

Project : Date : 

**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.

**Description of Proposed Action:**

The City of Glen Cove is proposing the adoption of a Comprehensive Plan Update. The plan seeks to streamline pathways for economic growth and development, while addressing community needs and environmental sustainability. The plan is being updated with the input of a Comprehensive Planning Committee and Core Working Group, stakeholders/experts, and the community, which was engaged throughout the process.

**Reasons Supporting Determination:**

Two moderate to large impacts of this Proposed Action are identified in the Part 2 EAF form:

- Impact on Transportation
- Impact on Groundwater

Given the potential future development that would be enabled by the Proposed Action, the Glen Cove City Council finds that moderate to large impacts identified above have the potential to result in one or more significant adverse impacts on the environment, and that a Generic Environmental Impact Statement (GEIS) analyzing the 2024 Comprehensive Plan Update and the associated development that could occur over the next 10 years, must be prepared to assess these potential impacts. The GEIS must also include possible mitigation measures for the identified impacts, specify specific conditions or criteria under which future actions will be undertaken or approved (including requirements for any subsequent SEQR compliance), and explore alternatives to avoid or reduce identified significant impacts.

Additionally, five small impacts were identified in the Part 2 EAF. These are:

1. Impact on Land
2. Impact on Flooding
3. Impact on Historic and Archaeological Resources
4. Impact on Critical Environmental Areas
5. Impact on Human Health

SEQR does not require small impacts to be evaluated in a generic EIS. Nevertheless, these will be included and reviewed qualitatively in the document.

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

SEQR Status:  Type 1  Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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

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

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

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

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

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

Name of Lead Agency: Glen Cove City Council

Name of Responsible Officer in Lead Agency: Pamela D. Panzenbeck

Title of Responsible Officer: Mayor, City of Glen Cove

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Pamela D. Panzenbeck

Address: 9 Glen Street Glen Cove, New York 11542

Telephone Number: (516) 676-2004

E-mail: mayor@glencoveny.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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

CITY OF GLEN COVE

CITY COUNCIL



---

DRAFT SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN A DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) FOR:

CITY OF GLEN COVE SMART GROWTH COMPREHENSIVE PLAN WITH SUSTAINABILITY ELEMENTS

**Location:** City of Glen Cove, Nassau County, New York (see attached location map)

**Classification of Action:** Type 1 Action

**Lead Agency:** Glen Cove City Council  
9 Glen Street  
Glen Cove, New York 11542

**Written Scoping Comments:** 30 day period from 1/24/2024 to 2/26/2024

**Purpose of Scoping:** see NYCRR 617.8 (a): “The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping is required for all EISs (except for supplemental EISs), and may be initiated by the lead agency or the project sponsor.”

## **A. PROJECT DESCRIPTION**

### **Description of the Proposed Action**

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6 NYCRR Part 617), the Glen Cove City Council (City Council), acting as lead agency, is preparing a Generic Environmental Impact Statement (GEIS) to evaluate the areas of potential impact of the adoption of the Comprehensive Plan Update (herein after referred to as the Proposed Action).

The plan update is being developed with the input of a steering committee (Comprehensive Planning Committee and Core Working Group), local stakeholders/experts, and the community, which was

engaged throughout the process. Overall, the plan update seeks to provide actionable policy and planning strategies for Glen Cove that incorporate climate change mitigation and adaptation that can be implemented in the short-term and long-term. The Comprehensive Plan is currently being drafted following a structure of nine chapters that include objectives and strategies for reach of the following topics/geographic areas:

- History and Regional Context: Outlines Glen Cove’s history of development and planning, summarizing the City’s history and relevant planning documents, such as the 2009 Master Plan for the City of Glen Cove and the 2010 Nassau County Comprehensive Plan.
- Demographics: Provides an overview of socio-demographic and housing data trends between 2010 and 2020. Recommendations include preserving established neighborhoods while exploring opportunities to promote affordable housing.
- Land Use and Zoning: Explores Glen Cove’s existing land use patterns, zoning map, and Zoning Code. The chapter outlines recommendations for targeted areas to study zoning changes and suggests consideration of transit-oriented development overlay zones near select LIRR stations.
- Transportation: Surveys existing transportation conditions like commutation patterns, annual average daily traffic, and motor vehicle crash incidents, and discusses opportunities to enhance road safety and improve connections to downtown Glen Cove and citywide.
- Downtown and Economic Development: Outlines approaches to support existing businesses in Glen Cove and attract new commercial activity downtown.
- Natural Resources and Climate Change: Examines Glen Cove’s existing natural resources and climate change risk and recommends sustainability and energy conservation efforts.
- Infrastructure and Utilities: Reviews the existing conditions of key infrastructure systems such as drinking water and sewer systems, stormwater management, energy, electricity, natural gas, and solid waste management. Discusses strategies to improve existing infrastructure, such as stormwater management practices and water capacity management strategies.
- Community Facilities: Summarizes the municipal facilities, services and institutions that serve the Glen Cove community, including Fire, Police, Parks and Recreation, and the Glen Cove School District, and outlines strategies to best support community facilities.
- Future Land Use Plan and Implementation: Discusses a future land use plan and outlines a potential implementation framework for plan recommendations.

### **GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)**

As stated in the SEQR regulations, 6 NYCRR Section 617.10(a), a Generic EIS may be used to assess the environmental impacts of “an entire program or plan having area wide application...” As such, this Generic EIS will present a broader and more general set of analyses than a site-or project-specific EIS. The Generic EIS will describe the Proposed Action and will include assessments of anticipated impacts if such details are available. In some cases, the analyses will be based on conceptual information due to the comprehensive and prospective nature of the Comprehensive Plan. A GEIS of this nature is prepared when a proposed action represents a comprehensive program having wide application and defining a range of future projects in the affected area.

The steps in preparing the GEIS include:

- Scoping – a process to elicit comments from involved and interested agencies and the public on the content and scope of the GEIS;
- Draft GEIS (DGEIS) – a document published by the City Council for public and agency review and comment;
- Public review – of at least 30 days, during which any individual, group, or agency may comment on the DGEIS;
- Final GEIS (FGEIS) – a document that responds to relevant comments made during public review of the DGEIS; and
- Findings Statement – a document prepared after the Final GEIS has been filed, that considers the relevant environmental impacts presented in the GEIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for the City Council’s decision and certifies that the SEQR requirements have been met.

This Scoping Document is intended to inform involved and interested agencies and the public of the range of topics the lead agency intends to address in the DGEIS.

## **B. INVOLVED AND INTERESTED AGENCIES**

Under SEQR, the lead agency is responsible for coordinating the SEQR review process, as well as discretionary decision making regarding the Proposed Action. For the DGEIS, the Glen Cove City Council is the lead agency. As lead agency, the City Council is responsible for preparing a determination of significance, determining the scope and adequacy of the DGEIS, coordinating the preparation of the final GEIS, and preparing SEQR findings. The lead agency has the authority to fund, approve, or directly undertake some aspect of the Proposed Action.

### **INVOLVED AGENCIES**

Involved agency means an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an “involved agency” notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. For this DGEIS, the following are considered involved agencies:

- City of Glen Cove Planning Board, Andrew Kaufman, Chair
- Nassau County Planning Department, William Nimmo, Deputy Commissioner
- New York State Department of State, Secretary of State Robert Rodriguez
- New York State Department of Environmental Conservation, Commissioner Basil Seggos

## **C. REQUIRED APPROVALS AND REVIEWS**

The DGEIS will identify and discuss all required approvals and reviews needed to adopt and implement the Proposed Action. The Proposed Action will require the following approval and review:

*GLEN COVE CITY COUNCIL ADOPTION*

Approval of the Comprehensive Plan Update.

**D. POTENTIALLY SIGNIFICANT IMPACTS TO BE ADDRESSED IN THE DGEIS**

The City Council adopted a Positive Declaration on January 23, 2024 based on an Environmental Form (EAF) Parts 1, 2, and 3. The EAF Parts 2 and 3 identified that the Proposed Action may result in large to moderate impacts in the following categories:

- Transportation
  - Implementation of the proposed action may change both the present pattern and amount of traffic.
- Groundwater
  - The Comprehensive Plan supports continued growth of Glen Cove, presenting a potential impact on groundwater volume.

Both impacts referenced above will be addressed with qualitative and quantitative data as available.

The EAF Part 2 and 3 identified the following categories as having small impacts. They include the following:

- Land
- Historic and Archeological Resources
- Critical Environmental Areas
- Human Health
- Flooding

These smaller impacts will be described qualitatively.

**E. SCOPE OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**

The general framework of analysis is to: 1) study and describe the existing conditions in the area; 2) project these conditions to a future analysis year without the Proposed Action (known as the “No-Action” condition or “Build-out under 2009 Master Plan”); 3) assess potential environmental impacts of the Proposed Action on the “No-Action” and “With-Action” conditions (known as “Potential Impacts”); 4) present and evaluate potential mitigation measures to mitigate any significant adverse environmental impacts; and 5) assess potential environmental impacts of the proposed alternative (see section 5.0).

The DGEIS will contain the elements required in SEQR 617.9(b) and the following information:

**COVER SHEET**

The Cover Sheet will identify:

- (1) The report as a Draft GEIS
- (2) The Proposed Action and its location
- (3) The name, address and telephone number of the Lead Agency and contact person
- (4) The name, address and telephone number of the preparer of the DGEIS
- (5) The date of DGEIS submission and acceptance
- (6) Public hearing date and DGEIS comment period

- (7) Website where DGEIS and FGEIS will be posted, as required under state law

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project and a list of all interested and involved parties will be provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices (if any).

## **1.0 EXECUTIVE SUMMARY**

- Brief description of the Proposed Action;
- Brief description of the City (“Study Area”), and a discussion of how conditions affect and relate to the Proposed Action;
- Brief summary of the potential alternatives to the Proposed Action;
- Discussion of the potential adverse impacts of the Proposed Action;
- Brief summary of the identified mitigation measures and strategies to be performed as part of the Proposed Action in order to limit adverse environmental impact;
- List of all involved agencies;
- List of the permits, approvals and reviews required to implement the Proposed Action; and
- Discussion of any community participation and public outreach that was conducted during the SEQRA process.

## **2.0 PROPOSED ACTION**

- 2.1 Project Location and Environmental Setting
- 2.2 Project History
- 2.3 Public Needs and Benefits
- 2.4 Public Involvement
- 2.5 Description of the Proposed Action
- 2.6 Involved Agencies
- 2.7 Required Reviews and Approvals

## **3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION**

The analysis of potential impacts will include findings from analyses included in the Comprehensive Plan Update. These analyses will be conducted on a qualitative basis unless quantitative data is readily available.

### **3.1 Land Use and Zoning**

#### *3.1.1 Existing Conditions*

##### *Land use and Zoning*

Provide a description of the existing land use conditions identified in the Comprehensive Plan. Describe the demographic characteristics of the community identified in the Comprehensive Plan. Utilize maps, tables, and air and ground photos as appropriate.

### *3.1.2 Potential Impacts*

#### Land use and Zoning

Describe potential changes in uses, scale and density discussed in the Comprehensive Plan. Utilize figures, tables, etc. as appropriate.

### *3.1.3 Mitigation Measures*

To be determined, if necessary.

## 3.2 Transportation

### *3.2.1 Existing Conditions*

Provide a description of the existing road network in the City, sensitive intersections, and parking conditions. Provide summary of crash data obtained from NYSDOT. Identify and describe public transit options, including LIRR ridership. Describe and evaluate pedestrian, multi-modal, and bicycling conditions.

### *3.2.2 Potential Impacts*

Describe proposed changes in traffic circulation and discuss the potential impacts of Comprehensive Plan recommendations on transportation resources and traffic. Discussion of potential changes in demand for public transportation services because of the Proposed Action.

### *3.2.3 Mitigation Measures*

To be determined, if necessary.

## 3.3 Groundwater

### *3.3.1 Existing Conditions*

Provide a description of the existing groundwater conditions in Glen Cove.

### *3.3.2 Potential Impacts*

Identify potential impacts on groundwater usage and capacity because of potential future growth in Glen Cove.

### *3.3.3 Mitigation Measures*

To be determined, if necessary.

## 3.5 Historic and Archaeological Resources

### *3.5.1 Existing Conditions*

Describe existing historic and archeological conditions in Glen Cove. Utilize maps and photos as appropriate.

### *3.5.2 Potential Impacts*

Describe potential impact of the Proposed Action on historic and archeological resources.

### *3.5.3 Mitigation Measures*

To be determined, if necessary.



### 3.6 Critical Environmental Areas

#### 3.6.1. Existing Conditions

Describe existing critical environmental areas in Glen Cove. Utilize maps, tables, and photos as appropriate.

#### 3.6.2 Potential Impacts

Describe potential impact of the Proposed Action on Critical Environmental Areas.

#### 3.6.3. Mitigation Measures

To be determined, if necessary.

### 3.7 Human Health

#### 3.7.1. Existing Conditions

Describe existing public health conditions in Glen Cove. Provide quantitative data as available.

#### 3.7.2 Potential Impacts

Describe potential impact of the Proposed Action on human health conditions.

#### 3.7.3. Mitigation Measures

To be determined, if necessary.

### 3.8 Flooding

#### 3.8.1. Existing Conditions

Identify areas included in the 100-year floodplain. Describe sea level rise projections using NYS DEC data for 2050. Utilize maps and tables as appropriate.

#### 3.8.2 Potential Impacts

Discuss potential impact of the Proposed Action on drainage patterns. Identify low-lying areas where projected sea level rise and floodplain expansion is more likely to cause impacts.

#### 3.8.3. Mitigation Measures

To be determined, if necessary.

## **4.0 OTHER ENVIRONMENTAL IMPACTS**

### 4.1 *Unavoidable Adverse Environmental Impacts*

### 4.2 *Irreversible and Irretrievable Commitment of Resources*

### 4.3 *Growth-Inducing, Cumulative and Secondary Impacts*

### 4.4 *Effects on the Use and Conservation of Energy*

## **5.0 ANALYSIS OF ALTERNATIVES**

### 5.1 *No-Action Alternative: Comprehensive Plan is not adopted, and the existing Master Plan stays in place.*

Evaluate the scenario where the status of existing land use and zoning remains unchanged.

## **6.0 SUBSEQUENT SEQR ACTIONS**

Describe future actions necessary for site-specific development should a parcel apply for development. For example, any new development proposed will need to comply with SEQR, including but not limited

to, the preparation of an Environmental Assessment Form (EAF) for site-specific review. Any future proposed zoning changes will need to comply with SEQR, including but not limited to completing an Environmental Assessment Form to examine site-specific issues for that area.

#### **F. ISSUES NOT INCLUDED IN THE SCOPE**

- Geological Features
- Surface Water
- Air Quality
- Plants and Animals
- Agricultural Resources
- Aesthetic Resources
- Open Space and Recreation
- Energy
- Noise, Odor, Light
- Consistency with Community Plans
- Consistency with Community Character

All the issues referenced above were not indicated in the EAF Part 2 as issues needing to be addressed.

#### **GEIS APPENDICES**

- a) EAF Part 1, 2, and 3 and Positive declaration
- b) Scoping Document