

State Environmental Quality Review Act (SEQR) FINDINGS STATEMENT

CITY OF GLEN COVE SMART GROWTH COMPREHENSIVE PLAN WITH SUSTAINABILITY ELEMENTS

Name of the Proposed Action: City of Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

SEQR Classification: Type 1 Action

Location: City of Glen Cove, Nassau County, NY

Lead Agency: Glen Cove City Council
City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

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Date of Adoption: July 23, 2024

Funding Partners

This Comprehensive Plan was prepared with funding provided by the New York State Department of State Environmental Protection Fund via its Smart Growth Program.



This Comprehensive Plan has been funded in part by the Climate Smart Communities Grant Program, Title 15 of the Environmental Protection Fund through the New York State Department of Environmental Conservation



This SEQR Findings Statement has been prepared pursuant to Article 8 of the New York State (“NYS”) Environmental Quality Review Act (“SEQR”) of the New York State Environmental Conservation Law and Title 6 of the NYS Code of Rules and Regulations (“6 NYCRR”) Part 617.

Description of the Proposed Action

The City of Glen Cove proposes to adopt the 2024 City of Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements (“Comprehensive Plan” or “Plan”). The adoption of the Comprehensive Plan constitutes the Proposed Action.

The Comprehensive Plan, which covers the entire geographic area of the City of Glen Cove, is a document that reflects today’s existing conditions and trends and establishes the direction for the City’s policies through the next 10 years. It serves as a guide to future municipal decisions regarding land use, zoning, housing, economic development, community facilities, transportation, infrastructure, utilities, natural resources, and sustainability. The Comprehensive Plan sets objectives and strategies to support downtown, conserve neighborhoods, and preserve the City’s historic and natural resources.

The Comprehensive Plan includes recommendations in the following eight chapters:

- Demographics and Housing
- Land Use and Zoning
- Transportation and Mobility
- Downtown and Economic Development
- Natural Resources, Climate Change, and Resilience
- Infrastructure and Utilities
- Community Facilities
- Future Land Use Plan and Implementation

Each chapter analyzes relevant existing conditions, identifies issues and opportunities, and provides objectives and strategies to guide the City’s future policies and informed decision-making. The last chapter (Future Land Use Plan and Implementation) provides a future land use plan and strategies for implementation.

Facts and Conclusions in the Generic Environmental Impact Statement (“GEIS”) Relied Upon to Support the Decision

SEQR History

The following steps have been undertaken during this SEQR review process, in compliance with the New York State Environmental Conservation Law, Article 8 and the rules and regulations promulgated thereunder (“6 NYCRR Part 617”):

- **Environmental Assessment Form (“EAF”)** – a Part 1 EAF was prepared and submitted to the City Council in November of 2023. The City Council declared its intent to designate itself as lead agency on December 12, 2023. Parts 2 and 3 provided a preliminary analysis of the potential impacts associated with the Proposed Action. Following review, the City Council determined that the Proposed Action had the potential for significant adverse environmental impacts on water supply and traffic and would require the preparation of GEIS. Pursuant to this determination, the City

Council (SEQR lead agency) issued a positive declaration for the Proposed Action on January 23, 2024.

- **Scoping** – a process to elicit comments from involved and interested agencies and the public on the content and scope of the GEIS (scoping was held from January 24 – February 26, 2024). The City Council adopted the Final Scope outlining the contents of the Draft GEIS (“DGEIS”) on March 26, 2024 (“Final Scope”).
- **DGEIS** – a draft document accepted by the City Council and released for public and agency review and comment. On April 9, 2024, the City Council accepted the DGEIS dated March 27, 2024 as adequate and complete for the purpose of commencing public review and comment regarding issues addressed in the Final Scope.
- **Public Review** – Written comments regarding the DGEIS were accepted from April 10 until May 13, 2024. There were no comments received on the DGEIS.
- **Final GEIS (“FGEIS”)** – acceptance and publication by the City Council as Lead Agency, which incorporates relevant comments and responses, if any, made during public review of the DGEIS. The Lead Agency accepted the FGEIS for public review and circulation on June 25, 2024. There were no comments received on the FGEIS.

Substantive Issues Considered in the GEIS Document

(1) In accordance with scoping, the GEIS document focused on impacts on land use and zoning, transportation, groundwater, historic and archeological resources, critical environmental areas, human health, and flooding.

(2) It also identified a range of other environmental impacts and alternatives.

(3) This document is a generic assessment of environmental impacts likely to result from the adoption of the Comprehensive Plan. All future development projects, and any site-specific actions or any future proposed zoning amendments will be subject to individual approval processes, including site plan review and site-specific review under SEQR as outlined in the SEQR regulations. Unless an action is exempt from SEQR it will be required to have a specific environmental assessment form (EAF) evaluate its impacts.

Findings Certification

The Lead Agency, having considered the Draft and Final Generic Environmental Impact Statements and having considered the preceding written facts and conclusions relied upon to meet the requirements of “6 NYCRR Part 617.11”, makes the following certification of findings:

1. It has considered the relevant environmental impacts, facts and conclusions disclosed in these documents;
2. It has weighed and balanced the relevant environmental impacts with social, economic and other considerations;
3. It has considered and addressed all substantive public and agency comments on the DGEIS and FGEIS;

4. The requirements of 6 NYCRR Part 617 have been met as stated in the SEQR history above;
5. Consistent with the social, economic, and other essential considerations from among the reasonable alternatives thereto, the action approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the environmental impact statement; and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.