



FORCHELLI  
DEEGAN  
TERRANA

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August 19, 2024

Glen Cove Industrial Development Agency  
City Hall  
9 Glen Street  
Glen Cove, New York 11542

Att: Ann S. Fangmann, Executive Director

*Re: Application for Financial Assistance  
115 Glen Street Property Owner, LLC  
115 Glen Street, Glen Cove, New York*

Dear Ms. Fangmann:

This firm represents 115 Glen Street Property Owner, LLC (“**Applicant**”) in connection with the proposed construction of a 29-unit residential rental housing development at 115 Glen Street, Glen Cove, New York (“**Project**”) and the accompanying application to the Glen Cove Industrial Development Agency (“**Agency**”) for financial assistance for the Project.

The City of Glen Cove recently voted to grant site plan approval for the Project.

The proposed Project is a 29-unit market rate rental housing development, with parking on the ground level and apartments on the two (2) stories above. There will be a total of 42 on-site parking spaces, 13 of which will be rented to the Glen Cove Senior Center pursuant to a 99-year lease. The Project will include 8 studio apartments, 16 one-bedroom apartments and 5 two-bedroom apartments.

The Project will contain 10% affordable and 10% workforce housing in accordance with the Agency’s Uniform Tax Exemption Policy (UTEP). The affordable units will consist of 2 studio apartments and 1 one-bedroom apartment, which will be rented to tenants with income limits at 80% of AMI. The workforce units will consist of 2 studio apartments and 1 one-bedroom apartment, which will be rented to tenants with income limits at 130% of AMI.

The Project will contain energy efficient elements and will also include a fitness center, rooftop open space and a tenant lounge.

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As part of the site work and demolition, certain environmental remediation will be required. The stormwater leaching pools and soils at the bottom will have to be removed and further testing will be required in compliance with all environmental requirements and any contaminated surrounding areas remediated as necessary. In addition, asbestos-containing material (“ACM”) was detected in floor tiles, caulking on the front windows and the spackle in the bathroom (which results in all sheetrock in the building being considered ACM). This requires abatement work to be performed by a licensed ACM contractor for demolition.

With the Agency’s assistance, the Company can deliver much-needed high-quality housing to the City of Glen Cove and its residents. The need for diverse housing options on Long Island has been well-documented. The Project will provide the City of Glen Cove with transit-oriented development (TOD), because it is located ½ mile from the LIRR station and along a bus route.

The Project will also enhance the downtown and further the City of Glen Cove’s recently adopted 2024 Master Plan through the following goals:

2.2.1 – Balance benefits/negatives to meet goals (housing, tax base) while providing quality services

2.3.1 – promote in-fill development in previously developed areas such as downtown and Brownfields

2.3.2 – TOD – (property is located ½ mile from LIRR station and along bus route)

2.4.1 – provide inclusionary housing (workforce/affordable housing)

2.4.2 – architectural integration of inclusionary housing

3.1 – maintain mix of land uses in downtown

4.4.3 – encouraging shared parking (project provides 100% of required parking plus provides for sharing of parking between residents and senior center)

5.2.2 – opportunity to attract new businesses to downtown (increasing residents in downtown will attract new businesses)

Due to high and volatile costs of construction, including labor and materials, prohibitively high interest rates and impact on the cost of project financing, combined with the high costs of property taxes and volatility of property tax increases in Nassau County, it would not be feasible to construct and operate this Project without this Agency’s assistance.

Accordingly, the Company is requesting the following assistance from the Agency:

1. 15-year PILOT agreement upon terms to be negotiated with the Agency, beginning upon completion and phasing in the additional assessment to be created as a result of the Project;

*August 19, 2024*

*Page 3*

2. Mortgage recording tax exemption with respect to the Company's financing or refinancing of the Project costs; and
3. Sales tax exemption with respect to costs of constructing and equipping the facility.

In furtherance thereof, enclosed please find an Application for Financial Assistance for the proposed Project. Please consider this letter to constitute a part of the Application.

I have also enclosed information regarding other successfully completed development projects led by Alec Ornstein, a principal of the Applicant.

If you have any questions, please feel free to contact me.

Very truly yours,

*John P. Gordon*

JOHN P. GORDON

cc: Milan K. Tyler, Esq.





# Partial Development Portfolio Through May 2023



91  
Homes

Nestled in the historic hamlet of Mount Sinai, and named one of the Top 50 Places to Retire in New York by Niche.com, The Vineyards at Mount Sinai is Long Island's newest 55+ resort-style community.



146  
Homes

As you gently enter the private, tree-lined road that leads to The Vineyards at Brookfield, you'll know you've arrived at an extraordinary place. Here, you'll find a new way to live on Long Island, with the perfect balance of sophistication, comfort and convenience.



280  
Homes

From exquisite homes designed with refinement and comfort in mind... to an exceptionally appointed 7,500 sq. ft. clubhouse offering relaxation, recreational and social activities whenever you desire, The Vineyards at Blue Point provides resort-style living that is simply unparalleled in the area.



92  
Homes

The lifestyle you've always dreamed of—luxurious, comfortable, and stress-free—is now within reach. Introducing The Vineyards at Moriches. A state-of-the-art community for active adults. Just 92 semi-attached homes in an enclave community.



85  
Homes

This engaging enclave of 85 custom-designed villa homes features sumptuous master suites, gourmet kitchens, full basements and attached garages. This meticulous blend of traditional and modern touches has been designed around the interest of discerning active adults who chose to live life without compromise.



65  
Homes

Step off prestigious brownstone-lined Washington Avenue and enter into a captivating stone lobby. Take a closer glance at the serene ambience and fully appointed architectural details and be assured that Isabella is a statement of its worth—welcome to life deserved. Includes commercial parking garage.



53  
Homes

Welcome to the Townhomes at Inwood Lake, where you'll find luxurious, yet surprisingly affordable living, right in the heart of scenic lower Dutchess County. Sumptuous master suites, gourmet kitchens and inviting, comfortable living and dining areas are the hallmarks of our custom-designed town homes.



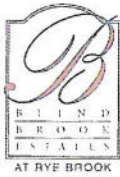
46  
Homes

Found in spectacular Rye Brook, in the heart of rustic Westchester County, Brookridge is comprised of 46 townhomes. Each of these luxurious multi-level residences has two to three bedrooms and two and one-half baths, plus a host of high-end features and amenities.



75  
Homes

Welcome to the last word in luxurious North Shore living. Beautiful, superbly designed single family homes with incredible amounts of space, sweeping open layouts, 4 to 5 bedrooms, and all the features you're looking for on 3/4 to 1+ acres each.



40  
Homes

This quiet enclave of 40 semi-custom, estate homes in beautiful Westchester County is carefully situated to take maximum advantage of their lush surroundings. Overlooking Long Island Sound to the east, and park land to the west, each home offers superb quality and luxury finishes.



21  
Homes

Offer is a secluded enclave of 21 estate homes on 47 acres, in Purchase, one of Westchester County's most desirable addresses, you are surrounded by miles of gently rolling wooded hills with a multitude of ponds, parks and caring neighbors



34  
Homes

These 34 stunning homes, located in prestigious Mount Sinai, on the beautiful North Shore of Long Island, offer a serene, country setting that truly lets you and your family "get away from it all" with 3-4 bedrooms, 2 1/2-3 baths, two-story foyers, high ceilings, wood-burning fireplaces and more.



76  
Homes

Nestled in a pristine setting in Port Washington, near sparkling Long Island Sound, this beautiful cooperative garden apartment community is comprised of 76 residences, nearby to in-town shopping, community services and terrific convenience to the LIE and the LIRR.



6  
Homes

An exclusive six-home community of custom single-family homes on one-half to one acre wooded home sites. Summit offers luxurious, yet affordable residences with the quality features of much more expensive homes. Located in a private cul-de-sac, each home features four bedrooms, two and one-half baths, a two-car garage and much more.



40  
Homes

Comprised of 40 condominium townhome residences located in the heart of Long Island, New York, each of these magnificent tri-level residences has two bedrooms, a two-car garage, a multitude of features and amenities and close proximity to the LIE, providing clear access to the eastern end of Long Island and New York City.



21  
Homes

Located in the pastoral suburbs of Westchester County in North White Plains, this quiet community is comprised of 21 townhomes with excellent highway access conveniently situated in close proximity to public transportation. It's an ideal location for commuters to White Plains, NYC and its surroundings.



28  
Homes

These magnificent 28 town homes are conveniently located in Western Suffolk County, offering maintenance free living at its finest, each finely appointed home features gracious open floor plans with dramatic cathedral ceilings, 3 bedrooms, including an expansive master bedroom suite, 2 1/2 baths, and gourmet kitchens.



83  
Homes

Located in Setauket in the prestigious Three Village Green School District, these 83 distinctive single-family detached and semi-attached homes offer the comfort and luxurious lifestyle of a private, gated community.



76  
Homes

Stoneridge is an example of OLC's abilities to assist lenders in dealing with distressed lending assets that involve complicated multi-layered relationships. OLC was retained as the Manager of this project to assist the original developer/ borrower and their Bank to develop and market the remaining homes in this community.



36  
Homes

True luxury living has found a home at Vista Ridge. Thirty-six magnificent custom-designed and richly appointed 3 and 4 bedroom homes that feature two-story foyers, nine foot ceilings, huge family rooms, gourmet kitchens and spectacular master bedroom suites. Built on secluded 1-5 acre lots in the desirable LaGrange area.

**GLEN COVE INDUSTRIAL  
DEVELOPMENT AGENCY**

**APPLICATION FOR FINANCIAL ASSISTANCE**

**APPLICATION OF:**

115 Glen Street Property Owner, LLC or an entity formed on its behalf

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**APPLICANT NAME**

Please respond to all questions in this Application for Financial Assistance (the “Application”) by, as appropriate:

- filling in blanks;
- checking the applicable term(s);
- attaching additional text (with notation in Application such as “see Schedule H, Item # 1”, etc.); or
- writing “N.A.”, signifying “not applicable”.

All attachments responsive to questions found in this Application should be clearly labeled and attached as Schedule I to the Application. If an estimate is given, enter “EST” after the figure. One signed original and one photocopy of the Application (including all attachments) must be submitted.

The following amounts are payable to the Glen Cove Industrial Development Agency (the “Agency”) at the time this Application is submitted to the Agency: (i) a \$1,000 non-refundable application fee (the “Application Fee”); (ii) a \$3,500 expense deposit for the Agency’s Transaction/Bond Counsel fees and expenses (the “Counsel Fee Deposit”), (iii) a \$2,500 expense deposit for the cost/benefit analysis with respect to the project contemplated by this Application (the “Cost/Benefit Deposit”), and (iv) a \$500 expense deposit for the real property tax valuation analysis, if applicable, with respect to the project contemplated by this Application (the “Valuation Deposit”). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the “Project”). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, the Cost/Benefit Deposit and/or the Valuation Deposit to defray the cost of Transaction/Bond Counsel fees and expenses, the cost of obtaining a cost/benefit analysis and/or the cost of obtaining a real property tax valuation with respect to the Project. In the event that the subject transaction does close, the Counsel Fee Deposit, the Cost/Benefit Deposit and the Valuation Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

**Every signature page comprising part of this Application must be signed by the Applicant or this Application will not be considered complete or accepted for consideration by the Agency.**

The Agency's acceptance of this Application for consideration does not constitute a commitment on the part of the Agency to undertake the proposed Project, to grant any financial assistance with respect to the proposed Project or to enter into any negotiations with respect to the proposed Project.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 et seq.) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

**August 16, 2024**

**DATE**



**PART I. APPLICANT**

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: 115 Glen Street Property Owner, LLC or an entity formed on its behalf

Address: c/o Ornstein, 223 Wall Street, #393, Huntington, NY 11743

Fax: \_\_\_\_\_

NY State Dept. of  
Labor Reg #: \_\_\_\_\_ Federal Employer ID #: \_\_\_\_\_

NAICS Code #: 236116

Website: \_\_\_\_\_

Name of CEO or  
Authorized Representative Certifying Application: Clifford Fetner

Title of Officer: Authorized Signatory

Phone Number: 516-523-0296 E-Mail: cliff.jacobuilders@gmail.com

B. BUSINESS TYPE (Check applicable status. Complete blanks as necessary):

Sole Proprietorship \_\_\_ General Partnership \_\_\_ Limited Partnership \_\_\_

Limited Liability Company  Privately Held Corporation \_\_\_

Publicly Held Corporation \_\_\_ Exchange listed on \_\_\_\_\_

Not-for-Profit Corporation \_\_\_

Income taxed as: Subchapter S \_\_\_ Subchapter C \_\_\_  
501(c)(3) Corporation \_\_\_ Partnership

State and Year of Incorporation/Organization: Delaware - 2016

Qualified to do Business in New York: Yes  No \_\_\_ N/A \_\_\_

C. APPLICANT COUNSEL:

Firm name: Forchelli Deegan Terrana LLP

Address: 333 Earle Ovington Blvd., Ste 1010



F. Is the Applicant related to any other entity by reason of more than 50% common ownership? If YES, indicate name of related entity and relationship:

YES \_\_\_ NO X

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G. List parent corporation, sister corporations and subsidiaries, if any:

N/A

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H. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) been involved in, applied for or benefited by any prior industrial development financing in the City of Glen Cove? If YES, describe:

YES \_\_\_ NO X

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I. Is the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities involved in any litigation or aware of any threatened litigation that would have a material adverse effect on the Applicant's financial condition or the financial condition of said principal(s)? If YES, attach details at Schedule I.

YES \_\_\_ NO X

J. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, ever been involved, as debtor, in bankruptcy, creditors rights or receivership proceedings or sought protection from creditors? If YES, attach details at Schedule I.

YES \_\_\_ NO X

K. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, ever been convicted of any felony or misdemeanor (other than minor traffic offenses), or have any such related persons or principal(s) held positions or ownership interests in any firm or corporation

that has been convicted of a felony or misdemeanor (other than minor traffic offenses), or are any of the foregoing the subject of a pending criminal proceeding or investigation? If YES, attach details at Schedule I.

YES \_\_\_ NO x

L. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, been cited for (or is there a pending proceeding or investigation with respect to) a civil violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution, taxation, or other operating practices? If YES, attach details at Schedule I.

YES \_\_\_ NO x

M. Is the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, delinquent or have any of the foregoing persons or entities been delinquent on any New York State, federal or local tax obligations within the past five (5) years? If YES, attach details at Schedule I.

YES \_\_\_ NO x

N. Complete the following information for principals (including, in the case of corporations, officers and members of the board of directors and, in the case of limited liability company, members and managers) of the Applicant:

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
Alec Omstein	Member	Real property development
Clifford Fetner	Member	Real property development
_____	_____	_____
_____	_____	_____

Do any of the foregoing principals hold elected or appointive positions with New York State, any political division of New York State or any other governmental agency? If YES, attach details at Schedule I.

YES \_\_\_ NO x

Are any of the foregoing principals employed by any federal, state or local municipality or any agency, authority, department, board, or commission thereof or any other governmental or quasi-governmental organization?

YES \_\_\_ NO x

O. Operation at existing location(s) (Complete separate Section O for each existing location):

1. (a) Location: Not Applicable
- (b) Number of Employees: Full-Time: \_\_\_\_\_ Part-Time: \_\_\_\_\_
- (c) Annual Payroll, excluding benefits: \_\_\_\_\_
- (d) Type of operation (e.g. manufacturing, wholesale, distribution, retail, etc.) and products or services: \_\_\_\_\_
- (e) Size of existing facility real property (i.e., acreage of land): \_\_\_\_\_
- (f) Buildings (number and square footage of each): \_\_\_\_\_
- (g) Applicant's interest in the facility

FEE TITLE: \_\_\_\_\_ LEASE: \_\_\_\_\_ OTHER (describe below): \_\_\_\_\_

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2. Will the completion of the proposed Project result in the removal of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the Project, or a relocation of any employee of the Applicant, or any employee of a proposed user, occupant or tenant of the Project, from one area of the State of New York (but outside of Glen Cove) to a location in Glen Cove or in the abandonment of such a plant or facility located in an area of the State of New York outside of Glen Cove? If YES, complete the attached Anti-Raiding Questionnaire (Schedule D).

YES \_\_\_\_\_ NO X

P. Has the Applicant considered moving to another state or another location within New York State? If YES, explain circumstances.

YES \_\_\_\_\_ NO X

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Q. Does any one supplier or customer account for over 50% of Applicant's annual purchases or sales, respectively? If YES, attach name and contact information for supplier and/or customer, as applicable:

YES \_\_\_ NO X

R. Does the Applicant (including any related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, have any contractual or other relationship with the Agency, the City of Glen Cove or the County of Nassau? If YES, attach details at Schedule I.

YES \_\_\_ NO X

S. Nature of Applicant's business (e.g., description of goods to be sold, products manufactured, assembled or processed, services rendered):

Applicant is a developer of multifamily housing.

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T. ANY RELATED PARTY PROPOSED TO BE A USER OF THE PROJECT:

Name: N/A

Relationship to Applicant: \_\_\_\_\_

Provide the information requested in Questions A through S above with respect to each such party by attachment at Schedule I.

**PART II. PROPOSED PROJECT**

A. Types of Financial Assistance Requested:

- Tax-Exempt Bonds
- Taxable Bonds
- Refunding Bonds
- Sales/Use Tax Exemption
- Mortgage Recording Tax Exemption
- Real Property Tax Exemption
- Other (specify): \_\_\_\_\_

B. Type of Proposed Project (check all that apply and provide requested information):

- New Construction of a Facility  
Square footage: 29,118 SF
- Addition to Existing Facility  
Square footage of existing facility: \_\_\_\_\_  
Square footage of addition: \_\_\_\_\_
- Renovation of Existing Facility  
Square footage of area renovated: \_\_\_\_\_  
Square footage of existing facility: \_\_\_\_\_
- Acquisition of Land/Building  
Acreage/square footage of land: 22,092.8 SF  
Square footage of building: N/A-new
- Acquisition of Furniture/Machinery/Equipment  
List principal items or categories:  
FFE  
\_\_\_\_\_  
\_\_\_\_\_
- Other (specify): \_\_\_\_\_

C. Briefly describe the purpose of the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

The Project is proposing to remove an existing non-conforming use, and develop the land in conformance with the 2024 Master Plan for the City of Glen Cove. The Project will accommodate a diverse population by providing a variety of much needed rental housing options in terms of unit type and affordability, and will promote and enhance a walkable downtown. The Applicant has been in contract for the Project site for several years and requires the Agency's assistance due to the overall variable economy, escalating construction costs, interest rates and potentially unsustainable projected real estate taxes on the Project. Without the guarantee of lower Project costs and predictability and a phase-in of real estate taxes, the Project would not be sustainable.

- D. Is there a likelihood that the proposed Project would not be undertaken by the Applicant but for the granting of the financial assistance by the Agency? (If yes, explain; if no, explain why the Agency should grant the financial assistance with respect to the proposed Project)

YES X NO     

Without the Agency's funding, the Project would be economically infeasible due to high construction costs and the resulting high property taxes to develop on Long Island.

- E. If the Applicant is unable to arrange Agency financing or other Agency financial assistance for the Project, what will be the impact on the Applicant and Glen Cove? Would the Applicant proceed with the Project without Agency financing or other Agency financial assistance? Describe.

The Applicant would not proceed with the Project as contemplated. The impact on the City would be considerable, as the projected construction jobs and future tax base are substantial, and the Project is consistent and in furtherance of the City's Downtown Master Plan.

The parking lease with the Glen Cove Senior Center would not be put in place if the Project does not move forward, and another user might not accommodate the Senior Center.

- F. Location of Project:

Street Address: 115 Glen Street, Glen Cove, New York

Tax Map Section: 23 Block: 11 Lot: 6-12, 134

Census Tract Number: 5173.01

- G. Present use of the Project site: Auto Body/Tire Shop.

- H. (a) What are the current real estate taxes on the Project site? (If amount of current taxes is not available, provide assessed value for each):

General: \$ 3,196.98

School: \$ 10,500.96

**City Tax: \$4,250.42**

- (b) Are tax certiorari proceedings currently pending with respect to the Project real property? If YES, attach details at Schedule I including copies of pleadings, decisions, etc.

YES      NO X

- I. Describe proposed Project site ownership structure (*i.e.*, Applicant or other entity):

The Applicant is contract vendee for the site.



J. To what purpose will the building or buildings to be acquired, constructed or renovated be used by the Applicant? (Include description of goods to be sold, products to be manufactured, assembled or processed and services to be rendered.)

The Applicant is constructing a three-story (two floors over parking), 29-unit apartment building with on-site parking, rooftop open space, a fitness room, tenant lounge, storage, elevator and lobby.

K. If any space in the Project is to be leased to or occupied by third parties (i.e., parties not related to the Applicant), or is currently leased to or occupied by third parties who will remain as tenants, provide the names and contact information for each such tenant, indicate total square footage of the Project to be leased to each tenant, and describe proposed use by each tenant:

The residential units will be leased to individual tenants.

There will be a 99-year lease to the Senior Center for parking.

L. Provide, to the extent available, the information requested, in Part I, Questions A, B, D and O, with respect to any party described in the preceding response.

Not Applicable.

M. Does the proposed Project meet zoning/land use requirements at proposed location?

YES X NO     

1. Describe present zoning/land use: B-1 Central Commercial District

2. Describe required zoning/land use, if different: N/A

3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

N/A

N. Does the Applicant, or any related entity or person, currently hold a lease or license on the Project site? If YES, please provide details and a copy of the lease/license.

YES      NO X

O. Does the Applicant, or any related entity or person, currently hold fee title to (i.e. own) the Project site?

YES \_\_\_\_\_ NO  X

If YES, indicate:

- (a) Date of purchase: \_\_\_\_\_
- (b) Purchase price: \$ \_\_\_\_\_
- (c) Balance of existing mortgage, if any: \$ \_\_\_\_\_
- (d) Name of mortgage holder: \_\_\_\_\_
- (e) Special conditions: \_\_\_\_\_

If NO, indicate name of present owner of Project site: \_\_\_\_\_

P. Does the Applicant or any related person or entity have an option or a contract to purchase the Project site and/or any buildings on the Project site?

YES  X  NO \_\_\_\_\_

If YES, attach copy of contract or option at Schedule I and indicate:

- (a) Date signed:  9/4/2015
- (b) Purchase price: \$  1,300,000  (plus \$95,000 extension fees)
- (c) Closing date:  Q4 2024

Is there a relationship legally or by virtue of common control or ownership between the Applicant (and/or its principals) and the seller of the Project (and/or its principals)?

If YES, describe:

YES \_\_\_\_\_ NO  X

Q. Will customers personally visit the Project site for either of the following economic activities? If YES with respect to either economic activity indicated below, complete the attached Retail Questionnaire (Schedule E).

Sales of Goods: YES \_\_\_\_\_ NO  X  Sales of Services: YES \_\_\_\_\_ NO  X

R. Describe the social and economic conditions in the community where the Project site is or will be located and the impact of the proposed Project on the community (including

impact on infrastructure, transportation, fire and police and other government-provided services):

The community is in need of quality rental housing, which the Project will provide without unduly burdening the existing infrastructure, transportation, fire, police or other government services.

3 units (10%) will be affordable at 80% of AMI, and 3 units (10%) will be workforce housing at 130% of AMI.

13 parking spaces will be leased to the Glen Cove Senior Center which will provide a long-term solution to a major problem for the Senior Center.

S. Identify the following Project parties (if applicable):

Architect: Archangels, Inc.; James O'Grady, A.I.A.  
Engineer: Northcoast Civil; Michael Rant, P.E.  
Contractors: TBD

T. Will the Project be designed and constructed to comply with Green Building Standards? (if YES, describe the LEED green building rating that will be achieved):

YES  NO

The building will be fitted with energy efficient systems and features.

U. Is the proposed Project site located on a Brownfield? (if YES, provide description of contamination and proposed remediation)

YES  NO

V. Will the proposed Project produce a unique service or product or provide a service that is not otherwise available in the community in which the proposed Project site is located?

YES  NO

W. Is the proposed Project site currently subject to an IDA transaction (whether through the Agency or otherwise)? If yes, explain.

YES  NO

**PART III. CAPITAL COSTS OF THE PROJECT**

A. Provide an estimate of cost of all items listed below:

	<u>Item</u>	<u>Cost</u>
1.	Land and/or Building Acquisition	\$ 1,395,000 (including extension fees)
2.	Building Demolition	\$ 100,000
3.	Construction/Reconstruction/Renovation	\$ 5,763,139
4.	Site Work	\$ 600,000
5.	Infrastructure Work	\$ n/a
6.	Architectural/Engineering Fees	\$ 465,000
7.	Applicant's Legal Fees	\$ 640,000
8.	Financial Fees ( <i>Construction interest</i> )	\$ 330,415
9.	Other Professional Fees	\$ n/a
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ 200,000
11.	Other Soft Costs (describe)	\$ 2,094,510
12.	Other (describe)	\$ n/a

*Other soft costs include filing fees, application fees, construction management, Planning Board fees, building, electrical, plumbing, sewer and road permit fees.* Total

\$ 11,588,064

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ 0
b.	Taxable IDA Bonds:	\$ 0
c.	Conventional Mortgage Loans:	\$ 8,922,383
d.	SBA or other Governmental Financing: Identify: _____	\$ 0
e.	Other Public Sources (e.g., grants, tax credits): Identify: _____	\$ 0
f.	Other Loans:	\$ 0
g.	Equity Investment: (excluding equity attributable to grants/tax credits)	\$ 2,665,681
<b>TOTAL</b>		<b>\$ 11,588,064</b>

What percentage of the total project costs are funded/financed from public sector sources: 0 %

C. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES \_\_\_\_\_ NO X

D. Are items of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of the bond proceeds (if applicable)? If YES, provide details:

YES \_\_\_\_\_ NO X NOT APPLICABLE \_\_\_\_\_

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E. Will any of the funds to be borrowed through the Agency's issuance of bonds, if applicable, be used to repay or refinance an existing mortgage, outstanding loan or an outstanding bond issue? If YES, provide details:

YES \_\_\_\_\_ NO X NOT APPLICABLE \_\_\_\_\_

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F. Has the Applicant made any arrangement for the marketing or the purchase of the bonds or the provision of other third party financing (if applicable)? If YES, indicate with whom (subject to Agency approval) and provide a copy of any term sheet or commitment letter issued with respect to such financing.

YES \_\_\_\_\_ NO X NOT APPLICABLE \_\_\_\_\_

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- G. Construction Cost Breakdown:
- Total Cost of Construction: \$ 6,663,139 (sum of 2-5 and 10 in Question A above)
- Cost for materials: \$ 4,077,883
- % Sourced in County: 60 %
- % Sourced in State: 80 % (incl. County)
- Cost for labor: \$ 2,585,256
- % Sourced in County: 70 %
- % Sourced in State: 100 % (incl. County)
- Cost for "other": \$ 0
- % Sourced in County: 0 %
- % Sourced in County: 0 % (incl. County)

The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to undertake and document the total amount of capital investment as set forth in this Application.

**PART IV. COST/BENEFIT ANALYSIS**

- A. If the Applicant presently operates in Glen Cove, provide the current annual payroll. Estimate projected payroll at the Project site in First Year, Second Year and Third Year after completion of the Project:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
Full-time:	\$ 0	\$ 52,000	\$ 52,000	\$ 52,000
Part-time: <sup>1</sup>	0	0	0	0

List the average salaries or provide ranges of salaries for the following categories of jobs (on a full-time equivalency basis) projected to be retained/created in Glen Cove as a result of the proposed Project:

<u>Category of Jobs to be Retained:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
	N/A	
Management	N/A	
Professional	N/A	
Administrative	N/A	
Production	N/A	
Supervisor	N/A	
Laborer	N/A	

<sup>1</sup> NOTE: The Agency converts part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

Independent Contractor <sup>2</sup>	N/A	
Other	N/A	

<u>Category of Jobs to be Created:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
	0	
Management	0	
Professional	0	
Administrative	0	
Production	0	
Supervisor	0	
Laborer	0	0
Independent Contractor <sup>3</sup>	0	
Other ( <i>Superintendent</i> )	\$52,000	\$5,000

The Agency may utilize the foregoing employment projections and the projections set forth in Schedule C, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the number of jobs, types of occupations and amount of payroll with respect to the Project set forth in this Application.

- B. (i) Will the Applicant transfer current employees from existing location(s)? If YES, describe, please describe the number of current employees to be transferred and the location from which such employees would be transferred:

YES

NO

Not applicable.

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- (ii) Describe the number of estimated full time equivalent construction jobs to be created as a result of undertaking the project, to the extent any:

50 (total temporary construction jobs)

<sup>2</sup> As used in this chart, this category includes employees of independent contractors.

<sup>3</sup> As used in this chart, this category includes employees of independent contractors.

C. What, if any, is the anticipated increase in the dollar amount of production, sales or services following completion of the Project?

\$ N/A

What percentage of the foregoing amount is subject to New York sales and use tax?

N/A %

What percentage of the Applicant's total dollar amount of production, sales or services (including production, sales or services rendered following completion of the Project) are made to customers outside the economic development region (i.e., Nassau and Suffolk Counties)?

N/A %

Describe any other municipal revenues that will result from the Project (excluding the above and any PILOT payments):

The Project will create needed residences and bring the site into greater conformance with the zoning scheme for Downtown Glen Cove; the added residents will shop in the Downtown area, resulting in additional sales tax revenue for the municipality.

D. What is the estimated aggregate annual amount of goods and services to be purchased by the Applicant for each year after completion of the Project and what portion will be sourced from businesses located in the City of Glen Cove and the State (including the City of Glen Cove):

	<u>Amount</u>	<u>% Sourced in City of Glen Cove</u>	<u>% Sourced in State</u>
Year 1	\$ <u>tbd</u>	<u>65</u>	<u>90</u>
Year 2	\$ <u>tbd</u>	<u>65</u>	<u>90</u>
Year 3	\$ <u>tbd</u>	<u>65</u>	<u>90</u>

E. Describe, if applicable, other benefits to the City of Glen Cove anticipated as a result of the Project, including a projected annual estimate of additional sales tax revenue generated, directly and indirectly, as a result of undertaking the project:

The Project will create needed residences and bring the site into greater conformance with the zoning scheme for Downtown Glen Cove; the added residents will shop in the Downtown area, resulting in greater retail and office occupancy and additional sales tax revenue for the municipality.

F. Estimated Value of Requested Financial Assistance:

Estimated Value of Sales Tax Benefit: \$ 351,717.41  
 (i.e., gross amount of cost of goods and services)



that are subject to state and local sales and use taxes multiplied by [8.625%])

Estimated Value of Mortgage Tax Benefit: \$ 66,918  
(i.e., principal amount of mortgage loans multiplied by [.75%])

Estimated Property Tax Benefit:

Will the proposed Project utilize a property tax exemption benefit other than from the Agency: No  
(if so, please describe)

Term of PILOT Requested: 15 years beginning after completion

Existing Property Taxes on Land and Building: \$ 17,948.36

Estimated Property Taxes on completed Project: \$ TBD  
(without Agency financial assistance)

NOTE: Upon acceptance of this Application by the Agency, the Agency's staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit/Cost utilizing anticipated tax rates and assessed valuation, make an estimate of the allocation of PILOT payments among the affected tax jurisdictions, and attach such information as Exhibit A hereto.

G. Describe and estimate any other one-time municipal revenues (not including fees payable to the Agency) that the Project will create:

Planning Board fees; building, electrical, plumbing, sewer and road permit fees.

**PART V. PROJECT SCHEDULE**

A. If applicable, has construction/reconstruction/renovation work on the Project begun? If YES, indicate the percentage of completion:

- |    |                               |                 |             |                        |
|----|-------------------------------|-----------------|-------------|------------------------|
| 1. | (a) Site clearance            | YES <u>    </u> | NO <u>X</u> | <u>    </u> % complete |
|    | (b) Environmental Remediation | YES <u>    </u> | NO <u>X</u> | <u>    </u> % complete |
|    | (c) Foundation                | YES <u>    </u> | NO <u>X</u> | <u>    </u> % complete |

- (d) Footings                      YES \_\_\_              NO X              \_\_\_% complete
- (e) Steel                            YES \_\_\_              NO X              \_\_\_% complete
- (f) Masonry                      YES \_\_\_              NO X              \_\_\_% complete
- (g) Interior                        YES \_\_\_              NO X              \_\_\_% complete
- (h) Other (describe below): YES \_\_\_              NO X              \_\_\_% complete

2. If NO to all of the above categories, what is the proposed date of commencement of construction, reconstruction, renovation, installation or equipping of the Project?

**Q4 2024/Q1 2025**

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B. Provide an estimate of time schedule to complete the Project and when the first use of the Project is expected to occur:

**18 months**

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**PART VI. ENVIRONMENTAL IMPACT**

A. What is the expected environmental impact of the Project? (Complete the attached Environmental Assessment Form (Schedule G)).

**The project is not anticipated to create any significant environmental**

**impact. Environmental cleanup of existing structure required and replace dilapidated retaining wall structures**

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B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

YES \_\_\_                                      NO X

C. Please be advised that the Agency may require at the sole cost and expense of the Applicant the preparation and delivery to the Agency of an environmental report in form and scope satisfactory to the Agency, depending on the responses set forth in the Environmental Assessment Form. If an environmental report has been or is being prepared in connection with the Project, please provide a copy.

D. The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

THE UNDERSIGNED HEREBY CERTIFIES, under penalties of perjury, that the answers and information provided above and in any schedule, exhibit or statement attached hereto are true, accurate and complete, to the best of the knowledge of the undersigned.

Name of Applicant: 115 Glen Street Property Owner, LLC  
Signature:   
Name: Clifford Fetner  
Title: Authorized Signatory  
Date: 8/18/24

Sworn to before me this 18  
day of August, 2024



Notary Public

Eileen Girsky  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01G16414081  
Qualified in Nassau County  
Commission Expires 02/16/2025

**CERTIFICATIONS AND ACKNOWLEDGMENTS  
OF THE APPLICANT**

**FIRST:**

The Applicant hereby certifies that, if financial assistance is provided by the Agency for the proposed project, no funds of the Agency (i) shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant or for the purpose of advertising or promotional materials which depict elected or appointed government officials in either print or electronic media, (ii) be given to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State

**SECOND:**

The Applicant hereby certifies that no member, manager, principal, officer or director of the Applicant or any affiliate thereof has any blood, marital or business relationship with any member of the Agency (or any member of the family of any member of the Agency).

**THIRD:**

The Applicant hereby certifies that neither the Applicant nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners (other than equity owners of publicly-traded companies), nor any of their respective employees, officers, directors, or representatives (i) is a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury, including those named on OFAC's Specially Designated and Blocked Persons List, or under any statute, executive order or other governmental action, or (ii) has engaged in any dealings or transactions or is otherwise associated with such persons or entities.

**FOURTH:**

The Applicant hereby acknowledges that the Agency shall obtain and hereby authorizes the Agency to obtain credit reports and other financial background information and perform other due diligence on the Applicant and/or any other entity or individual related thereto, as the Agency may deem necessary to provide the requested financial assistance.

**FIFTH:**

The Applicant hereby certifies that each owner, occupant or operator that would receive financial assistance with respect to the proposed Project is in substantial compliance with applicable federal, state and local tax, worker protection and environmental laws, rules and regulations.


**SIXTH:**

The Applicant hereby acknowledges that the submission to the Agency of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the recapture from the Applicant of an amount equal to all or any part of any tax exemption claimed by reason of the Agency's involvement in the Project.

**SEVENTH:**

The Applicant hereby certifies that, as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and Section 862(1) thereof.

Name of Applicant: 115 Glen Street Property Owner, LLC

By:   
Name: Clifford Feiner  
Title: Partner

**CERTIFICATION AND AGREEMENT  
WITH RESPECT TO FEES AND COSTS**

Capitalized terms used but not otherwise defined in this Certification and Agreement shall have the meanings assigned to such terms in the Application.

The undersigned, being duly sworn, deposes and says, under penalties of perjury, as follows: that I am the chief executive officer or other representative authorized to bind the Applicant named in the attached application for financial assistance (“Application”) and that I hold the office specified below my signature at the end of this Certification and Agreement, that I am authorized and empowered to deliver this Certification and Agreement and the Application for and on behalf of the Applicant, that I am familiar with the contents of said Application (including all schedules, exhibits and attachments thereto), and that said contents are true, accurate and complete to the best of my knowledge and belief.

The grounds of my belief relative to all matters in the Application that are not based upon my own personal knowledge are based upon investigations I have made or have caused to be made concerning the subject matter of this Application, as well as upon information acquired in the course of my duties and from the books and records of the Applicant.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that the Applicant hereby releases the Glen Cove Industrial Development Agency, its members, officers, servants, attorneys, agents and employees (collectively, the “Agency”) from, agrees that the Agency shall not be liable for and agrees to indemnify, defend (with counsel selected by the Agency) and hold the Agency harmless from and against any and all liability, damages, causes of actions, losses, costs or expenses incurred by the Agency in connection with: (A) examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the financial assistance requested therein are favorably acted upon by the Agency, (B) the acquisition, construction, reconstruction, renovation, installation and/or equipping of the Project by the Agency, and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, (i) all fees and expenses of the Agency’s general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants (if deemed necessary or advisable by the Agency), and (ii) all other expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails within a reasonable or specified period of time to take reasonable, proper or requested action or withdraws, abandons, cancels, or neglects the Application or if the Applicant is unable to find buyers willing to purchase the total bond issue required or is unable to secure other third party financing or otherwise fails to conclude the Project, then upon presentation of an invoice by the Agency, its agents, attorneys or assigns, the Applicant shall pay to the Agency, its agents, attorneys or assigns, as the case may be, all fees and expenses reflected in any such invoice.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that each of the Agency’s general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants is an intended third-party beneficiary of this Certification and Agreement, and that each of them may (but shall not be obligated to) enforce the provisions of the immediately preceding paragraph, whether by lawsuit or otherwise, to collect the fees and expenses of such party or person incurred by the Agency (whether or not first paid by the Agency) with respect to the Application.

Upon successful closing of the required bond issue or other form of financing or Agency assistance, the Applicant shall pay to the Agency an administrative fee set by the Agency (which amount is payable at closing) in accordance with the following schedule:

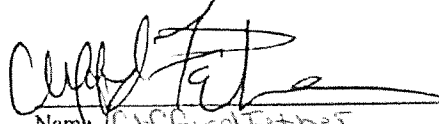
- (A) All Initial Transactions - Seventy-Five basis points (0.75%) of total project costs.
- (B) All Initial Transactions - Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable in advance, at the closing for the first year (or part thereof) and on January 1st of each year for the term of the financing. The annual service fee is subject to periodic review and may be adjusted from time to time in the discretion of the Agency.
- (C) Refundings - The Agency fee shall be determined on a case-by-case basis.
- (D) Assumptions - The Agency fee shall be determined on a case-by-case basis.
- (E) Modifications - The Agency fee shall be determined on a case-by-case basis.

The Agency's bond counsel fees and expenses are payable at closing and are based on the work performed in connection with the Project.

The Agency's bond counsel's fees, general counsel fee and the administrative fees may be considered as a cost of the Project and included as part of any resultant financing, subject to compliance with applicable law.

Upon the termination of the financing of the Project, Applicant agrees to pay all costs in connection with any conveyance by the Agency to the Applicant of the Agency's interest in the Project and the termination of all related Project documents, including the fees and expenses of the Agency's general counsel, bond counsel, and all applicable recording, filing or other related fees, taxes and charges.

I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, the Agency shall have no liability or responsibility as a result of the inability of the Agency to issue and deliver tax-exempt bonds for the benefit of the Applicant.

  
 Name: Clifford A. Father  
 Title: Partner

Subscribed and affirmed to me this 19  
 day of August, 2021

  
 \_\_\_\_\_  
 Notary Public

**Eileen Girsky**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01G16414081  
 Qualified in Nassau County  
 Commission Expires 02/16/2025

TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Tax-Exempt Bond Manufacturing Questionnaire	If Applicant checked “YES” in Part I, Question H of Application, if applicable[[
B.	New York State Financial and Employment Requirements for Industrial Development Agencies	All applicants
C.	Guidelines for Access to Employment Opportunities	All applicants
D.	Anti-Raiding Questionnaire	If Applicant checked “YES” in Part I, Question O.2. of Application
E.	Retail Questionnaire	If Applicant checked “YES” in Part II, Question Q of Application
F.	Applicant’s Financial Attachments, consisting of:	All applicants
	1. Applicant’s financial statements for the last two fiscal years (unless included in Applicant’s annual reports).	
	2. Applicant’s annual reports (or Form 10-K’s) for the two most recent fiscal years.	
	3. Applicant’s quarterly reports (Form 10-Q’s) and current reports (Form 8-K’s) since the most recent Annual Report, if any.	
	4. In addition, attach the financial information described above in items F1, F2, and F3 of any anticipated Guarantor of the proposed transaction, if different than the Applicant, including the personal financial statement of any anticipated Guarantor that is a natural person.	
G.	Environmental Assessment Form	All applicants
H.	Form NYS-45-MN	All applicants
I.	Other Attachments	As required



**TAX-EXEMPT BOND MANUFACTURING QUESTIONNAIRE**

(To be completed by the Applicant if the Applicant checked "YES" in Part I, Question H of the Application for Financial Assistance, if applicable).

Please complete the following questions for each facility to be financed. Use additional pages as necessary.

- 1. Describe the production process which occurs at the facility to be financed.

\_\_\_\_\_  
\_\_\_\_\_

- 2. Allocate the facility to be financed by function (expressed in square footage) (e.g., production line, employee lunchroom, offices, restrooms, storage, warehouse, loading dock, repair shop, parking, research, sales, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.). Please attach blueprints of the facility to be financed.

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL

- 3. Of the space allocated to offices above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.).

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL

- 4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to storage of the following:

**SQ. FOOTAGE**

**LOCATION**

Raw Materials used  
for production of  
manufactured goods

\_\_\_\_\_

Finished product storage

\_\_\_\_\_

Component parts of  
goods manufactured at  
the facility

\_\_\_\_\_

Purchased component  
parts

\_\_\_\_\_

Other (specify)

\_\_\_\_\_

TOTAL

\_\_\_\_\_

5. List raw materials used at the facility to be financed in the processing of the finished product(s).

\_\_\_\_\_  
\_\_\_\_\_

6. List finished product(s) which are produced at the facility to be financed.

\_\_\_\_\_  
\_\_\_\_\_

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true and correct.

Name of  
Applicant:

\_\_\_\_\_

Signature:  
Name:  
Title:  
Date:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NEW YORK STATE FINANCIAL AND EMPLOYMENT REPORTING  
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES**

- A. Pursuant to applicable law, the Agency requires the completion of an Initial Employment Plan (see Schedule C) and a year-end employment plan status report, both of which shall be filed by the Glen Cove Industrial Development Agency (the “Agency”) with the New York State Department of Economic Development. The Project documents will require the Applicant to provide such report to the Agency on or before February 11 of the succeeding year, together with such employment verification information as the Agency may require.

Except as otherwise provided by collective bargaining agreements, the Applicant agrees to list any new employment opportunities with the New York Department of Labor Community Services Division and the administrative entity of the service delivery area created by the Federal Job Training Partnership Act (P.L. 97-300), or any successor statute thereto (the “JTPA Entities”). In addition, except as otherwise provided by collective bargaining agreements, the Applicant, where practicable, will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for such new employment opportunities.

- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.
- C. The following information must be provided for all bonds issued, outstanding or retired during the year:

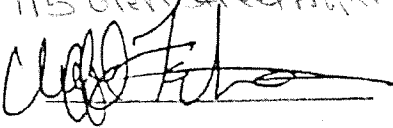
Name, address and owner of the project; total amount of tax exemptions granted (broken out by state and local sales tax, property taxes, and mortgage recording tax); payments in lieu of taxes made; total real estate taxes on the Project prior to exemption; number of jobs created and retained, and other economic benefits realized.

Date of issue; interest rate at end of year; bonds outstanding at beginning of year; bonds issued during year; principal payments made during year; bonds outstanding at end of year; federal tax status; and maturity date(s).

**Failure to provide any of the aforesaid information will be constitute a DEFAULT under the Project documents to be entered into by the Agency and the Applicant in connection with the proposed Project.**

Please sign below to indicate that the Applicant has read and understood the above and agrees to provide the described information on a timely basis.

115 Glen Street Property Owner, LLC

Name of Applicant: 

Signature: \_\_\_\_\_

Name: Clifford Feener

Title: Partner

Date: 8/18/14

**GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES**

INITIAL EMPLOYMENT PLAN

Prior to the expenditure of bond proceeds or the granting of other financial assistance, the Applicant shall complete the following initial employment plan:

Applicant Name: 115 Glen Street Property Owner, LLC

Address: \_\_\_\_\_

Type of Business: Multi-family residential development

Contact Person: Clifford Fetner

Tel. No.: 516-523-0296

Please complete the following table describing the projected full-time equivalent employment plan for the proposed Project following receipt of financial assistance:

<u>Current and Planned Occupations</u>	<u>Present Jobs Per Occupation</u>	<u>Estimated Number of Full Time Equivalent Jobs After Completion of the Project:<sup>4</sup></u>			<u>Estimate of Number of Residents of the LMA<sup>5</sup> that would fill such jobs by the third year</u>
		<u>1 year</u>	<u>2 years</u>	<u>3 years</u>	
<u>Management</u>	_____	_____	_____	_____	_____
<u>Professional</u>	_____	_____	_____	_____	_____
<u>Administrative</u>	_____	_____	_____	_____	_____
<u>Production</u>	_____	_____	_____	_____	_____
<u>Supervisor</u>	_____	_____	_____	_____	_____
<u>Laborer</u>	_____	_____	_____	_____	_____
<u>Independent Contractor</u>	_____	_____	_____	_____	_____
<u>Other (describe)</u> <u>Superintendent</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

<sup>4</sup> NOTE: Convert part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

<sup>5</sup> The "LMA" means the Local Market Area, which is defined by the Agency as Nassau and Suffolk Counties. The Labor Market Area is the same as the Long Island Economic Development Region, as established pursuant to Section 230 of the New York State Economic Development Law.

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction and/or renovation of the Project: 50

Please indicate the estimated hiring dates for the new jobs shown above and any special recruitment or training that will be required:

Upon completion of construction; no special training.

Are the Applicant's employees currently covered by a collective bargaining agreement?

YES

NO

IF YES, Union Name and Local: N/A

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

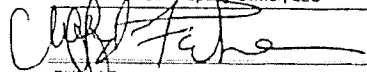
Attached hereto as Schedule H is a true, correct and complete copy of the Applicant's most recent Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (Form NYS-45-MN). Upon request of the Agency, the Applicant shall provide such other or additional information or documentation as the Agency may require with respect to the Applicant's current employment levels in the State of New York.

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant:

115 Glen Street Property Owner, LLC

Signature:



Name:

Clifford Fetner

Title:

Authorized Signatory

Date:

8/18/14

**ANTI-RAIDING QUESTIONNAIRE**

(To be completed by Applicant if Applicant checked "YES" in Part I, Question O of the Application for Financial Assistance)

A. Will the completion of the Project result in the removal of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the Project, or a relocation of any employee of the Applicant or of a proposed user, occupant or tenant of the Project, from an area in New York State (but outside of Glen Cove) to an area within Glen Cove?

YES \_\_\_\_

NO \_\_\_\_

If the answer to Question A is YES, please provide the following information:

Address of the to-be-removed plant or facility or the plants or facilities from which employees are relocated:\_\_\_\_  
\_\_\_\_\_

Names of all current users, occupants or tenants of the to-be-removed plant or facility:\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of a proposed user, occupant or tenant of the Project, located in an area of the State of New York other than in Glen Cove?

YES \_\_\_\_

NO \_\_\_\_

If the answer to Question B is YES, please provide the following information:

Addresses of the to-be-abandoned plants or facilities:\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Names of all current occupants of the to-be-abandoned plants or facilities:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Has the Applicant contacted the local industrial development agency at which its current plants or facilities in New York State are located with respect to the Applicant's intention to move or abandon such plants or facilities?

YES \_\_\_\_

NO \_\_\_\_

If the answer to Question C is YES, please provide details in a separate attachment.

IF THE ANSWER TO EITHER QUESTION A OR B IS "YES", ANSWER QUESTIONS D AND E.

D. Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed user, occupant or tenant of the Project, in its industry?

YES \_\_\_\_

NO \_\_\_\_

E. Is the Project reasonably necessary to discourage the Applicant, or a proposed user, occupant or tenant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES \_\_\_\_

NO \_\_\_\_

IF THE ANSWER TO EITHER QUESTION D OR E IS "YES", PLEASE PROVIDE DETAILS IN A SEPARATE ATTACHMENT.

Accordingly, the Applicant certifies that the provisions of Section 862(1) of the General Municipal Law will not be violated if financial assistance is provided by the Agency for the proposed Project.

NOTE: If the proposed Project involves the removal or abandonment of a plant or facility of the Applicant, or a proposed user, occupant or tenant of the Project, within the State of New York, notification will be made by the Agency to the chief executive officer(s) of the municipality or municipalities in which such plant or facility was located.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**RETAIL QUESTIONNAIRE**

(To be completed by Applicant if Applicant checked either "YES" in Part II, Question Q of the Application for Financial Assistance)

- A. Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project?

YES \_\_\_\_\_ NO \_\_\_\_\_

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B. If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

\_\_\_\_\_ %

- C. If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Nassau and Suffolk Counties) in which the Project is or will be located?

YES \_\_\_\_\_ NO \_\_\_\_\_

2. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

YES \_\_\_\_\_ NO \_\_\_\_\_

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES \_\_\_\_\_ NO \_\_\_\_\_

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

- D. If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details.

YES \_\_\_\_\_

NO \_\_\_\_\_

- E. State percentage of the Applicant's annual gross revenues comprised of each of the following:

Retail Sales: \_\_\_\_\_%

Services: \_\_\_\_\_%

- F. State percentage of Project premises utilized for same:

Retail Sales: \_\_\_\_\_%

Services: \_\_\_\_\_%

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**APPLICANT'S FINANCIAL ATTACHMENTS**

**ENVIRONMENTAL ASSESSMENT FORM**

*See attached*

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: 115 Glen Street 16-Unit Apartment Building with 2,300 SF of Retail and Office Space		
Project Location (describe, and attach a general location map): North of Glen St., south of Knoll St., east of Cove St. & west of Butler St., City of Glen Cove, Nassau County (NCTM: Section 23, Block 11, Lots 6-12&134)		
Brief Description of Proposed Action (include purpose or need): The project involves a request for Site Plan and Special Use Permit approvals for: 1) the removal of an existing four-bay auto repair garage with shop office, reception area, and surface parking lot; and 2) construction of a three-story, 16-unit apartment building with 1,500 SF ground floor retail and 800 SF office space totaling 2,300 SF, a 600 SF fitness room, and a 600 SF lounge for tenants. A 4,500 SF rooftop open space area will also be provided for residents of the building. The proposed apartments include 4 studio, 10 one-bedroom, and 2 two-bedroom units. The property is 22,092.8 SF and the total gross floor area of building is 19,927 SF. A total of 31 off-street parking spaces will be provided and the building will connect to municipal sewer and water services. The project will provide various benefits to the City including new infill development on underutilized land in the downtown and new housing that is in close proximity to goods, services, jobs, and bus and train stops. The project will also create new job opportunities and will provide for a more compact, walkable, vibrant downtown that supports social and economic activity in the City's Central Business District. The project will help the City to implement the Master Plan's recommendations for downtown revitalization, create a greater mix of land uses, and will enhance the City's housing stock by providing studio, 1-bedroom, and 2-bedroom rental units, including two dwelling units that will be marketed to persons or households earning 80% AMI.		
Name of Applicant/Sponsor: 115 Glen Street Property Owner LLC		Telephone: 516-609-2724 E-Mail: Alec@olcny.com
Address: 14 Skillman Street		
City/PO: Roslyn	State: NY	Zip Code: 11576
Project Contact (if not same as sponsor; give name and title/role): Same as above		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Peter Gelzinis		Telephone: contact Jablonski&Jablonski (516) 676-4114 E-Mail:
Address: 83 Pleasant Street		
City/PO: Huntington Station	State: NY	Zip Code: 11791

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	City of Glen Cove Planning Board: Site Plan & Special Permit approvals ; Glen Cove ZBA-variances	March 2020
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Glen Cove water & sewer connections; GC CDA approval; GC Industrial Develop' Agency (PILOT)	March 2020
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County DPW (239-f review), Nassau County Health Dept. (sewer approval)	March 2020
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYS heritage Areas: North Shore Heritage Area	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
B-1 Central Commercial District (CCD)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Glen Cove School District

b. What police or other public protection forces serve the project site?  
City of Glen Cove Police Department

c. Which fire protection and emergency medical services serve the project site?  
City of Glen Cove Fire Department

d. What parks serve the project site?  
Pratt Memorial Park, Big Ralph Park, Dennis Bryan Murray Park, Stanco Park, Old Tappan Tennis Court, Prybil Beach, Morgan Memorial Park Beach, Maccarone Memorial Stadium, Pascucci Soccer Field, Glen Cove Municipal Golf Course

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed apartment and retail /office with fitness room, lounge, and 4,500 SF roof deck for tenants

b. a. Total acreage of the site of the proposed action? +/-0.51 acres  
 b. Total acreage to be physically disturbed? +/-0.41 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-0.51 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
 \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 12-18 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	16 apartments total
At completion of all phases	_____	_____	_____	same total

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures 1 Non-res. consists of one 1,500 SF retail and 800 SF office space in same building  
 ii. Dimensions (in feet) of largest proposed structure: 33.5 ft. height; 72 ft. width; and +/-142 length Retail & residential in same building  
 iii. Approximate extent of building space to be heated or cooled: Res.17,627 SF & Non 2,300 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: Stormwater runoff drainage structures.  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify:  
Stormwater runoff from surrounding impervious surfaces.  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
 \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: 0.02 acres  
 v. Dimensions of the proposed dam or impounding structure: 8 height; 12 length /diameter  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
7 proposed drywells 8' by 12' diameter to capture approx 5505.0 cubic feet of runoff.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? Slope removal. Demolition of existing site conditions - parking lot, retaining wall, building  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 1000 cubic yards  
 • Over what duration of time? 2-4 weeks  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Area of 763 SF of vegetated soil consisting of Urban Land Plymouth Complex to be disposed off-site. Asphalt, wood and building materials. See Civil Plans - Soil and Erosion Control Plan SP-5.  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ 0.02 acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ 0.02 acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ 5 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ +/-3,490 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: City of Glen Cove Water District; pending review and verification by GCWD
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 3,490 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: City of Glen Cove Water Pollution Control Plant (operated by Nassau County)
- Name of district: City of Glen Cove Sewer District; The following responses are pending verification from NCGCSD
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):  
Only possible minor/temporary/intermittent dust and diesel exhaust during demolition and construction activities from heavy vehicles and equipment: dust controls will be implemented if necessary

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Estimated annual demand for 2,300 SF of retail and office space is 648,900 MBtu (apartments are N/A for this question)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Existing electrical and natural gas utilities are available in the area

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00am - 6:00pm</li> <li>• Saturday: _____ 7:00am - 6:00pm</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ Residential 24 hrs/7 days/week</li> <li>• Saturday: _____ Residential 24 hrs/7 days/week</li> <li>• Sunday: _____ Residential 24 hrs/7 days/week</li> <li>• Holidays: _____ Residential 24 hrs/7 days/week</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Possible noise generation above ambient noise levels during demolition and construction; however, the project site is in a busy downtown business district, construction noise will also be temporary and intermittent and work will be performed only during permitted hours (Mon-Sat. 7:00am - 6:00pm)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Outdoor lighting will be limited to only what is necessary to ensure a safe and secure site; anticipate two down-shielded wall mounted fixtures on west side of proposed building to illuminate open air portion of parking area.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: demo/pvmt/const. +/-360.5 tons per \_\_\_\_\_ start to completion (unit of time)
- Operation : \_\_\_\_\_ 0.568 tons per \_\_\_\_\_ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Demolition materials, removed pavement and construction debris will be sent to a C&D facility for recycling or disposal as soon as possible
- Operation: The landlord, future residents, retail workers, and pickup and disposal personnel will be subject to any City solid waste disposal requirements such as source separation and recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: C&D materials will be removed as soon as possible from the site adn disposed at an approved facility
- Operation: Periodic pickup and disposal by solid waste disposal personnel for disposal at an approved facility

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): See below

ii. If mix of uses, generally describe:

One- and two-family residences, multi-unit apartment buildings, senior citizen center, personal service businesses, small offices, museum, and on-site auto repair shop to be removed

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/-0.39	+/-0.45	+/-0.06
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Existing natural growth and landscaping</u>	+/-0.12	+/-0.06	-0.06

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
The Glen Cove Senior Center is located across the street from the subject property.  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
Assume ongoing use of hydraulic fluid for lifts; waste oil, brake & power steering fluid, antifreeze/coolant from existing auto repair shop; March 2016 Phase II Environmental Site Assessment recommends remediation of on-site drywell & installation of soil vapor subslab depressurization system

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): #0025182 spill case closed 9/20/00  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
N/A  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
9/20/00 spill of antifreeze and unknown quantity of petroleum affecting sewer. NYSDEC case manager closed the case on 9/20/00.  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
\_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ +/-500 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Urban land (Ug)	_____	76.5 %
Urban land-Plymouth Complex (UpD)	_____	23.5 %
	_____	100.0 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 15 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 100% of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 77 % of site  
 10-15%: \_\_\_\_\_ 9.7 % of site  
 15% or greater: \_\_\_\_\_ 13.3 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
If Yes to either i or ii, continue. If No, skip to E.2.i. Note: Closest water body is freshwater portion of Glen Cove/Cedar Swamp Creek which is 275+/- south of site

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
\_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:  
i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
possible occasional human tolerant birds \_\_\_\_\_  
\_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
If Yes:  
i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
ii. Source(s) of description or evaluation: \_\_\_\_\_  
iii. Extent of community/habitat:  
• Currently: \_\_\_\_\_ acres  
• Following completion of project as proposed: \_\_\_\_\_ acres  
• Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
If Yes:  
i. Species and listing (endangered or threatened): \_\_\_\_\_  
\_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
If Yes:  
i. Species and listing: \_\_\_\_\_  
\_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
\_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
i. If Yes: acreage(s) on project site? \_\_\_\_\_  
ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
If Yes:  
i. Nature of the natural landmark:  Biological Community  Geological Feature  
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
\_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
If Yes:  
i. CEA name: \_\_\_\_\_  
ii. Basis for designation: \_\_\_\_\_  
iii. Designating agency and date: \_\_\_\_\_



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Hand House 5-7 Knoll Place, Eligible; Acclaim Entertainment 111-113 Glen St., Eligible; N.S Hist. Museum/Justice Ct. 140 Glen St., Listed

iii. Brief description of attributes on which listing is based:  
Hand House (1820, dwelling); Acclaim bldg (1930, former auto sales); North Shore Historic Museum (1907-08, former police station, City Hall, Justice Ct.)

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Danna Cuneo (Consultant for Applicant) Date July 1, 2020

Signature  Title Senior Scientist & Partner, B Laing Associates, Inc.



**MEMORANDUM**

TO: JOHN DIMASCIO, CHAIRMAN  
MEMBERS, GLEN COVE PLANNING BOARD

FROM: MAX STACH, AICP  
EILEEN KEENAN

SUBJECT: 115 GLEN STREET  
SBL# 23-11-6-12/134

DATE: AUGUST 14, 2020

CC: JOHN CHASE, ESQ., PLANNING BOARD ATTORNEY  
RICHARD PRISCO, ESQ., PLANNING BOARD ATTORNEY  
ROSA RIZZO, PLANNING BOARD CLERK  
DAVID JIMINEZ, DIRECTOR OF THE BUILDING DEPARTMENT

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We are in receipt of the following materials:

- Drawings (9 Sheets), prepared by Northcoast Civil Land Surveying and Civil Engineering, dated July 1, 2020;
- Letter (12 pgs.) dated July 2, 2020 to the City of Glen Cove Planning Board, from Kathleen Deegan Dickson (Forchelli, Deegan, Terrana) conveying responses to the Nelson, Pope & Voorhis Memorandum dated April 24, 2020 regarding the 115 Glen Street Property Owner, LLC 115 Glen Street site plan application;
- First Floor Plan, Sheet A-1, prepared by Archangels, Inc., dated June 19, 2020;
- Typical Floor Plan and Roof Plan, Sheet A-2, prepared by Archangels, Inc., dated June 19, 2020;
- Elevations Plan, Sheet A-3, , prepared by Archangels, Inc., dated June 19, 2020;
- Revised Addendum to Application For Site Development Plan and Special Use Permit;
- Revised Full Environmental Assessment Form Part 1, by 115 Glen Street Property Owner, LLC dated July 1, 2020;
- Revised Application for Consideration of Site Development Plan and/or Amended Site Plan Site Plan by 115 Glen Street Property Owner LLC, dated July 1, 2020;
- Application For Special Use Permit by 115 Glen Street Property Owner LLC, dated July 1, 2020;

We previously reviewed the following material in a review memorandum dated April 24, 2020:

- Letter from Kathleen Deegan Dickson, Esq., to the City of Glen Cove Planning Board, dated March 10, 2020, conveying Site Plan Review and Special Use Permit application materials;
- Application for Consideration of Site Development Plan and/or Amended Site Plan Site Plan by 115 Glen Street Property Owner LLC, dated March 6, 2020;
- Application For Special Use Permit by 115 Glen Street Property Owner LLC, dated March 6, 2020;
- Addendum to Application For Site Development Plan and Special Use Permit;

- Owner Affidavit signed by Peter Gelzinis, dated March 10, 2020;
- Disclosure Affidavit, signed by Peter Gelzinis, dated March 10, 2020;
- Disclosure Affidavit signed by Clifford Fetner, dated March 6, 2020;
- Nassau County Deed for Section 0023, Block 11, Lot 6, dated April 7, 2004;
- Long Environmental Assessment Form Part 1, by c/o Ornstein Development, dated February 20, 2020;
- Owners Within 300' of Subject Property, undated;
- 300' Radius Map, prepared by Bladykas & Panetta, dated March 3, 2017;
- Alignment Plan, prepared by Northeast Civil Land Surveying and Civil Engineering, dated March 4, 2020;
- First Floor Plan, Sheet A-1, prepared by Archangels, Inc., dated March 4, 2020;
- Typical Floor Plan and Roof Plan, Sheet A-2, prepared by Archangels, Inc., dated January 29, 2020;
- Elevations Plan, Sheet A-3, , prepared by Archangels, Inc., dated January 29, 2020;
- Topographic Map, prepared by Bladykas & Panetta, dated May 3, 2016;

### **Project Summary**

The application is for removal of an existing auto repair garage and surface parking lot and construction of a new three-story residential mixed-use building, comprised of 16 residential units, two ground floor retail spaces totaling 3,000 s.f., a 720 s.f. fitness room , a 720 s.f. lounge, a 2,530 s.f. roof deck open space area, and 33 off-street parking spaces. The 22,089 s.f. lot (0.55 acres) is located at 115 Glen Street in the City of Glen Cove B-1 District.

Our comments on these submissions are as follows. New or items of continuing concern are bolded:

### **Submission:**

1. 280-13 requires submission of a site plan for any application of a special use permit. The Site Plan resubmission materials do not meet all requirements of the code. A more fully developed site plan with the following additional information should be provided:
  - a. The applicant has provided the requested slope analysis and drawings prepared by Northcoast Civil. This comment has been satisfactorily resolved.
  - b. We continue to believe that profiles of existing contours at 50-foot intervals should be provided. See also k below. The applicant refers to sheet SP-4 in response to this request, but no profiles are provided.**
  - c. The applicant has indicated existing trees and tree removals on the Survey (SP-1) and the Demolition Plan (SP-2). This comment has been satisfactorily resolved.
  - d. The applicant has provided a Grading and Drainage Plan (SP-4), a Soil Erosion Control Plan (SP-5), and a Utility Plan( SP-7) with identification of water, sewer, and gas lines, dry wells, and light poles. This comment has been satisfactorily resolved.
  - e. The applicant has provided a Lighting Plan (SP-6) with the power of proposed lighting indicated. "Planting Notes" are included on the Lighting Plan in error. These applicant planting notes should be put on the landscape plan in the architectural set.**
  - f. The applicant has provided an Alignment Plan (SP-3) on which directional and parking signage is indicated..

- g. The applicant has provided a Detail Sheet (SP-8) with "Trash Enclosure Detail". This comment has been satisfactorily resolved.
  - h. 280-45.2(E) requires a fence at least four feet in height atop any wall over five feet in height. The applicant indicates a guardrail atop the retaining wall. **The applicant should indicate the height of the guardrail and provide an elevation view so that it can be verified that this railing will provide adequate security to meet the intent of the zoning requirement.**
  - i. The applicant has provided an Alignment Plan (SP-3) and Detail Sheet (SP-8). A trash area and a handicapped parking area appear to be the only uses not requiring structures.
  - j. The applicant has provided a Detail Sheet (SP-8), which provides on-site concrete curb, concrete sidewalk, and asphalt pavement detail.
  - k. The applicant has provided flow notations on the Grading and Drainage Plan (SP-4). The proposed grading profiles were not requested solely for drainage concerns, but also to understand how the proposed conditions will relate to existing conditions, and how the proposed walls and structure will interrelate. **We continue to request cross-slope profiles through the building at the easterly access and through the parking lot at the westerly site access."**
  - l. The applicant has provided the location of proposed water and sewer lines on the Utility Plan (SP-7). This comment has been satisfactorily resolved.
  - m. The applicant has provided details for the proposed retaining wall on the Detail Sheet (SP-8) and Grading & drainage Plan (SP-4). **The applicant should provide an elevation view so that the appearance of the wall is apparent and compliance with the provisions of 280-45.2(D) can be verified.**
  - n. The applicant has provided invert and curb elevation as well as top-of-wall and bottom of wall elevations. It seems that no grading is proposed north of the retaining wall. This comment has been satisfactorily resolved.
  - o. The applicant has provided the City's standard landscaping notes on the First Floor Plan (Sheet A-1). **The applicant should provide the quantity and planting size for all proposed plants.**
  - p. The applicant has provided the location of water lines, valves and hydrants, sewer lines, etc., on the Grading & Drainage Plan (SP-4), Soil Erosion Control (SP-5) and Utility Plan (SP-7). This comment has been satisfactorily resolved.
2. The applicant has indicated the front yard provided from Knoll Place on the Alignment Plan (SP-3). This comment has been satisfactorily resolved.
3. The applicant has provided a revised First Floor Plan, A-1 and has indicated: *"Of the 31 proposed parking spaces, 29 have been revised to comply with the required 20 feet by 9 feet dimensions, while allowing for the 20-foot wide aisle. The parking space labeled as "1" is a legally compliant handicap space with dimensions of 20 feet by 8 feet with the adjoining pavers utilized as the access aisle. The parking space labeled as "2" has dimensions of 20 feet by 8 feet and is denoted for "compact car only;" this space will require a variance for dimensions."*
4. The applicant has designated an area for rooftop mechanicals, but has not provided details of screening, The location of screening and a detail showing the type of screening being proposed should be added to architectural roof plans and elevations.

5. The applicant has provided a revised Full Environmental Assessment Form, which lists the applicant as 115 Glen Street Property Owner LLC. This comment has been satisfactorily resolved.
6. We suggest the Planning Board attorney closely examine the deed, disclosure and owner affidavits, as there appear to be multiple involved entities involved with this application.

**Zoning Compliance:**

7. The proposed project will result in is less than an acre of disturbance, therefore, a SWPPP consistent with Chapter 237 of the City Code is not required.
8. The applicant has indicated that the portion of the lot with a slope greater than 35% is 5,741.5 SF and that 5,741 .5 SF has been deducted from the lot area as shown on the Grading & Drainage Plan (SP-4). This comment has been satisfactorily resolved.
9. **The applicant has indicated that a variance will be requested to disturb slopes over 25% in order to allow for the development of parking spaces numbered 12 -20 in the northwest corner of the lot.**
10. The applicant has indicated relocation of the proposed retaining wall on the Alignment Plan (SP-3) to be compliant with the required front yard setback. This comment has been satisfactorily resolved.
11. **The applicant has indicated relocation of the proposed retaining wall on the Alignment Plan (SP-3) to be compliant with Code Section 280-45.2(B). This comment has been satisfactorily resolved.**
12. **The Applicant has indicated that a variance will be sought to permit four studios and ten one-bedrooms, where the Code requires no more than 1/3 of the units have fewer than two bedrooms.**
13. **§280-65(G)(13)(d) is still not complied with. A minimum lot area of 1,500 square feet per one-bedroom or efficiency and 2,000 square feet per two-bedroom is required. The applicant is proposing 14 market-rate one-bedrooms, which requires 21,000 square feet, where the project only contains 16,351.3 Net Square feet. The two extra workforce two-bedroom units are permitted under code.**
14. The applicant has provided a Typical Floor Plan & Roof Plan (A-2), which indicates that 4,500 SF of open space is to be provided. This comment has been satisfactorily resolved.
15. **The Applicant has indicated that a variance will be sought to permit no loading spaces where one loading space is required.**
16. The applicant has provided a First Floor Plan (A-1), which depicts six 4" maple trees. This comment has been satisfactorily resolved, but see comment 24.3 regarding concerns with the shade tree selected.
17. The applicant has provided a First Floor Plan (A-1), which provides yews on the curbed returns at the west entry, as well as bordering the parking spaces along Glen Street. This requirement has been substantially met.

**Planning:**

18. The applicant has provided a First Floor Plan (A-1), which depicts a revised parking layout which addresses the previous concern satisfactorily.

19. The applicant has provided a First Floor Plan (A-1), which depicts a revised parking layout. The parking spaces adjacent to the retaining wall have been removed. This comment has been satisfactorily resolved.
20. The applicant has provided a First Floor Plan (A-1), which depicts a revised parking layout. The parking spaces adjacent to the retaining wall have been removed. This comment has been satisfactorily resolved.
21. The applicant has provided a First Floor Plan (A-1), which depicts a revised parking layout. The parking spaces adjacent to the retaining wall have been removed. This comment has been satisfactorily resolved.
22. We still believe that this proposed layout is an overutilization of the site based on existing zoning provisions. The proposal is contrary to several zoning controls inserted into the B-1 zoning for mixed-use structures. Namely, the restriction on one-bedroom and studio apartments comprising more than 1/3 of the dwelling units. The applicant has indicated that a variance will be sought for the proposed unit mix, and it is in that Board's purview to allow or deny the relief.
23. The applicant has indicated that rolling dumpsters will be used for curbside pick-up by the property management. This comment has been satisfactorily resolved.
24. The applicant has indicated: *"There is no requirement for a set-aside for parkland, or for a payment in lieu of parkland in the B-1 District outside of the Central Business District overlay. As this parcel lies beyond the boundaries of said overlay, no such set-aside or payment is required."* General City Law § 27-a, Subdivision 6 allows the Planning Board to require parkland on site plans containing residential units.
  - 24.1 To avoid sleep impacts to area residents from blue-light and to reduce glare, please provide all outdoor fixtures at color temp of 3000K or less.
  - 24.2 We suggest a stop bar be added prior to the curb from the garage exit. Additionally a "Do Not Enter Sign" should be added at the garage exit facing the street.
  - 24.3 The Trident Maple has a spread of 20' and is not well suited to the narrow area between building and sidewalk. Additionally, it is also preferable from an ecological perspective to select native species whenever possible (Trident Maple is native to China and Korea). We suggest the applicant select a narrow cultivar of a native species instead, such as Firespire American Hornbeam, Red Rocket Red Maple, or Pink Flowering Dogwood. The applicant may want to select a somewhat larger more substantial shade tree for either side of the parking area entrance such Boulevard American Linden, or Majestic Beauty Tulip Tree. These are only suggestions and ultimately up to the applicant, as long as an appropriate species is selected from a size, soils, sun and urban tolerance standpoint.

**SEQR:**

- 25 The provided Part 1 EAF requires the following modifications or verifications:
  - a. This response has been updated appropriately.
  - b. Applicant has indicated: "7- 8' by 12' diameter drywells are proposed to capture approximately 5505.0 cubic feet of runoff." The Grading & Drainage Plan (SP-4) provides drainage calculations. This comment has been satisfactorily resolved.

- c. The applicant has provided a Demolition Plan (SP-2), a Grading & Drainage Plan (SP-4) and a Soil Erosion Control Plan (SP-5) which indicate that 1000 cubic yards of material will be removed from the site as part of the proposed project. This comment has been satisfactorily resolved.
  - d. The applicant has revised the response to reflect the analysis of slopes on-site. The Grading & Drainage Plan (SP-4) provides the slope analysis. This comment has been satisfactorily resolved.
- 26 The action is Type 1 action under SEQR pursuant to Chapter 134 of the City Code . It is recommended that the Board notice its intent to declare Lead Agency status. **A Notice of Intent to Become Lead Agency has been provided for the Board's consideration and may be distributed along with the revised satisfactory EAF Part 1 most recently submitted.**
- 27 **We are attaching an EAF Part 2. The Board cannot adopt this Part 2 until 30 days following distribution of the Lead Agency NOI. This Part 2 is provided to provide advance notice to the areas which we believe may pose potential environmental concern. Once the Part 2 is adopted to the Board's satisfaction, the applicant will be asked to address these items in a draft Part 3 EAF.**

If you have any comments or questions, do not hesitate to contact us.

**STATE ENVIRONMENTAL QUALITY REVIEW  
NOTICE OF INTENT TO BECOME LEAD AGENCY**

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

The City of Glen Cove Planning Board hereby indicates its intent to assume Lead Agency status for the proposed site plan approval and subsequent development of property by the project sponsors in the City of Glen Cove, Nassau County.

Objections to the Glen Cove Planning Board assuming Lead Agency status for this action must be received in writing within 30 days at the address below:

**Contact Person:** Ms. Rosa Rizzo, Planning Board Secretary  
Glen Cove City Hall  
9 Glen Street  
Glen Cove, New York 11542

**Title of Action:** 115 Glen Street 16-Unit Apartment Building with 3,000SF of Retail Space, Glen Cove, NY

**Date:** \_\_\_\_\_, 2020

**SEQR Status:** Unlisted Action

**Description of Action:** Removal of an existing auto repair garage and surface parking lot and construction of a new three-story residential mixed-use building, comprised of 16 residential units, two ground floor retail spaces totaling 3,000 s.f., a 720 s.f. fitness room , a 720 s.f. lounge, a 2,530 s.f. roof deck open space area, and 33 off-street parking spaces. The 22,089 s.f. lot (0.55 acres) is located at 115 Glen Street in the City of Glen Cove B-1 District.

**Location:** 115 Glen Street in the City of Glen Cove, Nassau County, NY.

**Involved Agency Circulation:** This notice is being sent to the following Involved Agencies along with the Full EAF Part I, a copy of the Site Development Plan Application to the City of Glen Cove Planning Board, and the Alignment Plan.

**Possible Variances**  
Teri Moschetta, Chair  
City of Glen Cove Zoning Board of Appeals  
9 Glen Street  
Glen Cove, NY 11542



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

<b>Agency Use Only [If applicable]</b>
Project : 115 Glen Street
Date : _____

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>		
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a.	Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	<input type="checkbox"/>	<input type="checkbox"/>
b.	The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	<input type="checkbox"/>	<input type="checkbox"/>
c.	The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d.	The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e.	The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	<input type="checkbox"/>	<input type="checkbox"/>
f.	There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	<input type="checkbox"/>	<input type="checkbox"/>
g.	Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a.	The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b> The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**Parks, Recreation,  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ERIK KULLESEID  
Commissioner

October 29, 2020

Tim Tenke  
Mayor – City of Glen Cove  
9 Glen Street  
Glen Cove, NY 11542

Re: SEQRA  
Residential/Commercial Development  
115 Glen St, Glen Cove, Nassau County  
20PR05299

Dear Tim Tenke:

Thank you for your continued consultation with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources.

We note that 111-113 Glen Street is eligible for listing in the State and National Registers of Historic Places under criterion C, as a refined example of an early twentieth century automobile garage. We further note that the proposed project will occur at 115 Glen Street, which is an addition to 111-113 Glen Street from the 1960s. However, this addition is outside of the period of significance. Under SEQRA, as subject matter experts, we offer the following comments:

- As 115 Glen Street is a non-contributing addition to the eligible 111-113 Glen Street, we have no concerns with the proposed demolition of 115 Glen Street.
- We recommend the creation and implementation of a construction protection plan that will protect 111-113 from damage during the removal of 115 Glen Street. Please consult the guidance provided by the National Park Service in their Preservation Tech Notes Number 3: Temporary Protection: Protecting a Historic Structure During Adjacent Construction while creating your plan (<https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Protection03.pdf>).

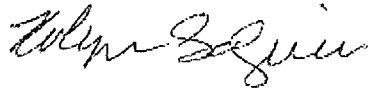
If the lead agency concludes that additional studies would be beneficial to identify and/or assess potential impacts to archeological and historic resources, our office would be pleased to provide additional guidance.

Please be aware that if this project will involve state or federal permitting, funding or licensing, it may require a more rigorous review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

Additional review requests should be provided via our Cultural Resource Information System (CRIS) at [www.nysparks.com/shpo/online-tools/](http://www.nysparks.com/shpo/online-tools/). To submit, log into CRIS as a guest, choose "submit" at the very top of the menu, and then choose "submit new information for an existing project" You will need this project number and your email address.

If you have any questions, I can be reached at 518-268-2170.

Sincerely,



Robyn Sedgwick  
Historic Site Restoration Coordinator  
e-mail: [robyn.sedgwick@parks.ny.gov](mailto:robyn.sedgwick@parks.ny.gov)

via e-mail only

cc: D. Cuneo – B. Laing Associates

*Full Environmental Assessment Form - Attachment  
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts*

*Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.*

*Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.*

**Reasons Supporting This Determination:**

To complete this section:

- *Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.*
- *Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.*
- *The assessment should take into consideration any design element or project changes.*
- *Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.*
- *Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact*
- *For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.*
- *Attach additional sheets, as needed.*

**Impact on Land –**

*Proposed action may involve construction on slopes of 15% or greater; the proposed action may involve the excavation and removal of more than 1,000 tons of natural material; construction of tall retaining walls abutting historic structure and in an area of steep slopes near to and downslope from a city road. Particular attention should be paid to how the wall will be constructed safely and designed to bear the load of the slope leading to Knoll Place. Drainage along Knoll Place seems to be via a brick swale. Infiltration and surface sheet flow of stormwater runoff into the soils in this area should be explored and any modifications to the wall design to accommodate this drainage should be described.*

The proposed action includes construction on slopes of 15% or greater. The developed portion of the property is generally flat; however, a steep naturally vegetated slope, which is partially supported by two dilapidated wood retaining walls exist along the north side of the site. The slope or embankment ascends +/-24 to 28 feet from the flat developed portion of the site toward Knoll Place. Vegetation along the face of the slope consists of a mix of non-native, invasive or successional species. The retaining walls, which are oriented parallel with the northerly property line, are in poor condition and are dilapidated. The applicants will address the slope/soil stabilization issue associated with the existing embankment by removing a dilapidated wooden retaining wall and replacing this wall with a 12-foot-high concrete structure that extends the entire length of the property.

Steep slopes greater than 15% on-site total 5,741.5 square feet or 26% of the site. Total development within the slope greater than 35% is approximately 1,560.4 square feet. The site is already highly disturbed (and has

been so for many decades) with asphalt parking and brick building which encompasses the remaining 74% of the site. The retaining wall will improve the stability of the slope, since the current retaining walls are deteriorating and in poor condition and will shore-up areas proposed for development in the northwest corner of the site. The proposed retaining wall is in compliance with § 280-45.2 Retaining walls and will not require a variance.

The proposed action will remove 1,200 cubic yards of natural (dirt or sand) material which is slightly more than 1,000 tons of material. This will be undertaken to address the slope/soil stabilization issue associated with the existing embankment by removing material from the unstructured northwestern corner, the dilapidated wooden retaining wall and replacing this wall with a new and improved 12-foot-high concrete structure that extends the entire length of the property. The restoration of the area will mitigate the condition deteriorated toe of slope. The Environmental Assessment Form (D. 2. Project Operations a.) has been revised to note 1,200 cubic yards.

The project engineers, Northcoast Civil, P.C., have designed a retaining wall suitable for this location along the toe of the embankment. The proposed retaining wall will provide adequate drainage to resist additional pressure on the structure. This will prevent caving, buckling, or leaning. A note has been added to plan SP-5 Grading and Drainage, last updated July 7, 2022, that states:

PROPOSED RETAINING WALL TO BE PRECAST CONCRETE STACKED BLOCK GRAVITY WALL AND BUILT IN SECTIONS IN ORDER TO LIMIT SITE DISTURBANCE. NO DEMOLITION OR BUILDING PERMIT SHALL BE ISSUED UNTIL FINAL WALL ENGINEERING AND A PHASING PLAN HAS BEEN APPROVED BY THE CITY'S DPW.

#### **Impact on Historic and Archeological Resources –**

*The proposed action may occur substantially contiguous to a building determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State and National Registers of Historic Places; The proposed action may occur wholly or partially within an area designated as sensitive for archeological sites on the NY State Historic Preservation Office archeological site inventory – the above potentially resulting in the destruction or alteration of part of the site or property and introducing visual elements which are out of character with the site or property, or may alter its setting. Particular attention should be paid to how the historic structure will be protected during construction (grading and retaining wall construction) and operation (vehicular circulation and parking). The back portion of the historic structure is built into the hillside, and the potential for damaging the structure during grading operations should be addressed.*

Per the October 29, 2020 correspondence from Parks, Recreation and Historic Preservation, the proposed demolition and redevelopment at 115 Glen Street is not restricted in regards to historic and archeological resources. However, the adjacent structure located at 111-113 Glen Street is listed as an eligible structure for listing in the State and National Registers of Historic Places under criterion C, as a refined example of an early twentieth century automobile garage.

Per the July 7, 2022 corresponds prepared by James O'Grady, New York State recognized Historic Architect, he states "It is my opinion that the proposed construction project referenced above has no negative impact on the historic resource at 111 Glen Street." The correspondence states:

*The removal of the existing building at 115 Glen Street will not affect the integrity of the adjacent historic resource at 111 Glen Street. Both buildings are separate and distinct, slab on*

*grade structures so the adjacent foundations will not be compromised. There is a "cold" masonry joint between the two buildings, meaning that the removal of the wall at 115 Glen Street, which was built after the Historic Resource, will leave the historic structure in its original condition. Minor cosmetic restoration may be required.*

*With regard to the construction of the "gravity type" retaining wall and the proper care to relieve hydrostatic pressure, there will be no change in the lateral forces imposed on the historic structure. The existing north to south sloping terrain remains unchanged with the addition of the new wall.*

The applicant will be providing a protection plan that will prevent potential impacts to the National Register eligible structure at 111-113 Glen Street. An additional level of exploration of the neighboring foundation system will be conducted to determine how to safeguard it during excavation and construction of retaining walls. The plan to protect the structure at 111-113 Glen Street will be provided to the Director of the Building Department and approved by the Director of the Building Department prior to issuance of a Building Permit or Demolition Permit.

#### **Impact on Traffic –**

*The proposed valet parking may result in queuing onto Glen Street when many Senior Center users arrive at the site at approximately the same time. The average and peak usage of the valet parking should be described and planned for to ensure safe operations of the valet service when in use.*

A summary analysis of potential traffic impacts was provided in the Expanded Environmental Assessment Form (EEAF) that was initially provided to the City of Glen Cove in 2017 for a proposed 39-unit apartment building with ground level parking garage, lobby and resident fitness center. A vehicle Trip Generation Analysis (TGA) was prepared (see Section 3) in order to estimate the potential trip generation that could be expected from the proposed 39-unit multifamily residential community. The projections for the proposed development were then compared to the trip generation anticipated from a permitted "as-of-right" use on the site which for this analysis included a 10,000 SF building containing 5,000 SF of retail on the first floor and 5,000 SF of office space on the second floor. The analysis indicated that the permitted as-of-right development would generate more vehicle trips during both the AM and PM peak hours. Thus, an additional traffic analysis would potentially yield more favorable results as the number of units have been reduced from 39 to 30.<sup>1</sup>

Per the June 1, 2022 traffic and parking assessment analyzed by Patrick Lenihan, PE, Director of Transportation at VHB:

- The site generated traffic associated with the redevelopment of the site is well below the NYSDOT and ITE trip thresholds of the generation of 100 vehicle trips on a single intersection approach for determining the need for detailed off-site intersection analysis.
- The highest level of peak hour traffic generation is expected to be 15 vehicle trips in the weekday PM peak hour. This increase in traffic levels will not result in significant impacts to traffic condition in the site area and can be accommodated on the existing roadway network.
- It is recommended that left-turns out of the site be prohibited at the western access and that right-turns on red out of the site be prohibited at the eastern site access due to adjacent on-street parking on Glen Street.
- The parking to be provided on site meets City Code Requirements and will adequately accommodate the peak parking demands expected at the site.

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<sup>1</sup> Current project layout proposes 29 units.

The current project layout proposes the elimination of the valet service and valet parking spaces, while maintaining 42 parking spaces for residents and guests.

**Consistency with Community Plans –**

The proposed action is inconsistent with zoning regulations. Applicant should address the impact of granting the several variances and identify why any protections provided by the regulations are not being subverted by the granting of variances and practices that are being employed to mitigate.

The Project is consistent with and advances the City's Master Plan which recommends higher density development in the Downtown, given its "walkable qualities [and] the nearby availability of commuter rail and prospectively high-speed ferry service ... [and] an ever more dynamic waterfront." *Glen Cove Master Plan* ("Master Plan"), pg. 88. The Master Plan calls for "promoting 'downtown living' to boost downtown vibrancy ... especially physical improvements to bolster downtowns walkable and social sense of place." *Id.*, pg. 88. It further finds that "There is a growing demand [in Glen Cove] for apartments targeted to Long Island's increasingly diverse population of young and senior couples and singles." *Id.* pg. 95.

Zoning requires that a Parking Space shall be nine feet wide and 20 feet long, exclusive of passageways. The Applicant is proposing 39 conforming parking spaces and three (3) parking spaces measuring nine (9) feet by sixteen (16) feet long (identified as "compact"), which is four feet less than what the Code requires. The request relates to only 3 of the 42 proposed spaces, and the spaces are still designed to accommodate compact vehicles and will be marked for "compact car only", so the requested relief will not have an adverse effect or impact on the physical or environmental conditions, nor cause an undesirable change in the character of the neighborhood. The intent of the zoning will be met and there will be only a small inconsistency with community plans.

Zoning requires that no land area covered by slopes measuring 25% or greater shall be developed and/or regraded or stripped of vegetation. The applicant is proposing the development of 2,641.5 square feet of steep slope area of 25% or greater and is requesting a variance of Code §280-52(B)(1). The Applicant is proposing new retaining walls and proper drainage, to adequately secure the site, which will meet the purposes of the zoning and result in no inconsistency with community plans.

Zoning requires the minimum parcel size to be 40,000 square feet for exclusively residential structures. The Applicant is proposing a lot with 16,351.3 net square feet (pursuant to 280-52 A (1)(a) Preservation of Steep Hill-sides) for an exclusively residential structure. The provision was likely intended to minimize the number of exclusively residential buildings in downtown and to preserve ground floor spaces for commercial use. The code allows for parcels with 5,000 square feet where a mixed-use is proposed. Previous iterations of the applicant's proposal contained a small token area of non-residential floor area to meet the lot area requirement. That small token space did not serve the intent of the code and there is no means under the code to compel an applicant to provide more than such a token space. Approving an identical plan without the token commercial space would therefore not be more inconsistent with community plans than a conforming plan with the token commercial space.

Zoning requires that no more than 1/3 of the units proposed within a structure shall be one-bedroom or efficiency units. The Applicant is proposing nine efficiency units and 18 one-bedroom units of 29 total units, which exceed one-third (1/3) of the units. Accordingly, the applicant requests a variance of Code § 280-65(G)(13)(b). The applicant claims that the project is not viable with mostly two-bedrooms. Further the unit mix is supported by the City's Master Plan which encourages downtown housing for "Long Island's increasingly diverse population of young and senior couples and singles." In addition, by providing that the units will be predominantly studios and one-bedroom apartments, and by providing parking for all of the units on-site, the



Project will address community concerns about affordability and parking impacts. The Master Plan states that “the population generally seeking the downtown living is overwhelmingly comprised of people before or after parenting school-age children, and a unit size limit can further discourage larger families.” Lastly, unit size is an important consideration in establishing affordability, and furthering the goals of the project to provide high-quality downtown living that is affordable for the average Glen Cove resident, their parents and their young - adult children. The proposed plan with issuance of this variance would be more consistent with community plans.

The Applicant proposes the project on a lot with 22,092.8 gross square feet and 16,351.3 net square feet (pursuant to 280-52 A(1)(a) Preservation of Steep Hillside) where 46,500 square feet is required under zoning based on unit mix. The applicant requests an interpretation of Code § 280-65(G)(13)(d), and a variance from this section. The applicant is seeking an interpretation of the code, but regardless of the interpretation will require an area variance to meet this standard. Section 280-50 states the Purpose of the Hillside protection article “to maintain the overall environmental quality of the City, preserve scenic open space, minimize disruption to natural drainage patterns, maintain stability of environmentally sensitive slopes and minimize the aesthetic impact of hillside alteration.” The reduction of site density or unit count does not serve this purpose. However, reducing lot area encumbered by steep slopes does acknowledge that steep slopes are less suited to support higher densities of housing.

The intent of the zoning’s density provisions for this use is to provide a cap on residential density, thereby controlling the number of people that reside within a given land area. The maximum density allowed in the B-1 district (if one were to discount the required unit mix prescribed by zoning) would be 26.6 units per acre (an acre in Glen Cove is defined as 40k sf) for a building of exclusively one-bedroom and efficiency units. However, the adjoining CBD Overlay District, which is located just over 500 feet to the west allows up to 50 units per acre, which is the most intensive density allowed in the City. If one does not consider steep slope deductions, this project proposes 52.5 units per acre. A structure of one bedrooms and efficiencies conforming with the density requirements of the B-1 could have as many as 14.8 units without deduction of steep slopes. The proposed project is therefore twice the density permitted in the B-1, but only 5% higher than the CBD District located 500 feet to the west. While this project does not serve the intent of zoning, in terms of the scale of impact as compared with the nearby CBD District, the scale of the impact is small. Further, the additional 15 units that would be allowed would not be significant as compared to the total number of units that exist or could be constructed in the B-1 and conform with zoning.

Zoning requires that minimum interior side yards for any exclusively residential structure shall be 15 feet. Such side yard shall be properly landscaped in accordance with a landscape plan to be approved by the Planning Board as part of site plan approval. Where such side yard is designated to provide access to the rear of the property, a three-and-one-half-foot sidewalk shall be provided. All other yard and setback requirements of the District shall apply. The Applicant proposes no interior side yard on the east side of the property and no landscaping on the west side of the property, and accordingly requests a variance of Code § 280-65(G)(13)(g). Previous iterations of the applicant’s proposal contained a small token area of non-residential floor area to meet the lot area requirement, which would also serve to meet the side yard requirement. That small token space did not serve the intent of the code and there is no means under the code to compel an applicant to provide more than such a token space. Approving an identical plan without the token commercial space would therefore not be more inconsistent with community plans than a conforming plan with the token commercial space.

Zoning requires that there shall be provided not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 350 square feet of usable open space for each two-bedroom unit; and 400 square feet of usable open space for each unit containing

three or more bedrooms therein. The Applicant proposes 756 square feet of roof open space, where 8,250 square feet is required. Accordingly, a variance of Code § 280-65(G)(13)(h) is required. The applicant's total roof area is more than 13,000 square feet and the open space requirement could easily be met. The applicant has provided only limited rooftop area for recreation at the request of the Planning Board, which has indicated that it was concerned that the smaller area was adequate, and that additional rooftop recreational area could be disruptive to the Knoll Court neighborhood to the rear.

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:  Part 1       Part 2       Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
Planning Board application, professional testimony, public hearing comments.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Glen Cove Planning Board \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

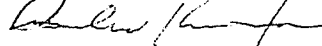
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 115 Glen Street

Name of Lead Agency: Glen Cove Planning Board

Name of Responsible Officer in Lead Agency: Andrew Kaufman

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: 

Date: 5/16/23

Signature of Preparer (if different from Responsible Officer) Max Stach, AICP

Date: March 23, 2023

**For Further Information:**

Contact Person: Rosa Rizzo

Address: 9 Glen Street, Glen Cove, NY 11542

Telephone Number: 516-676-2000

E-mail: [rrizzo@glencoveny.gov](mailto:rrizzo@glencoveny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dcc.ny.gov/enb/enb.html>

**FORM NYS-45-MN**

Attach most recent quarterly filing of Form NYS-45-MN, as well as the most recent fourth quarter filing. Please remove the employee social security numbers and note which employees are part-time.

*Not Applicable, as Applicant currently has no employees.*

**OTHER ATTACHMENTS**

Exhibit A

Upon acceptance of the Application of the Application by the Agency and completion of the Cost/Benefit Analysis, the Agency will attach the proposed PILOT Schedule hereto, together with an estimate of the net tax benefit/cost of the proposed PILOT Schedule.

