



ROSLYN LANDING DRAFT ENVIRONMENTAL IMPACT STATEMENT EXECUTIVE SUMMARY

Roslyn, NY

April 2006

1.0 EXECUTIVE SUMMARY

1.1 BRIEF DESCRIPTION OF THE ACTION

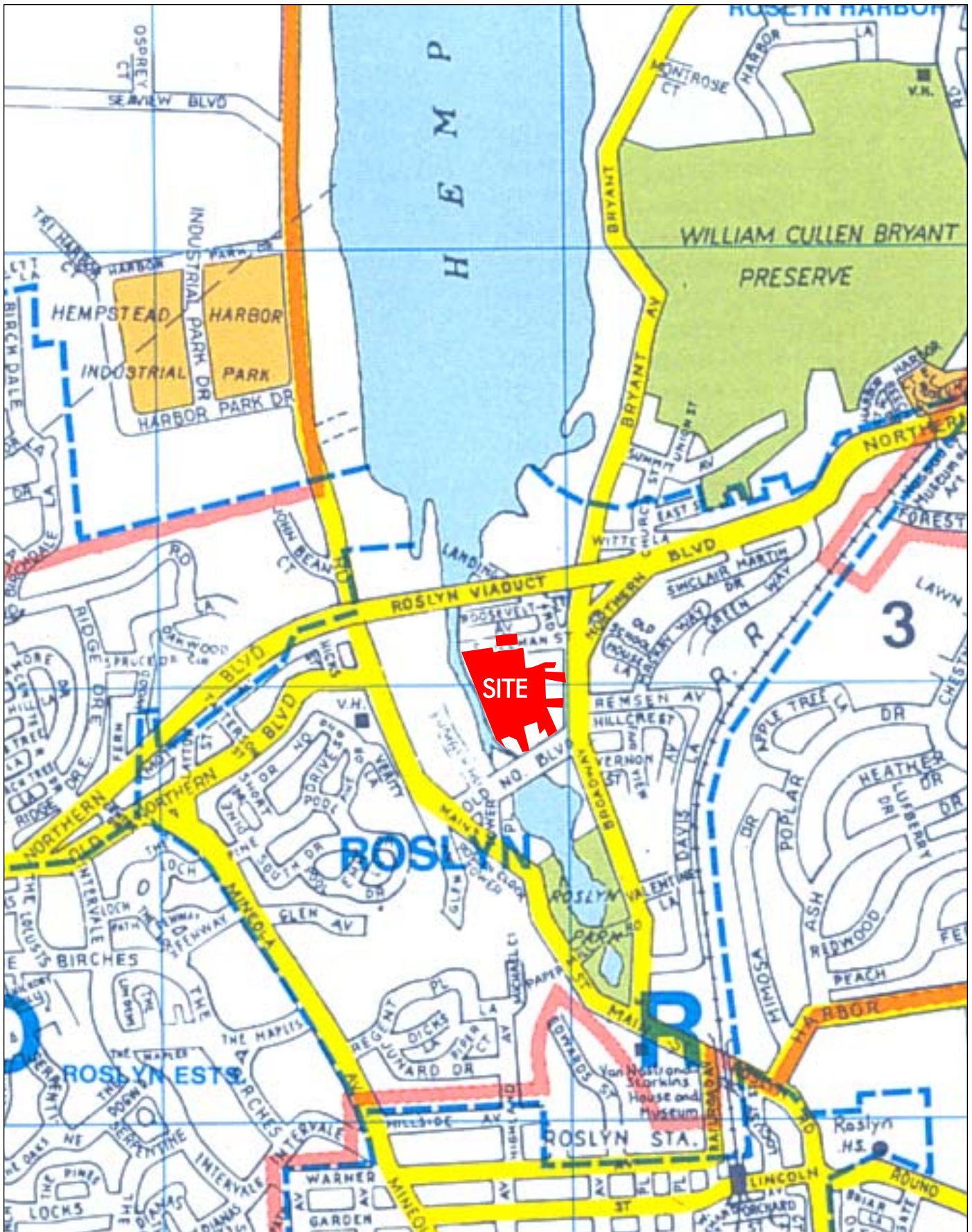
This document is a draft environmental impact statement (DEIS) prepared in conformance with Part 617 of the implementing regulations of the New York State Environmental Conservation Law, Article 9 (State Environmental Quality Review). It discusses potential impacts of the development of the project site with 80 residential units and associated parking and a variety of public waterfront amenities.

The project site is located in Nassau County, New York in the Village of Roslyn and consists of 11.7 acres on Nassau County Land and Tax Map Section 20, Block A, Lots 538 and 539. The main project site (Lot 539) is bordered by Skillman Avenue to the north, the Roslyn Creek (also referred to as Hempstead Harbor Creek) to the west, and Old Northern Boulevard to the south and east. The balance of the site is located just north of the main project site on Lot 538 and is bordered by Skillman Street to the south (see Figure 1-1). The main project site (Lot 539) currently contains overgrown secondary vegetation and an existing restaurant building. The Roslyn Pump House, which conveys sanitary wastewater to the Nassau County Department of Public Works Cedar Creek Water Pollution Control Plant, is located on the northwest portion of this property on Lot 528. This lot is owned by Nassau County and is not included in the project site. Lot 538 contains three vacant, wood-frame residential structures and garages

The proposed action calls for the development of 66 townhouse units and 14 flats on the site and 241 associated parking spaces provided in garages, driveways, off-street and on-street. 39 visitor parking spaces will also be provided within two visitor parking lots. 75 units will be constructed on Block A, Lot 539 and five units will be constructed on Lot 538. The existing restaurant building on Lot 539 will remain on the site, but will be renovated to reduce seating from 180 to 72 seats and 24 parking spaces will be provided for this use. The proposed action includes the subdivision of Lot 539 to create a new, separate lot for the restaurant use. This subdivision will create an 11.7 acre lot for the residential units and associated amenities and a 0.53 acre lot for the restaurant and associated parking. The three vacant residential structures currently located on Lot 538 will be removed. The project also includes the construction of two visitor parking lots with a total of 39 spaces adjacent to Old Northern Boulevard and numerous public amenities including a village green, a waterfront promenade along the Roslyn Creek, a pond with a wooden footbridge, two observation decks, a gazebo, and a waterfront plaza. Vehicular access to the property will be provided via two entrances on Skillman Street and one entrance from the southern visitor parking area on Old Northern Boulevard.

1.2 SIGNIFICANT BENEFICIAL AND ADVERSE IMPACTS OF THE PROJECT

The proposed development will provide numerous benefits to the Village of Roslyn and its residents. It will address housing demands in the Roslyn area by creating a new opportunity for empty nester households to purchase townhouse units that meet their housing and lifestyle needs. This will also potentially create new housing opportunities for younger families to purchase single-family homes that are sold by the empty nesters in the Village who choose to relocate to the Roslyn Landing site. The project will also enhance



ROSLYN LANDING DEIS

FIGURE 1-1: SITE LOCATION MAP

ROSLYN, NY

SOURCE: HAGSTROM MAP



the economic vitality of the downtown business district by strengthening the linkages between the downtown and the waterfront through the construction of a waterfront promenade and providing a new residential population in close proximity to the downtown to patronize its shops and restaurants. Another significant economic benefit of the project will be increased tax revenues to the school district, the Village and the County as the proposed development will result in a substantial increase in property taxes generated by the site. Other significant beneficial impacts of the project include the creation of public open space, the restoration of shoreline, and a reduction of directly discharged stormwater currently generated from the site to Hempstead Harbor by providing an on-site drainage system.

Potential adverse impacts of the proposed development include a small increase in local traffic, incremental increases in demand on community services and facilities such as police and fire protection, rescue services, and public schools, and an incremental increase in the demand for utilities as the existing vacant site does not currently produce any traffic or demands on the Village's services and utilities. Other potential adverse impacts include an increase in impervious surfaces throughout the project area which could potentially result in an increase in stormwater runoff quantities, as well as an incremental increase in demand for electricity, natural gas, and water. It is anticipated that the proposed project will also impact the Village's existing sanitary sewer system. It is expected that the development will generate approximately 16 to 20 new public school children and that the cost of educating these students will be approximately \$352,000 to \$500,000 per year at a rate of \$22,000-\$25,000 per student, excluding state aid.

1.3 MITIGATION MEASURES PROPOSED

As the proposed development will not result in changes to the level of service at intersections in the vicinity of the project site, as determined by the Traffic Impact Analysis prepared as part of this DEIS, no traffic mitigation measures are necessary. Mitigation for increased demand on community facilities and services will be the increased tax revenues to Nassau County, the Town of North Hempstead, the Village of Roslyn, and the Roslyn School District that will be generated by the project. It is expected that the development will generate approximately \$1.9 million in property tax revenues each year. Of this revenue, the Roslyn School District will receive approximately \$1.25 million annually, which will exceed the costs of educating the 16 to 20 additional public school children that the development is expected to generate by \$750,000 per year.

In order to mitigate impacts to utilities the applicant will construct new water mains within the interior of the site to service the proposed new units in accordance with Nassau County standards and the applicable ordinances of the Water District. In addition, in order to mitigate impacts to the sanitary sewer system, the proposed project includes replacement of an existing 15-inch Village sewer main which runs through the site. The applicant is also working with the Village towards an agreement to complete the needed improvements to the Village sewer system and pump station. Further, in order to mitigate impacts occurring from an increase in impervious surfaces, the proposed project calls for an on-site drainage system. Increased consumption of electricity and natural gas will be mitigated through the use of energy saving wall insulators and other energy efficient building techniques.

1.4 ALTERNATIVES CONSIDERED

This DEIS considered two alternatives:

Alternative 1: No Action/No Build Alternative

Alternative 2: Proposed Action with Commercial Building

Alternative 1 examines what would happen if the site were to remain in its present vacant state. This alternative assumes that no development would occur on the site and that the restaurant currently located on the main project site would remain. Under this alternative the vacant residential structures and garages located north of Skillman Street would also remain in place and would continue to deteriorate.

Alternative 2 considers the addition of a commercial building to the proposed action. Under this alternative a 5,000 square foot commercial building would be built on Old Northern Boulevard south of the waterfront plaza and east of the waterfront promenade. This building would be a two-story structure that would fill in a vacant space or “missing tooth” on Roslyn’s main street, providing 2,500 square feet of retail space on the first floor and 2,500 square feet of office space on the second floor.

These alternatives and their expected impacts are explained in Section 5.0.

1.5 LIST OF ISSUES

The primary issues related to the development of this site under the proposed action include:

- Traffic impacts
- Impacts on utilities
- Impacts on community facilities and services
- Fiscal impacts

1.6 LIST OF INVOLVED AND INTERESTED AGENCIES

Village of Roslyn Board of Trustees
Village of Roslyn Board of Zoning Appeals
Village of Roslyn Planning Board
Village of Roslyn Historic District Board
Village of Roslyn Water District
Village of Roslyn Engineer
Village Hall
1200 Old Northern Boulevard
Roslyn, NY 11576

Hempstead Harbor Protection Committee

Nassau County Department of Health
240 Old County Road
Mineola, NY 11501

Nassau County Planning Commission
400 County Seat Drive
Mineola, NY 11501

Nassau County Department of Public Works, Engineering Division
1100 Prospect Avenue
Westbury, NY 11590

NYS Department of Transportation
Region 10
New York State Office Building
Veteran's Memorial Highway
Hauppauge, New York 11788

NYS Department of State
41 State Street
Albany, NY 12231

NYS Department of Environmental Conservation
Region 1
SUNY - Building 40
Stony Brook, New York 11790

U.S. Army Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278-0090

U.S. Fish and Wildlife Service
Long Island Field Office
500 St. Mark's Lane
Islip, NY 11751