

EXPANDED

EAF

220 Hempstead Avenue, Rockville Centre, New York

*Full Environmental Assessment Form  
Part I - Project and Setting*

**Instructions for Completing Part I**

Part I 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 I 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 I is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: 6 Lot subdivision to create 6 new single family homes.		
Project Location (describe, and attach a general location map): 220 Hempstead Avenue, Rockville Centre, New York 11570		
Brief Description of Proposed Action (include purpose or need): 6 Lot subdivision to create 6 new single family homes.		
Name of Applicant/Sponsor: Brett O'Reilly		Telephone: 516 287 0946 E-Mail: jim@rockven.com
Address: 220 Hempstead Avenue		
City/PO: Rockville Centre	State: NY	Zip Code: 11570
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Bd. of Trustees (for acceptance of offer of dedication of new roadway)	Fall/Winter 2018-2019
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockville Centre Planning Board	Spring, 2018
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County DPW	Winter, 2017
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 district?  
Residence "A" District.

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,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Rockville Centre Union Free School District

b. What police or other public protection forces serve the project site?  
Rockville Centre Police Department

c. Which fire protection and emergency medical services serve the project site?  
Rockville Centre Fire Department

d. What parks serve the project site?  
Hempstead Lake State Park; all Village Parks and Recreation Services

**D. 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)?  
Construct single family homes

b. a. Total acreage of the site of the proposed action? 1.75 acres  
 b. Total acreage to be physically disturbed? 1.75 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.75 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. 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,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 6  
 iv. Minimum and maximum proposed lot sizes? Minimum 8,002 sq. ft. Maximum 19,110 sq. ft.

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 24 months  
 ii. If Yes:  
 • Total number of phases anticipated 1  
 • Anticipated commencement date of phase 1 (including demolition) 4 month 2019 year  
 • Anticipated completion date of final phase 4 month 2021 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: N/A

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>6</u>	_____	_____	_____
At completion of all phases	<u>6</u>	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. 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)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? Excavation for construction of homes/removal of excess excavated material.  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 2570 cubic yards  
 • Over what duration of time? approximately 18 months  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Native sand and gravel to be carted off and disposed of.  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ .65 acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ .65 acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ 9 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: Topsoil to be stockpiled for later use. Foundation and drainage system excavation to be carted and disposed.

b. 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:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of 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/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: 3500 + 1,441 for irrigation ?      gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Rockville Centre Water Department
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: 3600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Sewer

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: Bay Park
- Name of district: Nassau County Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 A new sanitary sewer will be installed in Killarney Lane connected to an existing sewer in Hempstead Avenue.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. 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):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_

e. 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  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 0.62 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 1.75 acres (parcel size)
- Describe types of new point sources. N/A
- 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)?  
On site storm water management structures.
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. 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  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

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

- 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
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

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

i. 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 operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. 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: See submitted traffic report of Mulryan Engineering.

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  Yes  No

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Create new public roadway to be known as Killarny Lane.

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

If Yes: i. Estimate annual electricity demand during operation of the proposed action: See attached load letters.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Rockville Centre Municipal Power.

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: Hours will be governed by Village
  - Saturday: \_\_\_\_\_ Code.
  - Sunday: \_\_\_\_\_
  - Holidays: \_\_\_\_\_

- ii. During Operations:
  - Monday - Friday: \_\_\_\_\_ N/A
  - Saturday: \_\_\_\_\_
  - Sunday: \_\_\_\_\_
  - Holidays: \_\_\_\_\_



s. 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

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t. 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.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.65 acres	0.62 acres	-0.03 acres
• Forested	N/A		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A		
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A		
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A		
• Wetlands (freshwater or tidal)	N/A		
• Non-vegetated (bare rock, earth or fill)	N/A		
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 Learning Center at St. Mark's  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection:  
 \_\_\_\_\_  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
 \_\_\_\_\_  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? No bedrock on site 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. Predominant soil type(s) present on project site:

<u>sand and gravel</u>	100 %
_____	%
_____	%

d. What is the average depth to the water table on the project site? Average: 15 feet

e. Drainage status of project site soils:  Well Drained: 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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**h. Surface water features.**

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

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/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: \_\_\_\_\_

c. 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes 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 NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

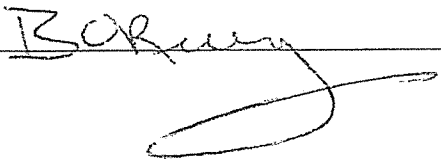
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those 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 Brett O'Reilly Date 7/24/2018

Signature  Title \_\_\_\_\_

# **EXHIBIT 1**

**Supplement No. 1**

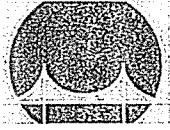
**Effect of the Proposed Subdivision on the Existing Parking for St. Mark's Church**

The proposed subdivision will have no impact on the existing parking for St. Mark's Church ("the Church). The Subject Property, even when it served as the parsonage for the Church, was a separate tax lot. The Subject Property never provided parking for the Church, thus the Church did not lose parking when it sold off the Subject Property.

# **EXHIBIT 2**

Supplement No. 2  
Traffic Study





MULRYAN  
ENGINEERING, P.C.

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TRAFFIC ENGINEERING REPORT:

JULY 9, 2018

Project No. M18-008

220 Hempstead Avenue

Village of Rockville Centre, New York

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PROJECT SUMMARY

Applicant: O'Reilly RVC Houses

Existing Zoning: Residence A District

Existing Land Use: 1-Single-Family Home and  
Asphalt Parking Lot

Proposed Land Use: 6-Single-Family Homes

Location: 220 Hempstead Avenue

Tax Map: Section 38, Block 183, Lot 130

Site Area: 76,456 square feet (1.76 acres)

Source: Project summary based on information shown  
on the site plan prepared by:

Carman-Dunne, P.C.  
Consulting Engineers & Surveyors  
2 Lakeview Avenue  
Lynbrook, New York 11563

INTRODUCTION

Our office has conducted an analysis of the proposed development of the subject property located at 220 Hempstead Avenue, in the Village of Rockville Centre. The property is 76,456 square feet in size and is zoned Residence A. The site is developed with a single-family home and an asphalt parking lot. According to County record's the home was built in 1898 (120 years ago).

The applicant is seeking to improve the site with six (6) single-family homes, associated parking and landscaping. The configuration of the proposed development, circulation patterns and access are subject to the site plan review process.

PUBLIC TRANSIT

The area is served by the Nassau Inter-County Express (NICE) bus service and the Long Island Railroad. The Rockville Centre Long Island Railroad Station is located approximately 1/2 mile from the subject site. The N16 bus route connecting to the train station run past the site, along Hempstead Avenue.

ROADWAY NETWORK

The Average Daily Traffic (ADT) volumes on roadway network surrounding the subject site has been determined by reviewing Nassau County Department of Public Works records.

Roadway Segment	Average Daily Traffic Volume
Demott Avenue	
From N. Village to Hempstead Avenue	4,796
From Hempstead Avenue to Long Beach Road	6,907
Hempstead Avenue	
From Lakeview Avenue to Demott Avenue	9,563
Lakeview Avenue	
From Peninsula Boulevard to Hempstead Avenue	9,213
From Hempstead Avenue to W Seaman Avenue	8,934

SITE ACCESS

One of the proposed homes will have direct access to Hempstead Avenue, via a standard residential driveway. This driveway is subject to the review and approval of the Nassau County Department of Public Works. A County Permit will be required to construct the portions of the driveway within the County Right-of-Way.

In proximity to the site, Hempstead Avenue provides one lane in each direction. The posted speed limit is 30 miles per hour. Hempstead Avenue is under the jurisdiction of the Nassau County Department of Public Works.

Lakeview Avenue and Hempstead Avenue is the closest signalized intersection, located approximately 1,000 feet south of the site. Demott Avenue and Hempstead Avenue is the closest signalized intersection, located approximately 1/2 mile north of the site.

Killarney Lane will provide access to five of the six homes. Killarney Lane will provide a 30 foot paved right-of-way. The right-of-way will run along the south property line with a minimum 5 foot off-set. The proposed roadway will be approximately 250 feet in length with a 70 foot diameter turnaround at the terminus.

Hampton Court, Midwood Road and Hollywood Court intersect with Hempstead Avenue and provide similar access to residential dwellings. These roadways are located north of the subject site within the Village of Rockville Centre. The proposed roadway will provide access to a small fraction of homes in comparison to these existing streets.

The proposed roadway is subject to the review and approval of the Village of Rockville Centre and the Nassau County Department of Public Works. As part of the review process, the proposed project has been reviewed by the Village of Rockville Centre Fire Department. The Village of Rockville Centre Fire Department has reviewed the project and has no objections to the proposed development. The Nassau County Department of Public Works review is on-going. The applicant has received and responded to comments provided by their office.

#### TRIP GENERATION

In 1972, the Technical Council of the Institute of Transportation Engineers (ITE) formed the Trip Generation Committee to develop a report on trip generation rates. In 1976 the first edition of Trip Generation was published. The first edition included 50 individual land uses. The current edition includes over 150 individual land uses.

The subject site will generate a certain number of vehicle trips throughout the day. The volume of trips generated by the proposed development was calculated using the standard calculations compiled by the Institute of Transportation Engineers (ITE) in the 10<sup>th</sup> Edition Trip Generation, 2017. This is often referred to as the Trip Generation Manual and is considered the industry standard for traffic engineering studies.

The trip generation of the proposed development was calculated using the ITE Land Use Code 210. The independent variable used in the calculation is the "number dwelling units". This land use codes represent single family homes.

The site is anticipated to generate between 5 and 6 trips per hour. These trip totals represent the traffic entering and exiting the site during the peak hours of activity during the day. The detailed trip generation analysis is shown on Table No. 1 attached hereto.

According to the CEQR Technical Manual Level 1 (Project Trip Generation) Screening Assessment, except in unusual circumstances, a further quantified analysis would typically not be needed if the proposed development would result in fewer than 50 peak hour vehicle trips.

At six trips per hour the proposed development will generate approximately 1 trip entering or exiting the site every 10 minutes during periods of peak activity. This includes vehicles using Killarney Lane and the individual driveway to the north.

The number of vehicles traveling through the surrounding intersections would be further reduced based on the distribution of traffic. Vehicles traveling to or from the north would likely travel past Demott Avenue. Those vehicles traveling to or from the south would likely travel past Lakeview Avenue. Each of these intersections would therefore see a potential increase of less than 1 vehicle every 10 minutes. If the distribution of traffic to and from the site was divided evenly these intersections would experience a potential increase of 1 vehicle every 20 minutes or 3 vehicles per hour.

### SIGHT DISTANCE

The American Association of State Highway and Transportation Officials (AASHTO) is a nationally recognized authority on transportation design and planning issues. The AASHTO publishes various policies on highway design such as "A Policy on Geometric Design of Highways and Streets". This is often referred to as the AASHTO Green Book and is considered the industry standard for highway design projects. The following information is provided in the 2011 Edition:

American Association of State Highway and Transportation Officials (AASHTO),  
A Policy on Geometric Design of Highways and Streets (6<sup>th</sup> Edition, 2011):

§ 9.5.3 - Intersection Sight Distance, Intersection Control, Case B – Intersections with Stop Control on Minor Street: Intersection sight distance criteria for stop-controlled intersections are longer than stopping sight distance to allow the intersection to operate smoothly. Minor-road (Killarney Lane) vehicle operators can wait until they can proceed safely without forcing a major-road (Hempstead Avenue) vehicle to stop.

### **AASHTO 2011 Intersection and Stopping Sight Distance**

#### **Table 9-6**

Case B1, Left Turn from Stop 335 feet (to the right of the driveway)

#### **Table 9-8**

Case B2, Right Turn from Stop 290 feet (to the left of the driveway)

Case B3, Crossing Maneuver 290 feet (in both directions)

#### **Tables 9-6 and 9-8**

Stopping Sight Distance 200 feet (along Hempstead Avenue north and south of the driveway)

To the south of the site, Hempstead Avenue curves between Cedar Avenue and Locust Avenue. The curvature of the roadway starts to limit visibility of vehicles traveling northbound on Hempstead Avenue at a distance of approximately 450 to 500 feet from Killarney Lane. The recommended sight distance (to the right) for a vehicle exiting Killarney Lane is 335 feet. To the north of the subject site Hempstead Avenue is relatively straight. Based on our review of the subject site and surrounding roadway network Killarney Lane should provide adequate sight distance in accordance with the AASHTO recommendations.

#### ACCIDENT ANALYSIS

Motor vehicle accident history reports pertaining to the study area were obtained from the New York State Department of Transportation. The reports document motor vehicle accidents that took place along Hempstead Avenue, from Argyle Place to Vassar Place, in the Village of Rockville Centre. The New York State Department of Transportation reports span a 36-month period beginning January 2015 and ending December 2017. The New York State Department of Transportation accident data is attached hereto.

Over the three year period, a total of 2 accidents occurred within the study area. One of the accidents involved a vehicle leaving the road and striking a fire hydrant. The accident report indicates that the driver was being investigated for potentially operating a motor vehicle while under the influence of alcohol or drugs. This accident occurred on July 6, 2016 and was reported to have occurred in proximity to Locust Avenue.

The other accident involved a vehicle traveling northbound making a left turn and a vehicle traveling eastbound making a right turn. The accident involved the two vehicles sideswiping each other. The accident report indicates that the driver traveling northbound turned improperly. This accident occurred on May 25, 2016 and was reported to have occurred in proximity to Cedar Avenue.

According to the County records, approximately 3.5 million vehicles per year travel along this section of Hempstead Avenue. This equates to approximately 1 accident for every 5.24 million vehicles that travel past the subject site.

#### CONSTRUCTION

Construction is estimated to be completed within 24 months. Potential construction impacts will be short term and are not considered to require mitigation above and beyond the standard temporary work zone traffic control measured. These temporary work zone traffic control measured should conform to the Federal Manual of Traffic on Uniform Traffic Control Devices. This work is limited to the removal of the existing driveway and the construction of the proposed access roadway.

Construction access will be provided via the existing driveways. Equipment and materials will be stored on-site. Ample room is available on-site to allow construction workers to park without impacting the surrounding roadway network.

#### MITIGATION MEASURES

In order to mitigate potential safety issues relating to Killarney Lane it is recommended that 1) a stop sign and associated stop line be installed in the eastbound lane and 2) dead end signs be installed on Killarney Lane.

#### CONCLUSIONS

Based on the results of analysis it is our professional opinion that the granting of this application will not have an adverse impact on the traffic or parking conditions on the subject property or in the surrounding area. If you have any questions or require additional information please feel free to contact our office.

Sincerely,  
MULRYAN ENGINEERING, P.C.

*Sean P. Mulryan*

Sean P. Mulryan, P.E.  
President

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<sup>1</sup> It is a violation of New York State Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer, to alter these documents in any way. If altered, the altering engineer shall affix to these documents his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Hamlet: Village of Rockville Centre  
 Project No. M18-008

Trip Generation Calculations

Proposed Development

Land Use Code: 210  
 Land Use Description: Single-Family Homes  
 Independent Variable: Number of Dwelling Units  
 Variable: 6  
 Source: Institute of Transportation Engineers, Trip Generation, 10th Edition 2017

	Directional Distribution	Rate	Standard Deviation	Adjustment Factor	Driveway Volume
7-9 AM Peak Hour Enter	25%	0.19	0.00	1.00	1
7-9 AM Peak Hour Exit	<u>75%</u>	<u>0.56</u>	0.00	1.00	<u>3</u>
7-9 AM Peak Hour Total	100%	0.74	0.27	1.00	4
AM Peak Hour Enter	26%	0.20	0.00	1.00	1
AM Peak Hour Exit	<u>74%</u>	<u>0.56</u>	0.00	1.00	<u>3</u>
AM Peak Hour Total	100%	0.76	0.26	1.00	5
PM Peak Hour Enter	64%	0.64	0.00	1.00	4
PM Peak Hour Exit	<u>36%</u>	<u>0.36</u>	0.00	1.00	<u>2</u>
PM Peak Hour Total	100%	1.00	0.31	1.00	6
4-6 PM Peak Hour Enter	63%	0.62	0.00	1.00	4
4-6 PM Peak Hour Exit	<u>37%</u>	<u>0.37</u>	0.00	1.00	<u>2</u>
4-6 PM Peak Hour Total	100%	0.99	0.31	1.00	6
Saturday Peak Hour Enter	54%	0.50	0.00	1.00	3
Saturday Peak Hour Exit	<u>46%</u>	<u>0.43</u>	0.00	1.00	<u>3</u>
Saturday Peak Hour Total	100%	0.93	0.26	1.00	6

# Accident Location Information System(ALIS)

Date:  
5/1/2018  
11:45:56 AM

## Accident Verbal Description

14913\_VDR

Date in this report covers the period - 1/1/2015-12/31/2017

Complete Accident data from NYS DMV is only available thru 12/31/2017 12:00:00 AM

County: Nassau Muni: Rockville Centre(V) Ref. Marker: Street: HEMPSTEAD AVE  
AT INTERSECTION WITH CEDAR AVE

5/25/2016 Wed 07:28 AM Persons Killed: 0 Persons Injured: 0 Extent of Injuries: Case: 2016-36228999  
Accident Class: PROPERTY DAMAGE Police Agency: ROCKVILLE CENTRE PD Num of Veh: 2  
Type Of Accident: COLLISION WITH MOTOR VEHICLE Traffic Control: NONE  
Manner of Collision: SIDESWIPE Weather: CLEAR  
Road Surface Condition: DRY Road Char.: STRAIGHT AND LEVEL Light Condition: DAYLIGHT  
Loc. of Ped/Bicycle: NOT APPLICABLE Action of Ped/Bicycle: NOT APPLICABLE

Veh :1 CAR/VAN/PICKUP Registered Weight: 4509 State of Registration: NY  
Num of Occupants: 1 Driver's Age: 38 Sex: F Citation Issued: N  
Direction of Travel: EAST Public Property Damage: OTHER School Bus Involved: OTHER

Pre-Accd Action: MAKING LEFT TURN

Apparent Factors: TURNING IMPROPER, NOT APPLICABLE

Veh :2 CAR/VAN/PICKUP Registered Weight: 2962 State of Registration: NY  
Num of Occupants: 1 Driver's Age: 69 Sex: M Citation Issued: N  
Direction of Travel: NORTH Public Property Damage: OTHER School Bus Involved: OTHER

Pre-Accd Action: MAKING RIGHT TURN

Apparent Factors: NOT APPLICABLE, NOT APPLICABLE

County: Nassau Muni: Rockville Centre(V) Ref. Marker: Street: HEMPSTEAD AVE  
AT INTERSECTION WITH LOCUST AVE

7/6/2016 Wed 23:41 PM Persons Killed: 0 Persons Injured: 0 Extent of Injuries: Case: 2016-36287694  
Accident Class: PROPERTY DAMAGE Police Agency: ROCKVILLE CENTRE PD Num of Veh: 1  
Type Of Accident: COLLISION WITH FIRE HYDRANT Traffic Control: NONE  
Manner of Collision: OTHER Weather: CLOUDY  
Road Surface Condition: DRY Road Char.: STRAIGHT AND LEVEL Light Condition: DARK-ROAD LIGHTED  
Loc. of Ped/Bicycle: NOT APPLICABLE Action of Ped/Bicycle: NOT APPLICABLE



Veh :1 CAR/VAN/PICKUP Registered Weight: 3049 State of Registration: NY  
Num of Occupants: 1 Driver's Age: 25 Sex: F Citation Issued: Y  
Direction of Travel: SOUTH Public Property Damage: OTHER School Bus Involved: OTHER  
Pre-Accd Action: GOING STRAIGHT AHEAD  
Apparent Factors: NOT APPLICABLE, ALCOHOL INVOLVEMENT

## Christian Browne

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**From:** Sean P. Mulryan <smulryan@mulryaneng.com>  
**Sent:** Wednesday, July 25, 2018 4:34 PM  
**To:** 'O'Brien, Patrick D.'  
**Cc:** Christian Browne  
**Subject:** 220 Hempstead Ave. Traffic Report

Mr. O'Brien,

A Planning Board public hearing was held on the night of July 17, 2018 concerning the proposed residential development located at 220 Hempstead Avenue, in the Village of Rockville Centre. During the course of the hearing a questions was raised concerning the potential need to for traffic signal timing changes at the intersection of Lakeview Avenue and Hempstead Avenue, due to the proposed project.

The traffic signal located at the intersection of Lakeview Avenue and Hempstead Avenue is under the jurisdiction of the Nassau County Department of Public Works (designated as NCDPW Signal No. 1705). The proposed application is currently under review by the Nassau County Department of Public Works. The comments received to date from the County do not indicate the need for any changes to the operations of the traffic signal at this intersection.

The traffic signal operations at this intersection complete approximately 40 to 60 cycles per hour. The trip generation calculations included within our analysis show that on average less than one vehicle would be added to any one traffic signal cycle. In our opinion, the volume of vehicles generated by the subject site will not create a need to modify the existing timing settings at the intersection of Lakeview Avenue and Hempstead Avenue.

If you have any questions or wish to discuss this matter in greater detail please let me know.

Sean P. Mulryan, P.E.  
**Mulryan Engineering, P.C.**  
1225 Franklin Avenue, Suite 325  
Garden City, New York 11530  
516.616.0083 - Fax: 516.616.0086

[www.mulryaneng.com](http://www.mulryaneng.com)

# **EXHIBIT 3**

**Supplement No. 3**  
**The Historic Nature of the Existing House**

For the purposes of a determination under SEQRA, a lead agency is to consider as “historic” a site that is on “the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places.” *See* 6 NYCRR 617.4(b)(9)

The existing home is not “historic” for the purposes of SEQRA. It is not listed on the National Registry of Historic Places, nor has it been nominated for inclusion on such register. The letter submitted by certain objectors says nothing to the contrary. In fact, the letter suggests that the Church, not house on the Subject Property, is “eligible” for consideration as a historic structure.

The Applicant cannot preserve the house as part of the subdivision. The house is not correctly situated so that it could be placed in a zoning-complaint manner on its own tax lot. Moreover, in the Applicant’s judgement, the house is in poor condition and it would require a significant investment to renovate and upgrade the home to make it saleable.

However, because some members of the public have expressed a desire to try to preserve the existing house, the Applicant would agree that, should members of the public or any local historical society wish to move the house to a new location for preservation, the Applicant would donate the house for such purposes.

Furthermore, the Applicant would permit interested parties to tour the house and to remove any fixtures in the house such persons wish.

The cost of the removal of the home or any fixtures therein would be borne by the interested parties, not the Applicant.

# **EXHIBIT 4**

**Supplement No. 4**  
**Impact on the School District**

According to the most recent available public data, there were 3,533 children enrolled in the School District for the 2015-2016 school year.

The Applicant estimates that the net increase of five new homes would generate approximately 10 children who would enroll in the School District, an enrollment increase of less than one-third of one percent.

The Applicant also notes that the Subject Property is located equidistant from two district elementary schools, Hewitt Elementary School and Watson Elementary School. Both schools are located .6 miles from the Subject Property. As such, the School District could enroll elementary school-aged children at either school without imposing a travel hardship on the families.

The Applicant has contacted the School District's Central Administration regarding the application and the School District has acknowledged receipt of the information regarding the matter. However, the School District has not provided any response regarding the application at this time.

# **EXHIBIT 5**

**Supplement No. 5**  
**The Cost of the Maintenance of the Proposed New Roadway**

Consistent with the Village Law, the Rockville Centre Village Code and the testimony of members of the public, the Applicant will offer the proposed new roadway to the Village for dedication as a public road owned in fee and maintained by the Village.

According to the Rockville Centre Dept. of Public Works, the Village currently owns and maintains 52 miles of road. The annual road maintenance budget for the current fiscal year is \$983,794.

Killarney Lane, if dedicated, would add .078 miles to the above total. Thus any cost increase would be *de minimis*. Furthermore, as discussed below, each of the new homes will be assessed for approximately \$40,000 in property taxes, the Village portion of which would easily cover any additional cost for the care of Killarney Lane.

Rockville Centre DPW has stated no objection to the acceptance of the offer of dedication of Killarney Lane.



# **EXHIBIT 6**

Supplement No. 6  
Drainage

Per the application's grading and drainage plans, all of the proposed new lots, including the lots fronting on Hempstead Avenue, will be designed to retain up to five inches of water. This design exceeds the Village required minimum of two inches.

The lots with frontage on Hempstead Avenue are within the jurisdiction of the Nassau County Department of Public Works, pursuant to General Municipal Law §239-f, because they present frontage on a county-owned right-of-way. The Applicant is already well into the lengthy 239-f review process. The County routinely approves 5-inch drainage for lots on county roadways. Regardless, the applicant will design the lots to the specifications necessary to receive 239-f approval.

The design of the proposed new street, Killarney Lane, is also subject to the County's jurisdiction because it would connect to Hempstead Avenue. Therefore, the design of the intersection and the drainage for Killarney Lane (because it could impact Hempstead Avenue), are under review at County DPW. The Board should note that the Applicant's updated and revised subdivision map shows grading, drainage and street design plans that meet or exceed Village and County requirements.

As part of a final map, the Applicant can add drainage in Killarney Lane. The attached letter from the Applicant's engineer describes the drainage plan for Killarney Lane.

Overall, the Board should also note that the drainage as now proposed on the site plan would be a vast improvement over the current situation on the Subject Property. At present, approximately half of the Subject Property is asphalt with no drainage infrastructure whatsoever. The proposed site plan would actually reduce the overall coverage on the Subject Property (*see* EAF) and would provide significantly more drainage capacity than presently exists.

**CARMAN-DUNNE, P.C**  
Consulting Engineers & Surveyors  
2 Lakeview Avenue  
Lynbrook, New York 11563  
(516) 599-5563 FAX: (516) 593-4873

DATE August 7, 2018	JOB NO.
ATTENTION:	
RE: 220 Hempstead Avenue	
Rockville Centre, New York	

TO Rockville Centre Planning Board  
110 Maple Avenue  
Rockville Centre, New York 11570

**DRAINAGE DESIGN SUPPLEMENT**

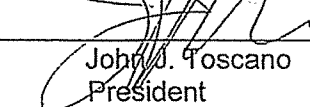
The roadway area of Killarney Lane = 11,682.5 S.F.

Storage Required = 11,682 S.F. x 5" (0.42') = 4,906.7 C.F.

Proposed Storage to be Provided = 13 – 9' Dia. Drywells (42.2 C.F. per Foot x 9' deep x 13 = 4,937.4 C.F.)

The proposed drywells will be installed and interconnected along the north curb line. Pairs of catch basin inlets will be located at intervals as needed along both the north and south curb lines with interconnections across Killarney Lane installed to equalize the storage volume.

COPY \_\_\_\_\_

BY \_\_\_\_\_  
  
John J. Toscano  
President

# **EXHIBIT 7**

**Supplement No. 7**  
**Sidewalks**

The Applicant would, as a conditional of approval, add a four-foot easement area, running west off of Hempstead Avenue along the lots on the north side of the subdivision (Lots 2, 3 & 4), for pedestrian access via a sidewalk. Just as with any sidewalk in the Village, the maintenance would fall to the homeowner. The easement for the sidewalk would not affect the street frontage of the lots, nor would it alter any other part of the subdivision map.

# **EXHIBIT 8**

**Supplement No. 8**  
**Landscaping & Trees**

The Applicant has already planted 57 trees and 240 bushes on the Subject Property. The applicant will agree to a covenant requiring the owner of Lot 6 to maintain an irrigated landscape buffer running the entire length of Killarney Lane along the south property line of the Subject Property.

The site plan also calls for the preservation of several large oak trees near the front of the Subject Property at Hempstead Avenue, including three oaks on Lot 2 and two oaks on Lot 1.

The Applicant will provide a detailed landscaping plan at the appropriate time as part of the building permit process.

# **EXHIBIT 9**



**Supplement No. 9**  
**Impact on Property Values/Taxes**

The estimated value of the homes proposed for the Subject Property can be determined by recent comparable sales. For example, the newly-constructed homes on Yale Place, also the result of a subdivision, are comparable.

The property known as 95 Yale Place sold in 2016 for \$1,461,250. It is situated on a lot of approximately 10,332 square feet and has 3,676 square feet of living space with five bedrooms.

The property known as 97 Yale Place sold in 2015 for \$1,450,000. It is situated on a lot of approximately 9,266 square feet and has 3,676 square feet of living space with four bedrooms.

Both of these properties are assessed for over \$40,000 in total real estate taxes.

As newly-constructed homes of sizes comparable to those proposed by the Applicant, on similar-sized lots, the Yale Place homes provide reliable indicators of the sales prices and tax liability of the Applicant's homes. The Applicant estimates that the interior homes along Killarney Lane will sell for between \$1.5 and \$2 million dollars. Each of those homes would generate approximately \$40,000—\$50,000 in real estate taxes. The homes fronting on Hempstead Avenue would likely sell for approximately \$1.3 million and generate between \$30,000—\$40,000 in real estate taxes.

With respect to impact on the values of other homes, the application calls for zoning compliant, permitted-use development of the Subject Property. As described above, these newly-constructed homes will sell at the top of the market. There is no evidence that prior development of this kind has in any way harmed the value of nearby homes.

In total, the new homes will generate at least \$250,000 in new property tax revenue.

# **EXHIBIT 10**

**Supplement No. 10**  
**Impact on Open Space**

While some members of the public have spoken of the Subject Property as “open space”, the Board should bear in mind that it is, in fact, private property. The Subject Property is not, and has never been, accessible to the public. The “open space” apparently refers to the front lawn of the Subject Property and, thus, is no more “open space” than any other front lawn in the Village.

Moreover, the site plan calls for six zoning-compliant single family homes. Each would provide ample yard space and would fit squarely within the existing character of the surrounding neighborhood. The preservation of additional “open space” would be appropriate if the Subject Property were governed by a cluster development requirement. However, under such a requirement, the Applicant would likely build a much denser, multi-family project that would be entirely out of character with the surrounding community.

# **EXHIBIT 11**

Supplement No. 11  
Cumulative Impacts

Here, the Board asks the Applicant to speculate regarding the potential for future nearby subdivisions and development. The only nearby property that would lend itself to such development in the future is the property to the south, owned by the Church. The applicant, of course, does not own the Church's property and, to our knowledge, the Church's property is not for sale. The Applicant has no plans to develop the Church's property.

Any attempt to subdivide the Church's property would be subject to the same review processes as are applicable here. Without a detailed study, the Applicant cannot opine on the viability of any such subdivision, how many lots it would yield and how and where any new street would be located in order to access such lots.

Therefore, while it is true that the Church's property is large enough for subdivision, the Applicant knows of no plans for its re-development and the Applicant not in a position to speculate on the impact of any such development without a proposed subdivision plan.

The Applicant is aware of only two recent subdivisions within approximately one mile of the Subject Property. Both were minor subdivisions that resulted in the construction of one additional single family home on the subject lots (northeast corner of Yale Place and North Village Avenue in 2014 and western dead-end terminus of Vassar Place in 2017). The construction of two new additional homes within about a mile radius of the Subject Property has no effect on the impact of the instant application.

At this time, according to the Applicant's inquiry at the Dept. of Buildings, there are no pending subdivision applications on file with the Village.

# **EXHIBIT 12**

Supplement No. 12  
Electrical Load Letter

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**GILROY ELECTRICAL CONTRACTING**

Licensed Electrical Contractor

1054 Fulton Street Woodmere, New York 11598 516 295-7626

December 20, 2017

New Sub Division  
220 Hempstead Ave  
RVC, NY

Brett O'Reilly  
220 Hempstead Avenue  
Rockville Center, New York 11570

Lot 1 Electric Load

New Home Lot 1  
2800 Square Feet

Known loads at this time:

General Lighting	2.0KW
General Receptacle	4.5KW
Kitchen Appliance	3.0KW
Bathroom Circuit	1.5KW
Electric clothes dryer	5.0KW
Electric Oven	8.0KW
Zone one AC	2.0KW
Zone two AC	2.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW

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Lot 2 Electric Load

New Home Lot 2  
2800 Square Feet

Known loads at this time:

General Lighting	2.0KW
General Receptacle	4.5KW
Kitchen Appliance	3.0KW
Bathroom Circuit	1.5KW
Electric clothes dryer	5.0KW
Electric Oven	8.0KW
Zone one AC	2.5KW
Zone two AC	2.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW

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Lot 3 Electric Load

New Home Lot 3  
3200 Square Feet

Known loads at this time:

General Lighting	2.5KW
General Receptacle	4.5KW
Kitchen Appliance	3.0KW
Bathroom Circuit	3.0KW
Electric clothes dryer	5.0KW
Electric Oven	8.0KW
Zone one AC	3.0KW
Zone two AC	3.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW

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Lot 4 Electric Load

New Home Lot 4  
3300 Square Feet

Known loads at this time:

General Lighting	3.5KW
General Receptacle	4.5KW
Kitchen Appliance	3.0KW
Bathroom Circuit	3.0KW
Electric clothes dryer	5.0KW
Electric Oven	12KW
Zone one AC	3.0KW
Zone two AC	3.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW



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Lot 5 Electric Load

New Home Lot 5  
3375 Square Feet

Known loads at this time:

General Lighting	3.5KW
General Receptacle	4.5KW
Kitchen Appliance	3.0KW
Bathroom Circuit	3.0KW
Electric clothes dryer	5.0KW
Electric Oven	12KW
Zone one AC	3.0KW
Zone two AC	3.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW

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Lot 6 Electric Load

New Home Lot 6  
4000 Square Feet

Known loads at this time:

General Lighting	4.0KW
General Receptacle	5.0KW
Kitchen Appliance	3.0KW
Bathroom Circuit	3.0KW
Electric clothes dryer	5.0KW
Electric Oven	12KW
Electric Cook top	8.0KW
Zone one AC	3.0KW
Zone two AC	3.5KW
Zone Three Ac	3.5KW
Microwave	1.5KW
Dishwasher	1.5KW
Washer	1.5KW
Gas heating	1.0KW
4- Fr HP exhaust fans	1.0KW
Audio/Computer/ Sound	1.5KW

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