A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 1550 Franklin Avenue, Mineola, Nassau County, New York on November 13, 2014 at 5:00 p.m., local time.

The meeting was called to order by the Vice Chairman, upon roll being called, the following members of the Agency were:

PRESENT:

John Courmatos  
Gary Weiss  
Christopher Fusco  
Michael Rodin  

Vice Chairman  
Secretary  
Asst. Secretary

ABSENT:

Timothy Williams  

Chairman

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Joseph J. Kearney  
Joseph Faarile  
Colleen Pereira  
Nicholas Terzulli  
Edward Ambrosino, Esq.  
Paul O'Brien, Esq.  

Executive Director  
Chief Financial Officer  
Administrative Director  
Director of Business Development  
General Counsel  
Bond/Transaction Counsel

The attached resolution no. 2014-74 was offered by G. Weiss, seconded by C. Fusco:
Resolution No. 2014-74

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A CERTAIN PROJECT FOR 5-9 GRACE PLAZA LLC WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase, and

WHEREAS, 5-9 GRACE PLAZA LLC, a limited liability company organized and existing under the laws of the State of New York (the "Applicant"), presented an application (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 0.43 acre parcel of land located at 5-9 Grace Avenue, Incorporated Village of Great Neck Plaza, Town of North Hempstead, Nassau County, New York (Section: 2; Block: 195; Lots: 21 & 22) (the "Land"), (2) the demolition of the existing structures located on the Land, (3) the construction of a 4-story, approximately 46,100 square foot building on the Land (collectively, the "Building"), together with related improvements to the Land, and (4) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "Equipment"), all of the foregoing for use by the Applicant as a mixed-use facility consisting of approximately 4,200 square feet of retail space and 30 residential rental units a portion of which shall be affordable units (collectively, the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of
the State of New York, being 6 NYCRR Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Applicant submitted to the Agency: (1) a Full Environmental Assessment Form dated April 28, 2014 (the “EAF”), (2) Applicant’s Application for Financial Assistance dated April 2, 2014, (3) SEQRA Negative Declaration, Village of Great Neck Plaza Board of Zoning and Appeals, dated January 29, 2014, (4) Findings of Fact and Decision, Board of Zoning and Appeals, Incorporated Village of Great Neck Plaza, dated January 29, 2014, and (5) Expanded Environmental Assessment, prepared by Cameron Engineering & Associates, LLP, dated August, 2013 (collectively the “Project Environmental Documents”); and

WHEREAS, on January 29, 2014, the Village of Great Neck Plaza Board of Zoning and Appeals (the “Board”), as lead agency, undertook a review of the Project and adopted a Negative Declaration pursuant to SEQRA finding that the Project will not result in any significant adverse environmental impacts based upon information developed by the Applicant; and

WHEREAS, pursuant to SEQRA, the Agency now desires to conduct an independent review of the Project to determine whether the Project may have a significant adverse impact on the environment and whether an Environmental Impact Statement must be prepared with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project Environmental Documents and upon the Agency’s knowledge of the area surrounding the Land and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

(A) The Agency is undertaking an uncoordinated review of the proposed action in accordance with the requirements of SEQRA;

(B) Prior to making a recommendation about the potential environmental significance of the Project, the Agency has consulted several information sources, and has considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

(C) The Project is an Unlisted action pursuant to SEQRA.
Section 2. No potentially adverse significant impacts on the environment are noted in the EAF and none are known to the Agency.

Section 3. Based upon the foregoing investigations of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact indicated, the Agency makes the following determinations with respect to the Project.

The Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. The Project consists of the demolition of an existing one-story commercial building and construction of a four-story mixed-use building with thirty residential units, 4,800 square feet of ground-level retail and 56 on-site parking spaces.

2. Land use conditions at the Project Facility will not change as a result of the Project. The Project is consistent with the Business B District zoning classification of the Land. Many buildings in the vicinity of the Project and located in the same zoning district are mixed-use buildings including residential and retail uses.

3. The Land is in a densely developed commercial area with no scenic views known to be important to the community.

4. The Land does not contain, nor lie in the immediate vicinity of, any surface waterbody.

5. The Project will discharge sanitary wastewater to a piped municipal sanitary sewer system with sufficient capacity to accept the flow from the Project and will not entail the types of activities or operations that are associated with a significant potential for groundwater contamination. The Project will include an on-site stormwater management system. Any runoff generated on-site will be collected in drywells where it will infiltrate in the soils beneath the Land. Due to the significant depth to groundwater, very little if any stormwater contaminants will be expected to reach groundwater.

6. The Project will not be a significant source of air emissions or odors. The Project, as a multi-family residential and retail mixed-use project, will not result in a significant increase in traffic. An estimated two vehicles per minute are expected to enter and exit the Project, which is a negligible increase in traffic volumes. Compared to the full development of the as-of-right use, the Project will generate 176 fewer trips during the PM peak hour and 122 fewer trips during the midday/Saturday peak hours. The Project is also in proximity to the Great Neck LIRR station and local bus
routes. The existing roadway system has the capacity to accommodate additional traffic volumes and a minor increase in traffic would not be a significant impact to air quality.

7. The Land is already developed and does not possess significant ecological value.

8. The Project does not involve any agricultural land.

9. The Project Facility does not contain historically significant resources. Because the Land is located in an urban, densely developed area, it lacks the characteristics which would suggest the potential presence of significant archaeological resources.

10. The Land is located in a dense commercial area and does not comprise public open space and is not used for recreation.

11. The Project Facility is not located in or substantially contiguous to any Critical Environmental Area.

12. Existing utility lines serve the Project Facility and no significant improvements are necessary to accommodate the Project. Modern energy efficient building materials and energy conservation will be incorporated into the Project. Also, water conserving fixtures will be installed in the apartments which will reduce consumption of public water.

13. Operation of the Project Facility is not expected to appreciably increase ambient noise or odor levels.

14. The Project will not result in any impacts to public health, because the Project will be used as a retail and residential facility and does not involve those activities that increase risk of public exposure to hazardous or toxic materials.

15. The Project will not result in population growth, and generally is in character with adjacent development. The proposed mixed-use building will be in keeping with other mixed-use and multi-family apartment complexes in the area. The new apartments will introduce new or transplanted residents to the community that will patronize area businesses and contribute to the tax base. The Project is also in proximity to public transportation and provides convenient access to commercial uses and community services.

16. The Project will not result in any significant impacts associated with solid waste generation. The Project will result in the generation of
approximately 144 pounds per day, which will be sent to an existing solid waste disposal facility.

17. There will be no significant adverse environmental impacts as a result of the Project.

Section 4. The Chairman, Administrative Director and Executive Director of the Agency are each hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timothy Williams</td>
<td>EXCUSED</td>
<td>Aye</td>
</tr>
<tr>
<td>John Coumatos</td>
<td>VOTING</td>
<td>Aye</td>
</tr>
<tr>
<td>Gary Weiss</td>
<td>VOTING</td>
<td>Aye</td>
</tr>
<tr>
<td>Christopher Fusco</td>
<td>VOTING</td>
<td>Aye</td>
</tr>
<tr>
<td>Michael Rodin</td>
<td>VOTING</td>
<td>Aye</td>
</tr>
</tbody>
</table>

The foregoing Resolution was thereupon declared duly adopted.
STATE OF NEW YORK

COUNTY OF NASSAU

I, the undersigned [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on November 13, 2014, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ___ day of November, 2014.

[Assistant] Secretary
(SEAL)
STATE ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF SIGNIFICANCE

This notice is issued by the Nassau County Industrial Development Agency (hereinafter the “Agency”), acting as lead agency, in an uncoordinated environmental impact review, pursuant to and in accordance with Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”).

5-9 GRACE PLAZA LLC, a limited liability company organized and existing under the laws of the State of New York (the “Applicant”), presented an application (the “Application”) to the Agency, which Application requested that the Agency consider undertaking a project consisting of: (A)(1) the acquisition of an interest in an approximately 0.43 acre parcel of land located at 5-9 Grace Avenue, Incorporated Village of Great Neck Plaza, Town of North Hempstead, Nassau County, New York (Section: 2; Block: 195; Lots: 21 & 22) (the “Land”), (2) the demolition of the existing structures located on the Land, (3) the construction of a 4-story, approximately 46,100 square foot building on the Land (collectively, the “Building”), together with related improvements to the Land, and (4) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “Equipment”), all of the foregoing for use by the Applicant as a mixed-use facility consisting of approximately 4,200 square feet of retail space and 30 residential rental units a portion of which shall be affordable units (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (collectively, the “Project”). By resolution adopted by the members of the Agency on November 13, 2014, the Agency determined that the Project will not have a significant adverse impact upon the environment.

Reasons supporting this determination are fully explained below.

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Grace Plaza</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEQR Status:</td>
<td>Type I _____ Unlisted: __X</td>
</tr>
<tr>
<td>Project Description:</td>
<td>The Project consists of: (A)(1) the acquisition of the Land, (2) the demolition of existing structures on the Land, (3) the construction of the Building, and (4) the acquisition of the Equipment; (B) the granting of certain “financial assistance”; and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency.</td>
</tr>
<tr>
<td>Project Site:</td>
<td>5-9 Grace Avenue, Great Neck Plaza, Nassau County, New York.</td>
</tr>
</tbody>
</table>
Reasons Supporting This Determination:

1. The Project consists of the demolition of an existing one-story commercial building and construction of a four-story mixed-use building with thirty residential units, 4,800 square feet of ground-level retail and 56 on-site parking spaces.

2. Land use conditions at the Project Facility will not change as a result of the Project. The Project is consistent with the Business B District zoning classification of the Land. Many buildings in the vicinity of the Project and located in the same zoning district are mixed-use buildings including residential and retail uses.

3. The Land is in a densely developed commercial area with no scenic views known to be important to the community.

4. The Land does not contain, nor lie in the immediate vicinity of any surface waterbody.

5. The Project will discharge sanitary wastewater to a piped municipal sanitary sewer system with sufficient capacity to accept the flow from the Project and will not entail the types of activities or operations that are associated with a significant potential for groundwater contamination. The Project will include an on-site stormwater management system. Any runoff generated on-site will be collected in drywells where it will infiltrate in the soils beneath the Land. Due to the significant depth to groundwater, very little if any stormwater contaminants will be expected to reach groundwater.

6. The Project will not be a significant source of air emissions or odors. The Project, as a residential and retail mixed-used project, will not result in a significant increase in traffic. An estimated two vehicles per minute are expected to enter and exit the Project, which is a negligible increase in traffic volumes. Compared to the full development of the as-of-right use, the Project will generate 176 fewer trips during the PM peak hour and 122 fewer trips during the midday/Saturday peak hours. The Project is also in proximity to the Great Neck LIRR station and local bus routes. The existing roadway system has the capacity to accommodate additional traffic volumes and a minor increase in traffic would not be a significant impact to air quality.

7. The Land is already developed and does not possess significant ecological value.

8. The Project does not involve any agricultural land.

9. The Project Facility does not contain historically significant resources.
Because the Land is located in an urban, densely developed area, it lacks the characteristics which would suggest the potential presence of significant archaeological resources.

10. The Land is located in a dense commercial area and does not comprise public open space and is not used for recreation.

11. The Project Facility is not located in or substantially contiguous to any Critical Environmental Area.

12. Existing utility lines serve the Project Facility and no significant improvements are necessary to accommodate the Project. Modern energy efficient building materials and energy conservation will be incorporated into the Project. Also, water conserving fixtures will be installed in the apartments which will reduce consumption of public water.

13. Operation of the Project Facility is not expected to appreciably increase ambient noise or odor levels.

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16. The Project will not result in any significant impacts associated with solid waste generation. The Project will result in the generation of approximately 144 pounds per day, which will be sent to an existing solid waste disposal facility.

17. There will be no significant adverse environmental impacts as a result of the Project.

Supporting Documentation:

2) Full Environmental Assessment Form dated April 28, 2014.
3) SEQRA Negative Declaration, Village of Great Neck Plaza Board of Zoning

For Further Information Contact: Joseph J. Kearney
Executive Director
Nassau County Industrial Development Agency
Theodore Roosevelt County Executive & Legislative Building
1550 Franklin Ave., Suite 235
Manhasset, NY 11030
516-571-1945
**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>GRACE PLAZA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>5 TO 9 GRACE AVE., GREAT NECK PLAZA, 11021 (161 FEET WEST OF BUTTONWOOD INTERSECTION)</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>CONSTRUCTION OF MEDIUM-RISE DEVELOPMENT CONTAINING UNDERGROUND PARKING, RETAIL ON FIRST FLOOR AND THREE STORIES OF RESIDENTIAL APARTMENTS CONTAINING 30 UNITS.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>MOOSHENG NEMAT-ZADEH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>516-770-4146</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:NT8V1LBIOGO@AOL.COM">NT8V1LBIOGO@AOL.COM</a></td>
</tr>
<tr>
<td>Address:</td>
<td>47 A POND ROAD</td>
</tr>
<tr>
<td>City/PO:</td>
<td>KINGS POINT</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>11024</td>
</tr>
</tbody>
</table>

| Project Context (if not same as sponsor; give name and title/role): | |
| Address: | |
| City/PO: | |
| State: | |
| Zip Code: | |

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>5-9 GRACE PLAZA LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>516-487-7200</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:NYBUILDMAN@AOL.COM">NYBUILDMAN@AOL.COM</a></td>
</tr>
<tr>
<td>Address:</td>
<td>559 MIDDLE NECK ROAD</td>
</tr>
<tr>
<td>City/PO:</td>
<td>GREAT NECK, NY 11023</td>
</tr>
<tr>
<td>State:</td>
<td>NEW YORK</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>11023</td>
</tr>
</tbody>
</table>
### B. Government Approvals

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board or Village Board of Trustees</td>
<td>[ ] Yes [ ] No</td>
<td>Approved</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>[ ] Yes [ ] No</td>
<td>Approved</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>[ ] Yes [ ] No</td>
<td>Approved</td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
</tbody>
</table>

### I. Coastal Resources

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? [ ] Yes [ ] No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? [ ] Yes [ ] No

iii. Is the project site within a Coastal Erosion Hazard Area? [ ] Yes [ ] No

### C. Planning and Zoning

#### C.1. Planning and zoning actions

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? [ ] Yes [ ] No

- If Yes, complete sections C.2 and G.
- If No, proceed to question: C.2 and complete all remaining sections and questions in Part I

#### C.2. Adopted land use plans

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? [ ] Yes [ ] No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? [ ] Yes [ ] 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)? [ ] Yes [ ] No

If Yes, identify the plan(s):

[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? [ ] Yes [ ] 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 districts?

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, what is the proposed new zoning for the site?

### C.4. Existing Community Services

a. Is what school district is the project site located in?  GREAT NECK

b. What police or other public protection forces serve the project site?  NASSAU COUNTY

c. Which fire protection and emergency medical services serve the project site?  GREAT NECK

d. What parks serve the project site?  GREAT NECK

### B. 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: RESIDENTIAL, OFFICE, COMMERCIAL, RETAIL, APARTMENTS, FLOOR 2, 3, 4

b. Total area of the site of the proposed action: 0.42 acres

c. Total area to be physically disturbed: 0.32 acres

d. Total area (project site and any contiguous properties owned or controlled by the applicant or project sponsor): 0.42 acres

e. Is the proposed action an expansion of an existing project or use?  [ ] Yes [ ] No

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, purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Is a cluster conservation layout proposed?  [ ] Yes [ ] No

Number of lots proposed?

Minimum and maximum proposed lot sizes? Minimum __________ Maximum __________

e. Will the proposed action be constructed in multiple phases?  [ ] Yes [ ] No

If Yes:

1. Anticipated period of construction: 24 months

2. 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

3. Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases __________________________

Page 3 of 13
6. Does the project include new residential units?  
   Yes ☐ No ☐
   If Yes, show number of units proposed:
   One Family: ☐
   Two Family: ☐
   Three Family: ☐
   Multiple Family (Four or more): ☐
   Total: ☐

7. Does the proposed action include new non-residential construction (including expansions)?  
   Yes ☐ No ☐
   If Yes,
   a. Total number of structures: ☐
   b. Dimensions (to feet) of largest proposed structure: height: ☐; width: ☐; length: ☐.
   c. Approximate extent of building space to be heated or cooled: ☐ square feet.

8. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as retention of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
   Yes ☐ No ☐
   a. Purpose of the impoundment:
   b. A water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water ☐ Other specify:
   c. Water Authority of Great Neck ☐
   d. If other than water, identify the type of impounded/contained liquids and their source: ☐
   e. Approximate size of the proposed impoundment: Volume: ☐ million gallons; surface area: ☐ acres.
   f. Dimensions of the proposed dam or impounding structure: height: ☐; length: ☐.
   g. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): ☐

D.2. Project Operations

9. 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.)

10. If Yes:
   a. What is the purpose of the excavation or dredging? ☐ Foundation ☐ Parking
   b. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
   • Volume (specify tons or cubic yards): ☐
   • Over what duration of time: ☐ weeks.
   c. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
   • Natural soil to be used for use: ☐

11. Will there be crude dewatering or processing of excavated materials?  
   Yes ☐ No ☐
   If yes, describe:

12. What is the total area to be dredged or excavated? ☐

13. What is the maximum area to be worked at any one time? ☐

14. What would be the maximum depth of excavation or dredging? ☐

15. Will the excavation require blasting?  
   Yes ☐ No ☐

16. Summarize site rehabilitation goals and plan: ☐

17. 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:
   a. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ☐

Page 4 of 13
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:

* THE EXCAVATION WORK WILL NOT IMPACT ANY STATE WATERS. *
* ALL INDICATED TYPICAL EXCAVATION WILL BE LESS THAN 500 CUBIC YARDS. *
* WITHIN THE BOUNDARIES OF THE PROPERTY LINE. *

III. Will proposed action cause or result in disturbance to bottom sediments?
   - Yes, No
   - If Yes, describe:

   IV. Will proposed action cause or result in the destruction or removal of aquatic vegetation?
   - Yes, No
   - If Yes:
     - Area of aquatic vegetation proposed to be removed:
     - Expected changes in 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/physical treatment will be used, specify product(s):

   V. Describe any proposed reclamation/mitigation following disturbance:

   VI. Will the proposed action use, or create a new demand for water?
   - Yes, No
   - Total anticipated water usage/demand per day: _______ gallons/day

   VII. Will the proposed action obtain water from an existing public water supply?
   - Yes, No
   - Name of district or service area:
   - Water availability of GREAT NECK:

   VIII. Is a new water supply district or service area proposed to be formed to serve the project site?
   - Yes, No
   - Applicant/owner for new district:
   - Date application submitted or anticipated:
   - Proposed source(s) of supply for new district:
   - If a public water supply will not be used, describe plans to provide water supply for the project:
   - If water supply will be from wells (public or private), maximum pumping capacity: _______ gallons/minute.

   IX. Will the proposed action generate liquid wastes?
   - Yes, No
   - Total anticipated liquid waste generation per day: _______ gallons/day

   X. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial): In combination, describe all components and approximate volumes or proportions of each:

   XI. Will the proposed action use any existing public wastewater treatment facilities?
   - Yes, No
   - Name of wastewater treatment plant to be used: GREAT NECK:
   - Name of district: GREAT NECK:
   - Does the existing wastewater treatment plant have capacity to serve the project?
   - Is the project site in the existing district?
   - Is expansion of the district needed?
• Do existing sewer lines serve the project site? □ Yes □ No
  If Yes: Describe any sewerage system improvements. 

r. Will a new wastewater (sewage) treatment district be formed to serve the project site? □ Yes □ No
  If Yes:
  • Applicability of new district:
  • Date application submitted or anticipated:

s. 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):

Finally, describe any plans or designs to capture, recycle, or reuse liquid waste:

3. 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

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)?

HALF ON SITE STORM WATER MANAGEMENT. HALF TO STREET FILL BASIN.

□ If on surface waters, identify receiving water bodies or wetlands:

4. Will stormwater runoff flow to adjacent properties? □ Yes □ No

5. Does proposed plan maintain impervious surfaces, use pervious materials or collect and re-use stormwater? □ Yes □ No

6. 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

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 operation (e.g., process emissions, large boilers, electric generation)

7. Will any air emission sources named in D.2.(a) above, require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? □ Yes □ No

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 (CO2)
- □ tons/year (short tons) of Nitrogen Oxides (NOx)
- □ tons/year (short tons) of Particulate Matter (PM)
- □ tons/year (short tons) of Sulfur Dioxide (SO2)
- □ tons/year (short tons) of Chlorofluorocarbons (CFCs)
- □ tons/year (short tons) of Hydrochlorofluorocarbons (HCFCs)
- □ tons/year (short tons) of Hazardous Air Pollutants (HAPs)
k. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   Yes / No

l. Estimate methane generation in tons/year (metric): __________

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

n. 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 the operations and nature of emissions (e.g., diesel exhaust, rock particles/dust).

o. 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:
   1. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend
   2. Randomly between hours of __________ to __________.
   3. For commercial activities only, projected number of semi-trailer truck trips/day: __________.
   4. Parking spaces: Existing __________ Proposed __________ Net Increase/Decrease __________.

   5. Does the proposed action include any shared use parking?
   6. 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

   i. Estimate annual electricity demand during operation of the proposed action:

   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site generation, on-site renewable, grid/local utility, or other):

   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.

   i. During Construction:
      - Monday - Friday: __________ AM to __________ PM
      - Saturday: __________ AM to __________ PM
      - Sunday: __________ OFF
      - Holidays: __________ OFF

   ii. During Operations:
      - Monday - Friday: __________ AM to __________ PM
      - Saturday: __________ AM to __________ PM
      - Sunday: __________ OFF
      - Holidays: __________ OFF
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:  
   **CONSTRUCTION NOISE WILL OCCUR DURING THIS TIME:**  
   
   ii. Will 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:  
   **THE PROPOSED BUILDING WILL HAVE OUTDOOR LIGHT FIXTURES ATTACHED TO FACADE AND IN FRONT OF DUPLEX POST IN THE REAR OF THE BUILDING.**  
   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? □ Yes □ No  
   Describe:  

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:  

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemicals products more than 182 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 proposed storage facilities:  

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):  

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

s. 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: _______ was per _______ (unit of time)  
   - Operation: _______ was per _______ (unit of time)  
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
   - Construction:  
   - Operation:  
   iii. Proposed disposal methods/facilities for solid waste generated on-site:  
   - Construction:  
   - Operation:  

Page 8 of 13
1. 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

2. Will 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): ____________________________

   ii. If mix of uses, generally describe:
   __________________________________________________________________________

b. Land uses and covertypes on the project site:

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acreages)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>0.42</td>
<td>0.42</td>
<td>0</td>
</tr>
<tr>
<td>Forested</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Forest</td>
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<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
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<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
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<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
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<tr>
<td>Wetlands (freshwater or tidal)</td>
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<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
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<tr>
<td>Other</td>
<td></td>
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</tbody>
</table>

   Describe: ____________________________________________________________

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<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1,500 feet of the project site?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. If Yes, explain:</td>
<td></td>
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<tr>
<td>2. Identify Facilities:</td>
<td></td>
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<tr>
<td>e. Does the project site contain an existing dam?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. Dimensions of the dam and impoundment:</td>
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<tr>
<td>• Dam height:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Dam length:</td>
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<tr>
<td>• Surface area:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Volume impounded:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Dam’s existing hazard classification:</td>
<td></td>
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<tr>
<td>3. Provide data and summarize results of last inspection:</td>
<td></td>
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</tr>
<tr>
<td>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?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. Has the facility been formally closed?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2. If yes, cite sources/documentation:</td>
<td></td>
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<tr>
<td>3. Describe the location of the project site relative to the boundaries of the solid waste management facility:</td>
<td></td>
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<tr>
<td>4. Describe any development constraints due to the prior solid waste activities:</td>
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<tr>
<td>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?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>• Yes – Spills Incidents database: Provide DEC ID number(s):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Yes – Environmental Site Remediation database: Provide DEC ID number(s):</td>
<td></td>
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<tr>
<td>• Neither database:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. If site has been subject of RCRA corrective activities, describe control measures:</td>
<td></td>
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</tr>
<tr>
<td>i. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>1. If yes, provide DEC ID number(s):</td>
<td></td>
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</tr>
<tr>
<td>2. If yes to (i), (ii) or (iii) above, describe current status of site(s):</td>
<td></td>
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</tbody>
</table>
E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? __100__ 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. Preeminent soil type(s) present on project site:  
   - [List soil types]

   c. Drainage status of project site soils:  
      - Well Drained: __100__% of site
      - Moderately Well Drained: ___% of site
      - Poorly Drained: ___% of site

   d. What is the average depth to the water table on the project site? Average: __100__ feet

   e. Is there any unique geologic features on the project site? Yes □ No □
      If Yes, describe: ______________________________________________________

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

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

   iii. For each identified regulated wetland and waterbody on the project site, provide the following information:
      - Stream: Name _______ Classification _______
      - Lakes or Ponds: Name _______ Classification _______
      - Wetlands: Name _______ Approximate Size _______

   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/ies and basis for listing as impaired: ______________________________________________________

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

2. Is the project site in the 100 year Floodplain? Yes □ No □

3. Is the project site in the 500 year Floodplain? Yes □ No □

4. Is the project site located over, or immediately adjoining a primary, principal or sole source aquifer? Yes □ No □
   If Yes: Name of aquifer: ___________
a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  
   - Yes ☐  
   - No ☐  

b. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District  
   - Name:  
   - Brief description of characteristics on which listing is based:  

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 NYS State Historic Preservation Office (SHPO) archaeological site inventory?  
   - Yes ☐  
   - No ☐  

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

m. Identify the predominant wildlife species that occupy or use the project site:  
   - YES  
   - NO  

n. Does the project site contain a designated significant natural community?  
   - Yes ☐  
   - No ☐  

   a. Describe the habitat/community (composition, function, and goals for designation):  

   b. Source(s) of description or evaluation:  

   c. Extent of community/matrix:  
      - Current:  
      - Following completion of project as proposed:  

   d. Gain or loss (indicate + or -):  

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 ☐  

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 ☐  

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 this use:  

r. Designated Public Resource(s) On or Near Project Site  
   - Yes ☐  
   - No ☐  

  a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agricultural and Markets Law, Article 23-A-A, Section 303 and 304?  
     - Yes ☐  
     - No ☐  

  b. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agricultural and Markets Law, Article 23-A-A, Section 303 and 304?  
     - Yes ☐  
     - No ☐  

  c. Are agricultural lands consisting of highly productive soils present?  
     - Yes ☐  
     - No ☐  

  d. Source(s) of soil:  

  e. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  
     - Yes ☐  
     - No ☐  

     a. Name of the natural landmark:  
     - Biological Community ☐  
     - Geological Feature ☐  

     b. Describe the characteristics of the project site with respect to the natural landmark:  

     c. Source of data (e.g., state or federal):  

  d. Is the project site located in, or does it adjoin a state listed Critical Environmental Area?  
     - Yes ☐  
     - No ☐  

     a. Identify area:  
     - Description of area:  
     - Source of designation:  
     - Designating agency and date:
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 these 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: 5-9 Grace Plaza LLC  Date: 4-28-2014

Signature: [Signature]  Title: Managing Member
**Full Environmental Assessment Form**

**Part 2 - Identification of Potential Project Impacts**

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, map, 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.

<table>
<thead>
<tr>
<th>Impact on Land</th>
<th>□ NO</th>
<th>✔ YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed action may involve construction or physical alteration of the land surface of the proposed site. (See Part 1, D.11)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If &quot;Yes&quot;, answer questions a - h. If &quot;No&quot;, move on to Section 2.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year in multiple phases.</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>E2a, D2e, D2f</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Fracture hazard area.</td>
<td>B11</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts The Project involves demolition of an existing one-story commercial building and construction of a four-story mixed-use building with residential and retail uses.</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
2. Impact on Geological Features

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)

If “Yes”, answer questions a - e. If “No”, move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) affected:</td>
<td>E2g</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:</td>
<td>E3c</td>
<td>□</td>
</tr>
<tr>
<td>c. Other impacts</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water

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)

If “Yes”, answer questions a - l. If “No”, move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2h, D1h</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>D2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>D2h</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2e</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2b</td>
<td>□</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to situation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>□</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>D2g, D2h</td>
<td>□</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D1a, D2d</td>
<td>□</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>
4. **Impact on groundwater**

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. (See Part I, D.2.a, D.2.c, D.2.d, D.2.p, D.2.g, D.2.t)

If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No. or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>d2a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d1a, d2c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2d, e2i</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2e, e1f, e1g, e1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2p, e2i</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e2b, d2q, e3l, d2c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. **Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part I, E.2)

If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No. or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>e2i</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e2j</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e2k</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2b, d2c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d2b, e2a, e2j, e2k</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e1a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6. Impacts on Air
The proposed action may include a state-regulated air emission source. 
(See Part I. D.2.f, D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrogen oxide (NOₓ)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iv. More than 0.145 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HCFS) emissions</td>
<td>D2h</td>
<td>☐</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>D2f, D2g</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in &quot;a&quot; through &quot;c&quot;, above.</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts:</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

7. Impact on Plants and Animals
The proposed action may result in a loss of flora or fauna. (See Part I. E.2. m-q.)
If "Yes", answer questions a - f. If "No", move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>E2o</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E2o</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E2p</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E2p</td>
<td>☐</td>
</tr>
<tr>
<td>Question</td>
<td>Relevant Part I Question(s)</td>
<td>No, or small impact may occur</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.</td>
<td>E3c</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.</td>
<td>E2a</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E2m</td>
<td>☐</td>
</tr>
<tr>
<td>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 &amp; information source:</td>
<td>E1b</td>
<td>☐</td>
</tr>
<tr>
<td>i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.</td>
<td>D2d</td>
<td>☐</td>
</tr>
<tr>
<td>j. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8. **Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part I, E.3.a. and b.)

*If “Yes”, answer questions a - h. If “No”, move on to Section 9.*

No, or small impact may occur | Moderate or large impact may occur
---|---

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate or large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System</td>
<td>E2c, E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E1b, E3a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 9. Impact on Aesthetic Resources

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.2.b)

If "Yes", answer questions a - e. If "No", go to Section 10.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination, or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>□</td>
</tr>
</tbody>
</table>
| 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 | E3h | □ | □ |
| 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 | E3h, E2g, E1c | □ | □ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | □ | □ |
| f. There are similar projects visible within the following distance of the proposed project:  
  0-1/2 mile  
  1/2-1 mile  
  1-3 mile  
  3+ mile | D1a, E1a, D1e, D1g | □ | □ |
| g. Other impacts: |  | □ | □ |

### 10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archeological resource. (Part 1, E.3.c, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any building, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.</td>
<td>E3e</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.</td>
<td>E3g</td>
<td>□</td>
</tr>
</tbody>
</table>
### Impact on Open Space and Recreation

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.

(See Part 1, C.2.e, E.1.c, E.2.q.)

*If* "Yes", *answer questions a - e.* *If* "No", *go to Section 12.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or &quot;ecosystem services&quot;, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2g</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2g</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2a, E1c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1, E.3.d)

*If* "Yes", *answer questions a - c.* *If* "No", *go to Section 13.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>E3d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E3d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
13. **Impact on Transportation**

The proposed action may result in a change to existing transportation systems. (See Part 1, D.2.1)

If "Yes", answer questions a-g. If "No", go to Section 14.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts. The project will result in a minor increase in traffic to the existing road network, which is a densely developed commercial corridor.</td>
<td></td>
<td>☑</td>
<td>□</td>
</tr>
</tbody>
</table>

14. **Impact on Energy**

The proposed action may cause an increase in the use of any form of energy. (See Part 1, D.2.2.k)

If "Yes", answer questions a-e. If "No", go to Section 15.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>D1f, D1g, D2k</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 180,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>e. Other Impacts. The project will result in an increase in energy usage which will be minimized through energy efficient building materials and features.</td>
<td></td>
<td>☑</td>
<td>□</td>
</tr>
</tbody>
</table>

15. **Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1, D.2.m., n., and o.)

If "Yes", answer questions a-f. If "No", go to Section 18.

<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in blasing within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2m</td>
<td>☑</td>
<td>□</td>
</tr>
</tbody>
</table>

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d. The proposed action may result in light shining onto adjoining properties. & D2n & ✓ & ☐

e. The proposed action may result in lighting causing sky-glow brighter than existing area conditions. & D2n, E1a & ✓ & ☐

f. Other impacts: The Project will include outdoor lighting on the building facade and in the rear of the building.

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I D, 2q., E1, d, f, g, and h.)

If “Yes”, answer questions a – m. If “No”, go to Section 17.

<table>
<thead>
<tr>
<th>Relevant Part I Questions(s)</th>
<th>No or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</td>
<td>E1d</td>
<td>☐</td>
</tr>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., eminent domain or deed restrictions).</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>D2r</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td>☐</td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td>☐</td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E1f, E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td>☐</td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td>☐</td>
</tr>
</tbody>
</table>

m. Other impacts: ________________________________

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1.C.1, C.2, and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

<table>
<thead>
<tr>
<th>Relevance</th>
<th>Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part I</td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1, E1, E2b</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>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 20%.</td>
<td>C2</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C3, C5</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C4</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>C3, D1, D1, D1f, D1f, D1g, E1a</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D1, D2, D1d, D2</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>h. Other:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1.C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevance</th>
<th>Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part I</td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g., schools, police and fire)</td>
<td>C4</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1, E1b, E2, E2g, E2h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.

No potentially moderate to large impacts were identified.

---

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

<table>
<thead>
<tr>
<th>SEQR Status:</th>
<th>□ Type 1</th>
<th>□ Unlisted</th>
</tr>
</thead>
</table>

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:


Prepared by Cannon Engineering & Associates, dated August 2013

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Nassau County Industrial Development Agency 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:

☐ 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: Great Plaza

Name of Lead Agency: Nassau County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Joseph J. Kearney

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency: [Signature]

Date: 1/13/14

Signature of Preparer (if different from Responsible Officer): [Signature]

Date: 5/23/2014

For Further Information:

Contact Person: Joseph J. Kearney, Executive Director, NGIDA
Address: Theodore Roosevelt County Executive & Legislative Building, 1550 Franklin Ave., Suite 230, Mineola, NY 11501
Telephone Number: 516-571-1345

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)


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