

**STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")
NOTICE OF COMPLETION OF
FINAL ENVIRONMENTAL IMPACT STATEMENT
APPLICATION FOR PROPOSED SUBDIVISION APPROVAL
"LANDS END SUBDIVISION"
INCORPORATED VILLAGE OF SANDS POINT
NASSAU COUNTY, NEW YORK**

Date: June 2, 2009

Lead Agency: Planning Board of the
Incorporated Village of Sands Point

Address: Incorporated Village of Sands Point
Village Hall
P.O. Box 188, 26 Tibbits Lane
Port Washington, New York 11050

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

A Final Environmental Impact Statement ("FEIS") has been completed, accepted and filed for the proposed action described below. Written comments on the FEIS will be accepted by the contact person, listed below, until June 19, 2009.

Name of Action: Application for Proposed Subdivision Approval
"Lands End Subdivision"

**SEQR
Classification:** Unlisted

Description of Action: The proposed action involves a proposed subdivision of an approximately 15.54-acre property into six residential lots. Access to the subdivision is proposed from Cedar Knoll Drive (Hoffstots Lane). The subdivision is proposed to be served by on-site sanitary systems and public water.

Location: Eastern Terminus of Prospect Road (Seacoast Lane)
Incorporated Village of Sands Point
(Nassau County Tax Map Nos. Section 04 - Block 122 - Lots 8, 25 and 26 and
Section 04 - Block 100 - Lot 3)

**Notice of Completion of
Final Environmental Impact Statement
Application for Proposed Subdivision Approval
“Lands End Subdivision”**

Page 2

Potential Environmental Impacts: A Positive Declaration was issued by the Planning Board on November 1, 2005. A formal scoping process was performed, and a Final Scope was issued by the Planning Board of the Incorporated Village of Sands Point pursuant to 6 NYCRR §617.8. The Final Scope required that the DEIS address the potentially significant adverse environmental impacts identified, as follows:

1. Impacts to geology;
2. Impacts to soils and topography;
3. Impacts to water resources;
4. Impacts to ecology;
5. Impacts to land use, zoning and community character;
6. Impacts to transportation;
7. Impacts to community facilities and services;
8. Impacts to area aesthetics;
9. Impacts to cultural resources; and
10. Impacts associated with construction-related activities.

Availability of Document: Copies of the FEIS are available for public review at the offices of the contact person listed below. In addition, a copy of the FEIS has been provided for public review at the Port Washington Public Library. A copy of the FEIS is also posted on www.sandspoint.org.

Contact Person: Randy Bond, Village Clerk

Address: Incorporated Village of Sands Point
P.O. Box 188, 26 Tibbits Lane
Port Washington, New York 11050

Telephone No.: (516) 883-3044

**Notice of Completion of
Final Environmental Impact Statement
Application for Proposed Subdivision Approval
“Lands End Subdivision”**

Page 3

A Copy of this Notice and the FEIS have been Sent to:

Mayor and Members of the Board of Trustees, Incorporated Village of Sands Point, P.O. Box
188, 26 Tibbits Lane, Port Washington, New York 11050

Chairman and Members of the Board of Appeals, Incorporated Village of Sands Point, P.O. Box
188, 26 Tibbits Lane, Port Washington, New York 11050

Superintendent, Incorporated Village of Sands Point Water Department, P.O. Box 188, 26
Tibbits Lane, Port Washington, New York 11050

Incorporated Village of Sands Point Historic Landmarks Preservation Commission, P.O. Box
188, 26 Tibbits Lane, Port Washington, New York 11050

Commissioner, Nassau County Department of Health, 106 Charles Lindbergh Boulevard,
Uniondale, New York 11553

Commissioner, Nassau County Department of Public Works, 1194 Prospect Avenue, Westbury,
New York 11590

Chairman, Nassau County Planning Commission, 100 County Seat Drive, Mineola, New York
11501

New York State Department of Environmental Conservation, Region 1, SUNY@ Stony Brook
50 Circle Road, Stony Brook, New York 11790-3409

New York State Department of Environmental Conservation, Division of Environmental
Permits, 50 Wolf Road, Albany New York 12233-1750

Director, New York State Office of Parks, Recreation and Historic Preservation, Field Services
Bureau, Peebles Island Resource Center, P.O. Box 189, Waterford, New York 12188-
0189

New York Department of State, Division of Coastal Resources, 41 State Street, Albany, New
York 12231

United States Army Corps of Engineers, New York District, Attn: Regulatory Branch – Room
1937, 26 Federal Plaza, New York, New York 10278-0090

Peter R. Mineo, Esq., Forchelli, Curto, Crowe, Deegan, Schwartz, Mineo & Cohn, LLP, 330 Old
Country Road, P.O. Box 31, Mineola, New York 11501

**Notice of Completion of
Final Environmental Impact Statement
Application for Proposed Subdivision Approval
“Lands End Subdivision”**

Page 4

Bryan Brown, President, Coalition to Save Hempstead Harbor, 247 Sea Cliff Avenue, Sea Cliff,
New York 11579

Port Washington Public Library, One Library Drive, Port Washington, New York 11050

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