a zoning-compliant residential subdivision, which conforms to B-4 zoning standards
3. Construction of a synagogue building with a reduced floor area.
4. Construction of a synagogue building with a reduced building footprint that reduces the number and/or magnitude of variances requested – This alternative shall examine a development scenario with a substantial decrease in the degree of non-conformity as compared to the proposed action, directed at reducing impacts to the surrounding area
5. Development corresponding to the Proposed Action, except that vehicular access would be limited to Glen Cove Road (i.e., no use of the easterly easement) – This alternative shall discuss any detriment to the proposed development that the Applicant believes would result from the elimination of the proposed secondary vehicular access, as compared to the benefit to the residents of Bacon Road that would result from the absence of project-related traffic through their neighborhood
6. Modified version of the Proposed Action with parking areas shifted further away from adjoining residential properties – This alternative should consider the feasibility of a modified site plan layout that provides enhanced setbacks and buffers between the on-site parking areas and the neighboring residential properties

The description and evaluation of each alternative shall be at a level of detail sufficient to permit a comparative assessment of the alternatives, consistent with 6 NYCRR §617.9(b)(5)(v) of the SEQRA regulations. While it is not necessary to undertake detailed designs, conceptual plans should be provided to illustrate Alternatives 2-5, accompanied by zoning compliance data tables, to facilitate the required comparison. This comparison shall include a detailed narrative description of the alternatives, with a tabular summary covering all relevant parameters, particularly those that can be quantified (e.g., water consumption, solid waste generation, trip generation during peak hours, gross floor area, building height, building volume, impervious versus pervious surface coverage, etc.). Reasonable estimates of such quantitative information should be provided.

Impacts on the Use and Conservation of Energy

This section will examine the Proposed Action's impact on increased energy usage and will discuss means of conserving energy and promoting energy efficiency.

Measures to Avoid or Reduce Impacts on Climate Change, Sea Level Rise and Flooding

This section will provide an analysis of any contributions of the Proposed Action to avoid or reduce impacts on climate change, as well as on sea-level rise and flooding.

Unavoidable Adverse Impacts

The environmental impacts associated with the proposed site plan and the proposed mitigation measures to minimize such impacts will be described in the previous sections. Those impacts that cannot be either entirely avoided or fully mitigated will be described in this section of the DEIS.

Irreversible and Irrecoverable Commitment of Resources

An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. Such resources will be described in this section of the DEIS.

Growth-Inducing Aspects

Growth-inducing aspects are generally described as the long-term secondary effects of the Proposed Action. This section of the DEIS will discuss any long-term environmental impacts resulting from the construction of the synagogue building.

Initial List of Documents to Include in DEIS Appendices

1. Final Scope and Positive Declaration
2. Traffic Impact Study
3. Proposed Site Plans
4. Soil Borings, if available

Initial Identification of Mitigation Measures

Where the impact analyzes conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts. Such measures will be discussed, by topic, along with the existing environmental setting and the potential environmental impacts. Based on prior and recent studies, certain mitigation measures and improvements have already been identified, as listed below.

- Covering spoil piles, covering the haul vehicle loads that contain fill or cut materials, spraying the site with water during construction and providing paved vehicle wash-down areas.
- Adequate maintenance of equipment, including proper engine maintenance, adequate tire inflation, and proper maintenance of pollution control devices.
- Running times for fuel-burning equipment would be kept to a minimum, and engines would be properly maintained. Ultra-low sulfur diesel fuel would also be utilized.
- Measures to reduce runoff, e.g. construction site stabilization, dust control, sediment traps, and temporary swales. Coverage under NYSDEC SPDES General Permits would be required.

- Revegetation of exposed soils should use native planting of landscape vegetation following construction.
- Additional trees would be planted to replace trees that had to be removed prior to construction.
- Construction activities shall abide by local noise ordinance, with the operation of heavy machinery only during the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- Local ordinances for work around utilities must be followed. Utility connections shall be approved by the affected public service companies and be completed in accordance with their requirements and local building codes.

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

To conduct the analyses of potential adverse impacts, available information will be collected and reviewed, and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represents sources/research that has been preliminarily identified as necessary to perform the required analysis in the DEIS.

Geology

- NYSDEC environmental databases
- Relevant NYSDEC, USEPA and Village documents related to the subject property

Soils and Topography

- *Soil Survey of Nassau County*
- Soil borings and soil sampling on-site, as available
- Phase I report
- USDA Natural Resources Conservation Service Soil Survey Manual
- USGS Maps and site-specific topographic surveys

Vegetation and Wildlife

- Previous ecological site assessments
- Tree survey

Groundwater and Stormwater Collection, Treatment and Wastewater Recharge

- USGS water table map, Long Island Depth to Water Viewer
- Nassau County Sanitary Code
- *New York Guidelines for Urban Erosion and Sediment Control*
- *New York State Stormwater Management Design Manual*
- Consultations with NCDPW
- NYSDEC Freshwater Wetland / National Wetland Inventory maps

Transportation and Parking

- Traffic data collection
- Most-recent three-year accident data
- Institute of Transportation Engineers (ITE) *Parking Generation, 4th Edition*
- *Highway Capacity Manual*, latest edition
- Synchro software

- Consultations with Village representatives
- Copies of legal documents regarding existing easements including, but not limited to, the easterly access easement connecting to Bacon Road

Community Services

- Consultations with community service providers, including correspondence to the providers and responses received

Land Use, Zoning and Community Character

- Available and relevant Village zoning codes, maps, and planning documents
- Site and area inspections

Air Quality

- Traffic data (collected and analyzed as part of Traffic Impact Study)
- USEPA National Ambient Air Quality Standards (NAAQS)
- NYSDEC Designation Recommendations for the 2015 Ozone NAAQS, High Ozone Values During 2017, 8-Hour Averages, and 2016 High Ozone Values data table
- New York State Ambient Air Quality Reports

Noise

- Traffic data (collected and analyzed as part of the Traffic Impact Study)
- Village of Old Westbury Noise Ordinance

Visual Impacts

- Local and State cultural databases
- Site and area inspections and photographs

Historic and Cultural Resources

- Local and State cultural databases
- Site and area inspections and photographs

Construction Impacts

- Village of Old Westbury Noise Ordinance
- Local and State building codes
- Relevant standards and regulations governing sediment and erosion control

