June 18, 2021

VIA ELECTRONIC MAIL AND OVERNIGHT CARRIER

Mr. Anthony Iovino
Oceanside Library
30 Davison Avenue
Oceanside, New York 11572

RE: State Environmental Quality Review Act (SEQRA) Review Modified Proposed Action for the Proposed Expansion of the Oceanside Library and Development of Surface Parking on Adjacent Properties

Dear Mr. Iovino:

In coordination with H2M Architects & Engineers, this firm has completed the environmental review of the above-referenced project being considered by the Board of Trustees. Transmitted herewith for the Board of Trustees are three (3) copies of the Short Environmental Assessment Form (EAF) (Parts 1, 2 and 3) with attachments. Also, based on the review, we have prepared a Negative Declaration for your consideration.

Please be advised that an authorized member of the Board of Trustees must sign where noted on Part 3 of the SEAF. Upon adoption of the Negative Declaration, the original signature SEAF and supporting documents must be kept on file.

If you should have any questions concerning the materials transmitted herewith, please do not hesitate to contact either of the undersigned.

Thank you.

Sincerely,
P.W. GROSSER CONSULTING

Kim Gennaro-Oancea, M.S., AICP CEP
Vice President

PROPOSED EXPANSION OF OCEANSIDE LIBRARY AND DEVELOPMENT OF SURFACE PARKING ON ADJACENT PROPERTIES
30 DAVISON AVENUE, 26 DAVISON AVENUE, AND 21 FAIRVIEW AVENUE
HAMLET OF OCEANSIDE, TOWN OF HEMSTEAD, NASSAU COUNTY

STATE ENVIRONMENTAL QUALITY REVIEW DOCUMENTATION

SHORT EAF – PARTS 1, 2 AND 3 WITH SUPPLEMENTAL ANALYSIS

PREPARED FOR:

Board of Trustees of the Oceanside Library
30 Davison Avenue
Oceanside, NY 11572

PREPARED BY:

P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Phone: 631-589-6353

JUNE 2021

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Proposed Expansion of the Oceanside Library and Development of Surface Parking on Adjacent Properties

Project Location (describe, and attach a location map):

30 Davison Ave (Existing Library), 26 Davison Ave and 21 Fairview Ave (Parcels for Surface Parking), Hamlet of Oceanside, Town of Hempstead, NY

Brief Description of Proposed Action:

The Board of Trustees of the Oceanside Library (Board of Trustees) is considering a project that would allow for the expansion of the existing library building and an increase in the number of on-site parking stalls for library patrons. The Oceanside Library is an Association Library of the Oceanside Union Free School District located at 30 Davison Avenue in the hamlet of Oceanside, Town of Hempstead (Nassau County Tax Map [NCTM] Nos: Section 38 - Block 363 - Lots 1-12, 39-42, 47-49, and 71). The subject property consists of a one- and two-story building with surface parking on the east and west sides of the building. The Board of Trustees has recently acquired two neighboring properties to the west - 26 Davison Avenue (NCTM Nos. Section 38 - Block 363 - Lot 13-15) and 21 Fairview Avenue [NCTM Nos. Section 38 – Block 363 – Lots 36-38]- for redevelopment for surface parking. See Attachment for additional project details.

Name of Applicant or Sponsor:	Telephone: 516-766-2360
Board of Trustees of the Oceanside Library	E-Mail: aiovino@oceansidelibrary.com

Address:

30 Davison Avenue

City/PO:	State:	Zip Code:
Oceanside	NY	11572

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See attachment.	☐	☑

3. a. Total acreage of the site of the proposed action? 1.3±* acres (*includes 1.018-acres Library parcel, 0.137-acre parcel (26 Davison) and 0.137-acre parcel (21 Fairview Ave)
   b. Total acreage to be physically disturbed? 0.46± acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.3±* acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Community Services (Public Library)
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. 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?	☐	☑*
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

*Item 12.b: As part of the environmental review, consultation was undertaken with the NYS Office of Parks, Recreation and Historic Preservation for review. A no impact determination dated May 4, 2021 was received.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: The existing drainage infrastructure will be utilized, and additional catch basins, drywells and leaching pools will be installed, as needed to capture and contain stormwater associated with a five-inch rain event (waiver required from the Nassau County Department of Public Works).		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: See Attachment for additional details.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Board of Trustees for Oceanside Library Date: May 4, 2021

Signature: K. Gennaro-Oancea Title: Vice President, P.W. Grosser Consulting, Inc.

Kim Gennaro-Oancea, AICP CEP As Environmental Consultant

PRINT FORM

Oceanside Library

Proposed Expansion of the Oceanside Library and Development of Surface Parking on Adjacent Properties
30 Davison Avenue, 26 Davison Avenue and 21 Fairview Avenue
Hamlet of Oceanside, Town of Hempstead, Nassau County, NY

Attachment to the Short Environmental Assessment Form – Part 1

Project History

In 2020, the Board of Trustees of the Oceanside Library (Board of Trustees), which is an Association Library of the Oceanside Union Free School District, undertook the environmental review of a project that included an expansion to the existing library building located at 30 Davison Avenue and the acquisition and redevelopment of an adjacent parcel (26 Davison Avenue) for surface parking. On April 22, 2020, the Board of Trustees commenced coordinated review, and later declared itself lead agency and caused to be prepared a Short Environmental Assessment Form (SEAF) – Parts 1, 2 and 3, with a supplemental analysis that evaluated the impacts on Land, Stormwater Runoff (Generation and Management), Transportation, Growth and Character of the Community or Neighborhood, Historic and Archaeological Resources, and Cumulative Impacts. On June 2, 2020, the Board of Trustees adopted a Negative Declaration and transmitted same to all involved and interested agencies. In the Fall of 2020**,** a bond referendum for the proposed action was approved.

Subsequent to this environmental review and bond vote, the Board of Trustees acquired the parcel at 26 Davison Avenue and also acquired a second parcel at 21 Fairview Avenue with the same purpose of expanding surface parking for the library patrons. This acquisition was made through general savings funds. Also, slight modifications to the proposed expansion project, including removal of the previously-proposed vestibule on the north side of the building and the addition of a new stairwell in the southwest portion of the library building.

Description of the Proposed Action

The proposed action includes a project that would allow for the expansion of the existing library building and an increase in the number of on-site parking stalls for library patrons. The Oceanside Library is located at 30 Davison Avenue in the hamlet of Oceanside, Town of Hempstead (Nassau County Tax Map [NCTM] Nos: Section 38 - Block 363 - Lots 1-12, 39-42, 47-49, and 71). The subject property consists of a one- and two-story building with surface parking on the east and west sides of the building. The Board of Trustees has recently acquired two neighboring properties to the west - 26 Davison Avenue (NCTM Nos. Section 38 - Block 363 - Lot 13-15) and 21 Fairview Avenue [NCTM Nos. Section 38 – Block 363 – Lots 36-38]- for redevelopment with surface parking. See Appendix A for a Site Location Map, Aerial Location Map, and Nassau County Tax Map (Figures 1-3).

The property at 26 Davison Avenue is a 0.14±-acre parcel currently developed with a two-story mixed commercial- and residential-use structure and a large paved parking area that fronts on Davison Avenue.[1] The parcel at 21 Fairview Avenue is 0.137-acre and is currently developed with a two-story two-family residence. The proposed action includes demolition of the existing structure and the construction of additional surface parking. As indicated on the Concept Site Plan in Appendix B, as prepared by H2M Architects & Engineers, an interior connection from the existing library to the new surface parking would allow for the library to increase parking availability by 25 stalls on the west side with a centrally located walking path through the center parking aisle. The existing curb cuts on Davison Avenue would be maintained; however, a modification to the driveway

[1] According to a Phase I Environmental Site Assessment dated February 2020, as prepared by Preferred Environmental Services, the building at 26 Davison Avenue is 1,128± square feet (SF) with the first floor utilized as a doctor's office and the second floor occupied as a residential apartment. The two-story structure also has a 442± SF unfinished partial basement.

movements to improve site circulation is being considered. As part of this proposed action, the existing curb cut on Fairview Avenue would be closed.

Also proposed is the expansion of the library building, by way of removal of the existing one-story western portion of the building and construction of a two-story addition with basement within the same building footprint. The expanded library would include a basement level and a second floor to the existing Children's Room. A 432-SF addition for use as a reading room is also proposed on the rear of the library building. According to data provided by the project architect and engineer, upon implementation of the proposed action, the gross floor area (GFA) of the library building would increase from 32,205 SF to 45,704 SF (represents an approximately 42 percent expansion in GFA). The total proposed building GFA by floor is broken down as follows: basement: 14,809 SF, first floor: 15,316 SF, second floor: 15,579 SF.

According to the project architect, H2M Architects & Engineers, the existing peaked roofs would be removed and replaced with a flat roofing system at the same height as the existing flat portion of the roof. This would lower the overall roof height by approximately eight inches. Special consideration will also be given to the placement of windows in the south façade to maintain privacy for neighboring properties and to limit the amount of artificial light visible from the building. Also, all site and building lighting will be dark-sky compliant and would be designed for limited to zero spillover to neighboring properties. The proposed action would also include the replacement and upgrading of all major infrastructure, including a new PV-ready roof, new HVAC system, new generator, new bathrooms, LED lighting, energy/noise efficient windows, and two elevators.

The proposed project would be undertaken over a period of 16 months and during this time, the Library would provide for temporary services at 56 Atlantic Avenue in the hamlet of Oceanside, which is a vacant, former retail storefront. The library would occupy three vacant storefronts (see Figure 4 in Appendix A). This temporary relocation requires interior building renovation to accommodate Library spaces, and this project is being submitted to the Town of Hempstead under separate building permit.

The existing library is connected to the municipal sewer system of the Nassau County Department of Public Works. Potable water is supplied by NY American Water. The existing utilities include natural gas from National Grid and electrical service is provided by PSEG Long Island.

Zoning

Pursuant to the *Town of Hempstead Zoning Map last amended 12-7-10* (see Figure 5 in Appendix A), the Oceanside Library is located within the B Residence and C Residence Zoning Districts. The adjacent properties at 26 Davison Avenue and 21 Fairview Avenue are located within the B Residence Zoning District.

According to the Library staff, the Oceanside Library has occupied the subject property since 1940. The building, in its current configuration, was the product of expansion and renovation projects that were undertaken in 1950, 1962 and 1997. Upon implementation of the proposed action, the Board of Trustees will continue to use the Library Parcel but with an expanded building. The adjacent parcels will be converted from a mixed-use (commercial and residential) building (26 Davison Avenue) and a residential use (21 Fairview Avenue) to all surface parking for use by the library patrons. Pursuant to Section 272.F.1 of the Town of Hempstead Building Zone Ordinance, the proposed creation of surface parking on 26 Davison Avenue and 21 Fairview Avenue would potentially require a Special Permit from the Town of Hempstead Board of Appeals.

Access and Parking

Based on the Proposed Site Plan (see Appendix B) and project-related data provided by the project engineer, an additional 25 parking spaces would be developed on the adjacent properties (i.e., 26 Davison Avenue and 21 Fairview Avenue). A connection from the new surface parking area to the western parking lot on the library property would also be created. As part of the proposed action, access would be modified such that the

existing curb cut to 26 Davison Avenue would become a one-way entrance driveway for the library and the existing library driveway (to the western parking lot) would become a one-way, exit-only driveway. The existing curb cut on Fairview Avenue would also be closed such that vehicles would only be able to access the library parking area from Davison Avenue. There are no proposed changes to the eastern parking lot.

Based on a parking standard of one space per six persons of legal occupancy, as set forth in Section 117.C of BZO, the post-development maximum legal occupancy of 819 persons would require 137 parking spaces and 61 stalls are proposed. As such, the relief requested is 76 spaces. At present, the existing Library has a maximum legal occupancy of 463 persons requiring 78 spaces under the BZO, and 36 stalls are currently provided. The Library currently maintains an off-site parking variance issued in 1995.

Sanitary and Stormwater Management

The proposed action will maintain the existing sanitary connection to the Nassau County sewer. The proposed action will utilize the existing stormwater infrastructure and additional catch basins, drywells and leaching pools will be installed as needed to capture and contain stormwater runoff associated with a five-inch rain event (waiver required from the Nassau County Department of Public Works).

Construction Schedule / Phasing

The anticipated duration of construction is approximately 16 months. During construction, it is expected that a partial road closure would be required during modifications to the curb cut at 26 Davison Avenue and during sidewalk modifications along the north side of both parcels. The Oceanside Library will vacate the existing building during construction and temporarily relocate to three vacant storefronts at 56 Atlantic Avenue in the hamlet of Oceanside, which is a vacant, former retail storefront located approximately 0.3 mile southwest of the existing library.

Project Purpose, Need and Benefits

Throughout 2020, the Oceanside Library engaged the public in several meetings to share its vision for the proposed expansion and acquisition plan and in the Fall of 2020, the voters approved the plan that included acquisition of 26 Davison Avenue. Subsequent to the vote, the Board of Trustees used general savings funds to acquire 21 Fairview Avenue for the purpose of expanding its surface parking area for library patrons.

In addition to the expansion of the library and on-site parking availability, the proposed project includes a new accessible building entrance with direct and accessible connection to the parking lot, increased square footage for library collections and program space, increased energy efficiency throughout the library (HVAC and electrical systems, roofing, windows, and building envelope), and the availability of two elevators within the library for improved accessibility.

Due to the off-street parking shortage and required relief from the Town of Hempstead, the Board of Trustees has acquired and is seeking to redevelop the property at 21 Fairview Avenue for additional surface parking. Upon implementation of the acquisition, the Board of Trustees is able to reduce its requested parking relief from 85 parking stalls (under the prior action with a post-development 52 stalls then proposed) to 76 parking stalls (under this modified proposed action with a post-development 61 stalls, as shown in the site plan in Appendix B).

<u>Permits and Approvals</u>

It is noted that the proposed library expansion and development of surface parking will be financed through bonds with the Dormitory Authority of the State of New York as the guarantor and the Board of Education of the Oceanside Union Free School District has authorized the bond as the guarantee.

In order for the modified proposed action to commence, the following permits and approvals will be required:

- Nassau County Department of Public Works (sewer connection; curb cut and sidewalk modifications –Davison Avenue, 239-f)
- Nassau County Department of Health Services (standby power facility [diesel fuel storage] and demonstration kitchen [food services])
- Town of Hempstead Board of Appeals (Special Permit §272.F.1, Minimum Side Yard Depth, Building Area, Minimum Rear Yard Depth, and Parking Variances)
- Town of Hempstead Building Department (Building Permit)
- Town of Hempstead Highway Department (Modification of Curb Cut – Fairview Avenue)
- New York American Water (water availability)

It is noted that all of the aforementioned agencies were included in coordinated review for the prior action by memorandum dated April 22, 2020 (see Appendix C). Coordinated review for this modified proposed action will be undertaken.

Item 20: Remediation

NYSDEC's EAF Mapper Application (accessible at https://gisservices.dec.ny.gov/eafmapper) indicates that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste. A review of the project area in the NYSDEC *DECinfo Locator* application shows no active or former hazardous waste remedial sites on or adjacent to the project site. The nearest hazardous waste remediation sites reported in NYSDEC's database are: (1) a Brownfield Cleanup Program site located approximately 2,000 feet southwest of the subject property (Oceanside Plaza, Site ID C130158); and (2) a State Superfund site located approximately 580 feet southwest of the subject property to be acquired (Smart Set Cleaners, Site ID 130194).

A Phase I Environmental Site Assessment (ESA) dated February 2020 was prepared for 26 Davison Avenue by Preferred Environmental Services. According to the Phase I ESA, neither the site nor any adjoining properties were identified as being subject to remediation for hazardous waste.

Pursuant to a Phase I Environmental Site Assessment (ESA) initiated by P.W. Grosser Consulting (PWGC) for the subject property, an adjacent property was identified in the New York State Spills Information Database (NYSPILLS), which contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986. According to NYSPILLS, the neighboring property to the west, Oceanside Wheel Alignment, is identified as a closed spill site with NYSDEC Spill #02-25357. The site is noted as having a spill reported on December 12, 2002 after the removal of a 275-gallon waste oil tank. Remedial activities included the removal of approximately one foot of impacted soils in the tank area. After remedial activities were completed, endpoint samples were collected from the base of the excavation. Laboratory analysis of these samples did not detect Volatile Organic Compounds (VOCs) or Semi-Volatile Organic Compounds (SVOCs). The spill was closed by the NYSDEC on December 1, 2011. The database also identifies that a 2,000-gallon gasoline Underground Storage Tank (UST) was removed from the site at this time as well.

APPENDIX A

FIGURES

30 Davison Ave (Oceanside Library Parcel)

26 Davison Ave (Parcel Acquired)

21 Fairview Ave (Parcel Acquired)

Figure 1 - Site Location Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

Date: 4/20/2021

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

Sources: 1. EService Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
2. Long Island Index Map (http://www.longislandindexmaps.org/)

Oceanside Library Parcel

26 Davison Ave (Parcel Acquired)

21 Fairview Ave (Parcel Acquired)

Figure 2 - Aerial Imagery Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

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Document Path: W:\Projects\M-R\OSL\2002\Map Files\FIG02_AerialMap.mxd

Sources: 1. EService Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 4/20/2021

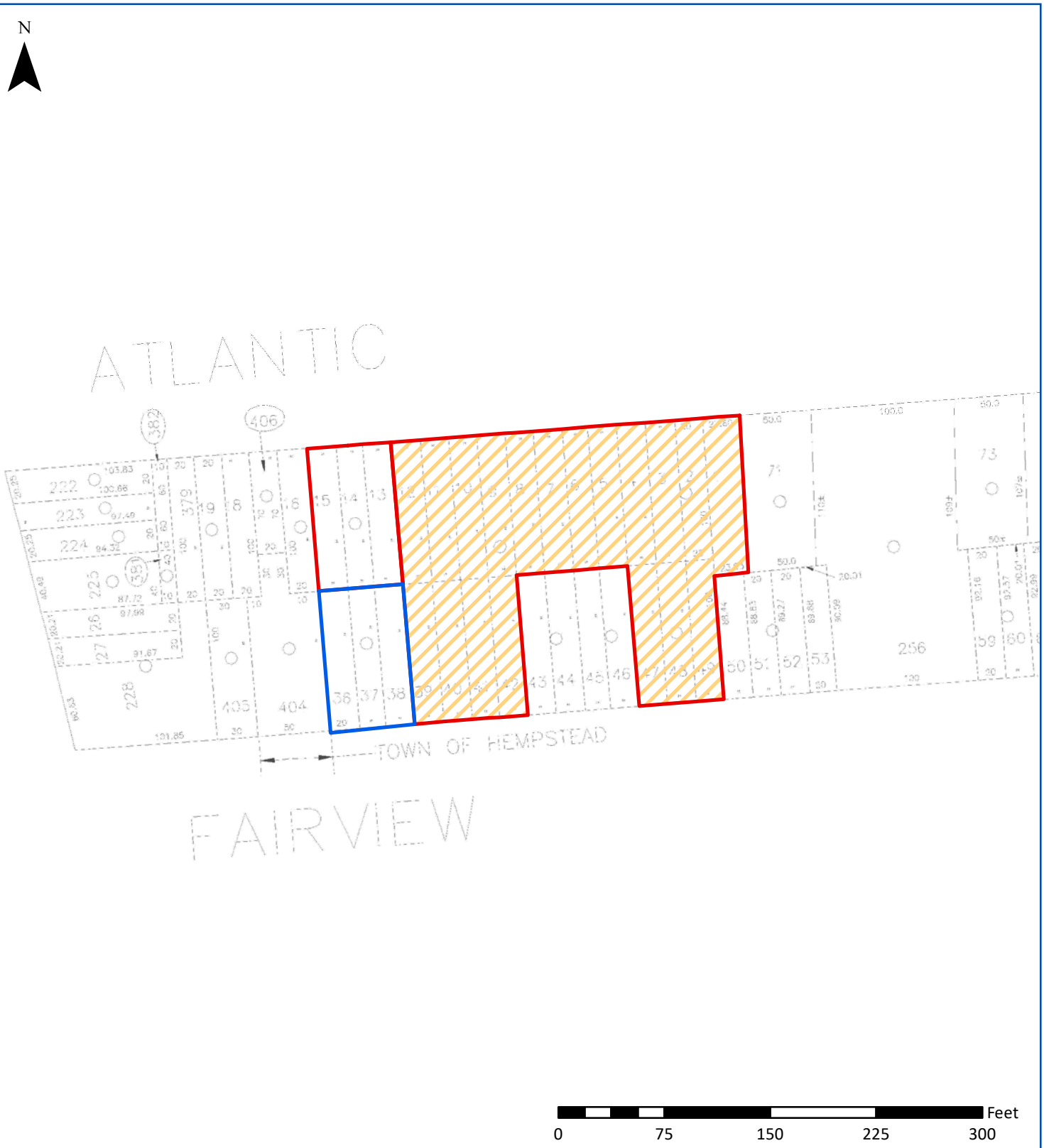

Figure 3 - Tax Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

30 Davison Avenue (Oceanside Library Parcel)

26 Davison Avenue (Parcel Acquired)

21 Fairview Avenue (Parcel Acquired)

Note: Tax map received from Nassau County Dept. of Assessment.

Document Path: W:\Projects\M-R\OSL\maps\FIG03_TaxMap.mxd

Sources: 1. EService Layer Credits:

Date: 4/20/2021

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30 Davison Avenue (Oceanside Library Parcel)
26 Davison Avenue (Parcel Proposed for Acquisition)
21 Fairview Avenue (Parcel Proposed for Acquisition)
56 Atlantic Avenue (Temporary Relocation of Oceanside Library)

0 0.025 0.05 0.075 0.1 Miles

Date: 4/20/2021

Document Path: W:\Projects\M-R\OSL\2002\Map Files\FIG05_ProposedLibrary.mxd

Figure 4 - Proposed Temporary Location of Library
Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

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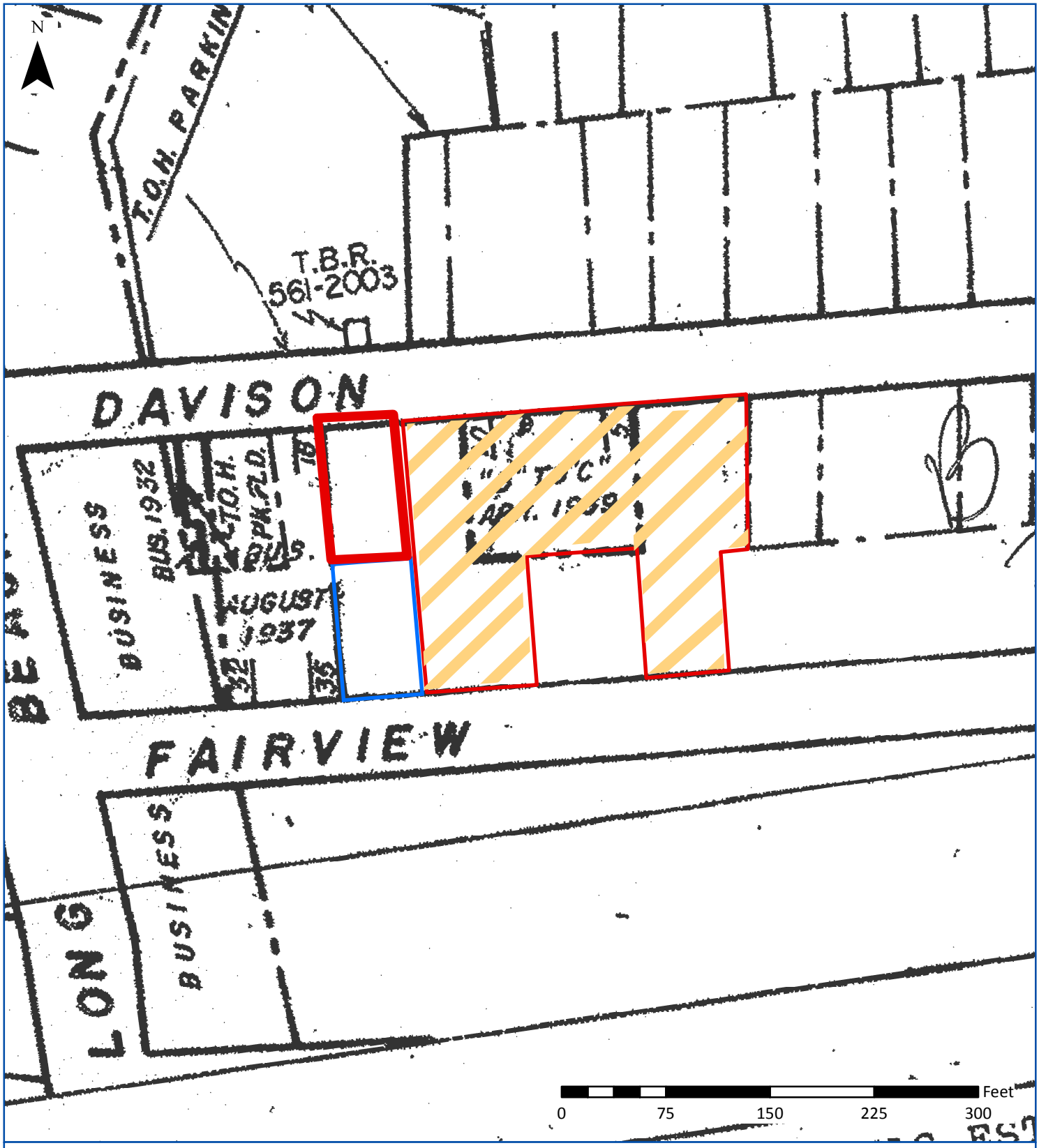

30 Davison Avenue (Oceanside Library Parcel) - Zoning Designation: Residence B and Residence C

26 Davison Avenue (Parcel Acquired) - Zoning Designation: Residence B

21 Fairview Avenue (Parcel Acquired) - Zoning Designation: Residence B

Source: Town of Hempstead Zoning Map last amended 12-7-10

Document Path: W:\Projects\M-R\OSL\maps\FIG04_ZoningMap.mxd

Sources: 1. EService Layer Credits:

Figure 5 - Zoning Map

Oceanside Library

30 Davison Avenue, Oceanside

Nassau County, New York

Date: 4/20/2021

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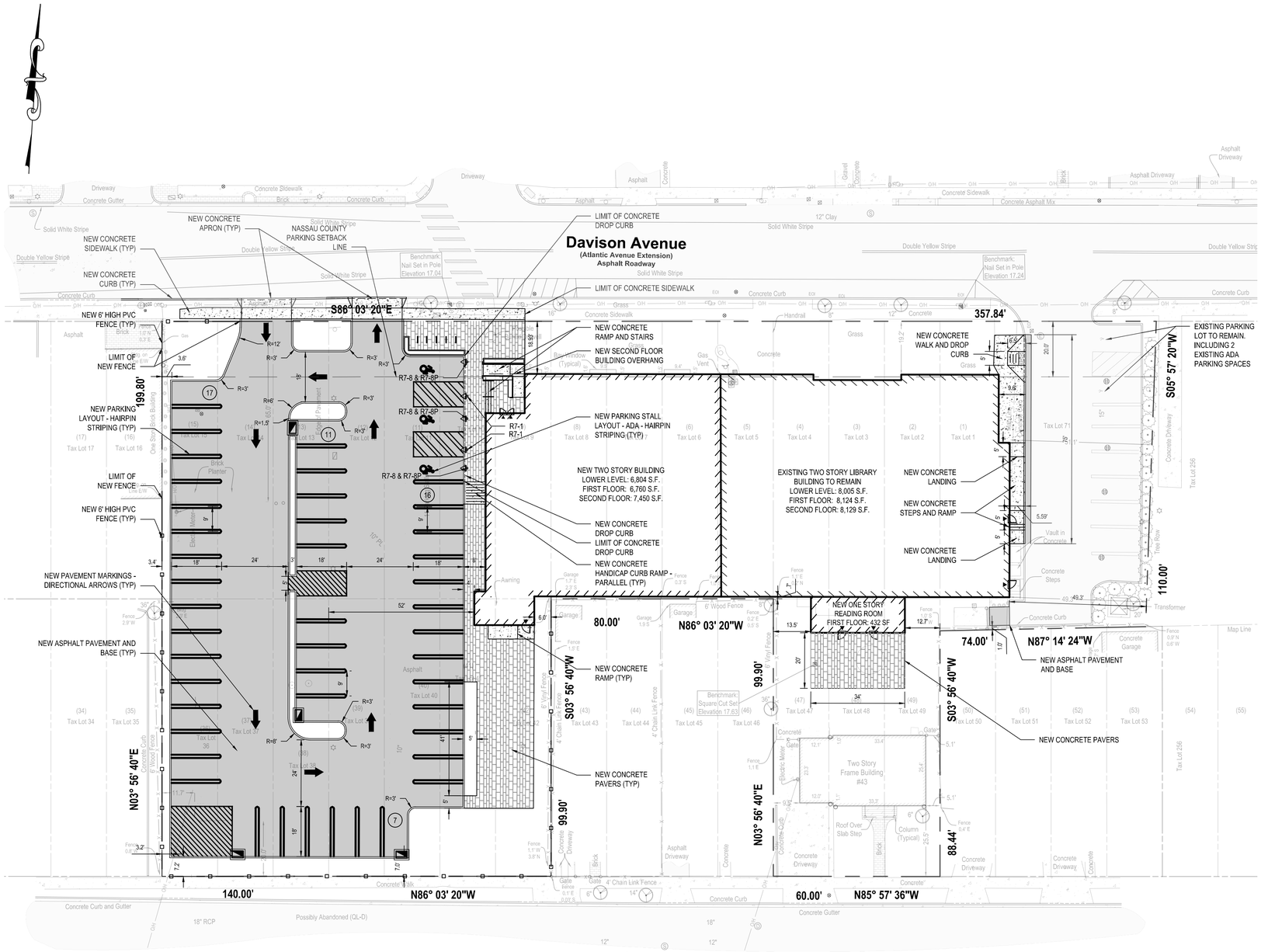
APPENDIX B

PROPOSED SITE PLAN



LEGEND

DESCRIPTION	SYMBOL
CURB	
CONCRETE DROP CURB	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT SIDEWALK	
UNIT PAVERS	
SIGN	
DOOR	
UTILITY MANHOLE	S D E T U
CLEAN OUT	
CATCH BASIN	
FIELD INLET	
YARD INLET	
BOLLARD	
HANDICAP RAMP	
PARKING STALL COUNT	12
PVC FENCE	

SITE DATA

* INDICATES ITEM WHERE PROPOSED CONSTRUCTION DOES NOT MEET ZONING REQUIREMENTS INDICATED, APPLICATION FOR VARIANCE WILL BE REQUIRED.

LIBRARY PROPERTY
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, AND 71

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	25 FT	18.9 FT	18.9 FT (MAINTAIN)
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	15 FT	49.1 FT	6.0 FT *
MIN. REAR YARD DEPTH (PARKING)	N/A	N/A	0.9 FT	0.9 FT
MIN. REAR YARD DEPTH (BUILDING - EXIST.)	25 FT	25 FT	0.7 FT	0.7 FT (MAINTAIN)
MIN. REAR YARD DEPTH (READING ROOM)	25 FT	25 FT	N/A	0.0 FT *
LOT AREA	6,000 SF	6,000 SF	44,363 SF	44,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 39'-6"	± 38'-10"
LOT WIDTH	55 FT	50 FT	298 FT	298 FT
BUILDING AREA	27.5%	35%	± 36%	34.6% *
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 78%	80%
GROSS FLOOR AREA	N/A	N/A	32,205 SF	45,704 SF

ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 13-15

ITEM	B RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	65 FT	N/A
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	2 FT	N/A
MIN. REAR YARD DEPTH (PARKING)	N/A	35 FT	N/A
MIN. REAR YARD DEPTH (BUILDING)	25 FT	2 FT	N/A
LOT AREA	6,000 SF	6,000 SF	6,000 SF
MAXIMUM BUILDING HEIGHT	45'-0"	± 20 FT	N/A
LOT WIDTH	55 FT	60 FT	60 FT
BUILDING AREA	27.5%	18.6%	N/A
PERCENT IMPERVIOUS AREA COVERAGE	N/A	85.9%	82.8%
GROSS FLOOR AREA	N/A	± 2,200 SF	N/A

ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 36-38

ITEM	B RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	19.9 FT	N/A
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	2 FT	N/A
MIN. REAR YARD DEPTH (PARKING)	N/A	17.9 FT	7 FT *
MIN. REAR YARD DEPTH (BUILDING)	25 FT	1.2 FT	N/A
LOT AREA	6,000 SF	6,000 SF	6,000 SF
MAXIMUM BUILDING HEIGHT	45'-0"	± 28 FT	N/A
LOT WIDTH	55 FT	60 FT	60 FT
BUILDING AREA	27.5%	25.1%	N/A
PERCENT IMPERVIOUS AREA COVERAGE	N/A	41%	80%
GROSS FLOOR AREA	N/A	± 4,000 SF	N/A

LIBRARY PROPERTY + ADJACENT LOTS
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, 71, AND 13-15

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	25 FT	18.9 FT	18.9 FT (MAINTAIN)
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	15 FT	2 FT	6.0 FT*
MIN. REAR YARD DEPTH (PARKING)	N/A	N/A	0.9 FT	0.9 FT
MIN. REAR YARD DEPTH (BUILDING - EXIST.)	25 FT	25 FT	0.7 FT	0.7 FT (MAINTAIN)
MIN. REAR YARD DEPTH (READING ROOM)	25 FT	25 FT	N/A	0.0 FT *
LOT AREA	6,000 SF	6,000 SF	56,363 SF	56,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 39'-6"	± 38'-10"
LOT WIDTH	55 FT	50 FT	358 FT	358 FT
BUILDING AREA	27.5%	35%	± 33%	29.3% *
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 75%	78.1%
GROSS FLOOR AREA	N/A	N/A	± 38,405 SF	45,704 SF

PARKING CALCULATIONS:

CLASSIFICATION	OCCUPANCY	REQUIREMENT	PARKING REQUIRED
LIBRARY	760	1 PER 6 PERSONS	760 / 6 = 127
TOTAL PARKING REQUIRED			127
TOTAL PARKING PROVIDED			61 (INCLUDES 5 ADA)*

ZONING DESIGNATION NOTES:

1. BASED ON INFORMATION PROVIDED ON SHEET 124 (ROCKVILLE CENTRE - OCEANSIDE) OF THE OFFICIAL TOWN OF HEMPSTEAD ZONING MAP ADOPTED IN 1929 AND LAST AMENDED IN 2010, THE ZONING DESIGNATION FOR OCEANSIDE PUBLIC LIBRARY PROPERTIES IS SPLIT BETWEEN 'B' RESIDENCE AND 'C' RESIDENCE. LOTS 5-10 ARE DESIGNATED 'C' RESIDENCE, WHILE ALL OTHER LOTS ARE DESIGNATED 'B' RESIDENCE.

COVER CONDITION	LOTS 13-15 EXISTING (SF)	LOTS 13-15 PROPOSED (SF)	LOTS 13-15 % CHANGE	LOTS 36-38 EXISTING (SF)	LOTS 36-38 PROPOSED (SF)	LOTS 36-38 % CHANGE	EXISTING LIBRARY PROPERTY EXISTING (SF)	EXISTING LIBRARY PROPERTY PROPOSED (SF)	EXISTING LIBRARY PROPERTY % CHANGE
SIDEWALK	-	-	0%	-	-	0%	4,483	4,438	-1%
PARKING	3,408	4,910	31%	805	5,172	84%	14,139	13,288	-6%
BUILDING	1,118	-	-100%	1,679	-	-100%	16,170	16,581	2%
TOTAL IMPERVIOUS(SF)	4,526	4,910		2,484	5,172		34,792	34,307	
TOTAL IMPERVIOUS(%)	76%	82%		41%	86%		78%	80%	

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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H2M architects + engineers
538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P:(631)756-8000
F:(631)694-4122
Melville, NY 11747
Albany, NY 12205
New York, NY 10001
White Plains, NY 10604
New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

CONSULTANTS:

MARK	DATE	DESCRIPTION

PROJECT #: OPLB 2001
DATE: MAY 2021
DESIGNED BY:
DRAWN BY:
CHECKED BY: REVIEWED BY:
SEAL
"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL"

CLIENT
OCEANSIDE LIBRARY

ADDITION AND RENOVATIONS TO OCEANSIDE LIBRARY

30 DAVISON AVENUE, OCEANSIDE, NY 11572

CONTRACT
ALL CONTRACTS

STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE DIMENSIONAL PLAN

DRAWING No. CS100.00
SHEET No. # OF 1

X:\OPLB (Oceanside Library)\OPLB 2001\02-BIM-CADD\Con-docs\civil\SCS100.00 Dimensional Site Plan.dwg Last Modified: May 05, 2021 - 9:44am Plotted on: May 05, 2021 - 9:50am By:wackermann

APPENDIX C

NEGATIVE DECLARATION DATED JUNE 2, 2020 AND PRIOR SITE PLAN

State Environmental Quality Review Act
Notice of Determination of Non-Significance - Negative Declaration

Name of Action: Proposed Expansion of Library Building and Acquisition of Adjacent Property for the Construction of Parking for the Oceanside Library

Project Location: 30 Davison Avenue and 26 Davison Avenue
Hamlet of Oceanside, Town of Hempstead, Nassau County, NY

Project Sponsor: Board of Trustees of the Oceanside Library

Date: June 2, 2020

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act [SEQRA]) and the implementing regulations therefor at 6 NYCRR Part 617. The Board of Trustees of the Oceanside Library (hereinafter referred to as the "Library" or "Board of Trustees"), as lead agency, has determined, subsequent to review of the Short Environmental Assessment Form – Parts 1, 2 and 3 with Supplemental Analysis (SEAF), consultations with and a no-impact determination issued by the NYS Office of Parks, Recreation and Historic Preservation (NYS OPRHP), a Traffic Assessment prepared by H2M Architects & Engineers, P.C., a preliminary concept plan and a tree removal plan prepared by H2M Architects & Engineers, P.C., as well as inspections of the site and the surrounding area, that the proposed action described below will not have a significant effect on the environment, and a Draft Environmental Impact Statement (DEIS) will not be prepared.

SEQRA Classification: Unlisted

Description of Proposed Action: The Board of Trustees is considering a project that would allow for the expansion of the existing library building and an increase in the number of on-site parking stalls for library patrons through the acquisition and redevelopment of an adjacent property. The Oceanside Library is an Association Library of the Oceanside Union Free School District located at 30 Davison Avenue in the hamlet of Oceanside, Town of Hempstead (Nassau County Tax Map [NCTM] Nos: Section 38 - Block 363 - Lots 1-12, 39-42, 47-49, and 71). The subject property consists of a one- and two-story building with surface parking on the east and west sides of the building. The Board of Trustees has identified the neighboring property to the west - 26 Davison Avenue (NCTM Nos. Section 38 - Block 363 - Lot 13-15) - for acquisition and utilization for surface parking.

The proposed parcel for acquisition is 0.14±-acre and is currently developed with a two-story, mixed commercial- and residential-use structure with a large paved parking area that fronts on Davison Avenue. The proposed action includes demolition of the existing structure and the utilization of the site solely for surface parking accessory to the Library. As indicated on the Concept Site Plan in Appendix B, as prepared by H2M Architects & Engineers, an interior connection from the existing library to the new surface parking would allow for the library to increase parking availability by 16 stalls, for a total on-site parking availability of 52 stalls. The existing curb cuts would be maintained; however, a modification to the driveway movements to improve site circulation is being considered.

Also proposed is the expansion of the library building, by way of removal of the existing one-story, western portion of the building and construction of two-story addition with basement within the same building footprint. The expanded library would include a basement level and a second floor to the existing Children's Room. A 590-square-foot (SF) addition for use as a reading room is also proposed on the rear of the library building. According to data provided by the project architect and engineer, upon implementation of the proposed action, the gross floor area (GFA) of the library building would increase from 32,205 SF to 47,075 SF (represents an approximately 46.2 percent expansion in GFA). The total proposed building GFA by floor is broken done as follows: basement: 15,405 SF, first floor: 16,130 SF, and second floor: 15,540 SF.

According to the project architect, the existing peaked roofs would be removed and replaced with a flat roofing system at the same height as the existing flat portion of the roof. This would lower the overall roof height by approximately 11 feet. Special consideration would also be given to the placement of windows in the south

façade to maintain privacy for neighboring properties and to limit the amount of artificial light visible from the building. Also, all site and building lighting would be dark-sky compliant and designed for limited to zero spillover to neighboring properties. The proposed action would also include the replacement of and/or upgrades to all major infrastructure, including a new roof, new HVAC system, new generator, new bathrooms, LED lighting, new energy/noise efficient windows, two elevators, and rooftop solar panels.

The existing library is connected to the municipal sewer system of the Nassau County Department of Public Works. Potable water is supplied by N.Y. American Water. The existing utilities include natural gas from National Grid, and electrical service is provided by PSEG Long Island.

The Oceanside Library is located within the B Residence and C Residence Zoning Districts, and 26 Davison Avenue is located within the B Residence Zoning District. According to the Library staff, the Oceanside Library has occupied the subject property since 1940. The building, in its current configuration, was the product of expansion and renovation projects that were undertaken in 1950, 1962 and 1997. Upon implementation of the proposed action, the Board of Trustees will continue to use the Library Parcel but with an expanded building. The parcel to be acquired will be converted from a mixed-use (commercial and residential) building to all surface parking for use by the library patrons. Pursuant to Section 272.F.1 of the Town of Hempstead Building Zone Ordinance, the proposed creation of surface parking on 26 Davison Avenue would potentially require a Special Permit from the Town of Hempstead Board of Appeals (BOA). The proposed action also requires area variances from the BOA for rear yard setback, side yard setback, and off-street parking.

In addition to the Special Permit and area variances from the BOA, the proposed action is also subject to permits and approvals from the following agencies: Dormitory Authority of the State of New York (bonding/financing); Board of Education of the Oceanside Union Free School District (bond authorization/guarantee of bond); Nassau County Department of Public Works (sewer connection; curb cut and sidewalk modifications); Nassau County Department of Health Services (standby power facility [diesel fuel storage] and demonstration kitchen [food services]); and Town of Hempstead Building Department (building permit).

Reasons Supporting this Determination of Non-Significance: In accordance with SEQRA and its implementing regulations at 6 NYCRR Part 617, the Board of Trustees, using the SEAF and other relevant information cited herein, and comparing same with the thresholds set forth in 6 NYCRR §§617.4 and 617.5, has determined that this project is an Unlisted Action. Pursuant to 6 NYCRR Part 617, coordinated review was undertaken with all potentially involved and interested agencies (Dormitory Authority of the State of New York, Board of Education of the Oceanside Union Free School District, Nassau County Department of Public Works, Nassau County Department of Health, Town of Hempstead Board of Appeals, Town of Hempstead Building Department, New York American Water, and Town of Hempstead Highway Department) and no objections to the Board of Trustees serving as lead agency were received.

After due deliberation, review and analysis of the proposed action, the SEAF and other relevant information, reports, plans, and assessments, and the criteria set forth in 6 NYCRR §617.7, the Board of Trustees, as lead agency for the proposed action, hereby determines that the proposed action will not result in significant adverse impacts to the environment. The following support this determination:

1. <u>Groundwater and Surface Water Quality and Quantity, Wetlands and Coastal Resources</u> - Based on the proposed post-development building size (47,075 SF), the proposed action would result in an increase in sanitary discharge (additional 446± gpd) and water usage (additional 446± gpd plus a minimal volume for the 0.28± acre of lawn/landscaped area to be irrigated). However, it is noted that the proposed building expansion is to largely accommodate the existing programs and services offered by the Oceanside Library, but in spaces that are appropriately sized or laid out for such programs or services. The Oceanside Library does not expect a significant increase in patronage and, as such, the projected increase in sanitary discharge and water usage is likely overestimated. Notwithstanding, the subject property is currently served by the NCDPW municipal sewer system and this connection would be maintained. The subject property is also serviced with potable water and service availability is

expected for the projected increase. There are no wetlands or surface waters on or adjacent to the site, and thus, no adverse impacts to such resources would occur. Regarding coastal resources, the subject property is outside the New York State Coastal Management Zone. Accordingly, based on the above, no significant adverse impacts to groundwater, surface waters, wetlands or coastal resources would be expected.

2. Drainage, Leaching, Erosion and Flooding - Stormwater generated from impervious areas would continue to be captured and accommodated on-site, such that no there be no overland flow off-site. New drainage collection structures would be installed and designed to accommodate a three-inch storm event, as required by the Town of Hempstead. Soils on the subject property were evaluated and based upon published maps and data set forth in the Soil Survey of Nassau County (U.S. Department of Agriculture, Soil Conservation Service), there are no expected engineering or planning constraints for the proposed building expansion or parking construction project. Depth to groundwater was also evaluated based upon USGS published data and determined to be approximately 14 feet below grade surface, which is suitable for the installation of drainage structures while maintaining adequate separation distance of at least two feet to groundwater for proper filtration. The proposed action includes erosion and sedimentation controls to be installed prior to the commencement of work and all controls would be inspected during construction. Such controls would include, at minimum, (1) the diversion of stormwater runoff from exposed soils, (2) the installation of silt fencing and/or hay bales, or similar methods, at the limits of disturbance, (3) the paving or planting of exposed soils as soon as practicable to limit the duration of exposure, and (4) the protection of stockpiles. The erosion and sedimentation controls and methods by which stormwater would be accommodated during construction would be designed to be consistent with the 2016 New York Standards and Specifications for Erosion and Sediment Control (NYSDEC) and the 2015 New York State Stormwater Management Design Manual (NYSDEC). According to FEMA Flood Zone Map, the subject property is in "Zone X," which is an area of minimal flood hazard. Overall, based on the above, implementation of the proposed action would not result in any substantial increase in the potential for erosion or flooding, and thus, there would be no significant adverse impacts associated with same.

3. Traffic and Parking – The proposed action would include modifications to traffic patterns from Davison Avenue with the creation of an additional site access driveway on the parcel to be acquired as part of the overall project. The proposed development plan includes a one-way ingress driveway on the parcel to be acquired and a one-way egress driveway at the existing curb cut. Additionally, the proposed action would create an additional parking area with 16 stalls for library use, thus modifying internal circulation patterns. The proposed parking stalls would be 9-feet x 18-feet, with aisle widths of 24 feet. As part of the environmental review, the potential impacts on transportation and parking were evaluated by a transportation engineer, Ronald Hill, P.E. of H2M. Based on the existing traffic flows on Davison Avenue and the projected increase in traffic anticipated in connection with the renovation and expansion of the Library, a significant adverse traffic impact is not anticipated.

   Regarding parking, based on the Town of Hempstead standard of one space per six persons of legal occupancy, the post-development maximum legal occupancy of 819 persons would require 137 parking spaces and 52 stalls are proposed. As such, the relief requested is 85 spaces. At present, the existing library has a maximum legal occupancy of 463 persons requiring 78 spaces under the BZO, and 36 stalls are currently provided. The Library currently maintains an off-site parking variance issued in 1995. To the west of the proposed new parking area is a Town-owned parking field is located to the west of the subject property. To the north of the subject property is the Oceanside Veteran's Memorial Plaza, another Town-owned parking field, which is currently used for overflow parking by the library patrons. Upon implementation of the proposed action, the availability of off-street parking would increase by approximately 44 percent (from 36 stalls to 52 stalls), thus reducing the demand on the Town-owned parking field and allowing library patrons to easily access the Library from the newly created parking lot. Overall, the proposed action would not create an undue increase in vehicular

traffic congestion on public streets or off-site parking impacts. As such, no significant adverse traffic or parking impacts are expected upon implementation of the proposed action.

4. Air Quality – The proposed action would result in a minimal increase in traffic, and thus, any related vehicle-related emissions would be minimal. As such, no significant adverse changes in air quality would result upon implementation of the proposed action. During construction, fugitive dust would be controlled during dry periods with normal contracting practices (e.g., wetting of dry exposed soils). The idling of construction-related vehicles would also be controlled. Accordingly, no significant adverse air quality impacts during construction would be expected.

5. Noise – It is expected that construction would occur over a 16-month period, and thus, any impacts would be temporary. During construction, the proposed project would comply with the Town of Hempstead noise ordinance (Section 144-3.G.) and limit activities to weekdays and during permissible hours (i.e., 7:00 am-6:00 pm). The idling of construction vehicles would also be controlled to avoid potential noise-related nuisances. As such, no significant adverse construction noise impacts would result. Upon completion of the proposed improvements, the noise environment would be similar to the current use, as there would be no significant changes in on-site activities other than the ability for 16 additional vehicles to park on-site.

6. Solid Waste Generation and Management – Based on a factor of 0.04 lbs. per SF per week, the volume of solid waste generation for the expanded library is projected to increase from 2.8± to 4.1± tons per month. The Library currently has biweekly municipal trash pickup services provided by the Town of Hempstead and contracts carting services a once or twice per year for large volume recycling. These practices would continue post-development. Accordingly, the proposed action would not result in any significant changes to solid waste generation, and thus, no significant adverse impacts to local or regional solid waste management practices would result.

7. Natural Communities – While the proposed action involves the removal of trees on the subject property, there are no species noted as threatened or endangered as being potentially located on-site. Further, the proposed action would not result in the substantial interference with the movement of any resident or migratory fish or wildlife species or other significant adverse impacts to natural resources.

8. Critical Environmental Areas - The subject property is not situated within a Critical Environmental Area (CEA).

9. Historical, Archeological, Architectural, and Aesthetic Resources, including Community and Neighborhood Character - Based upon the NYSDEC Environmental Resource Mapper, there are no noted cultural resources on or adjacent to the subject property. Consultations were undertaken with the NYS ORPHP, and in correspondence dated April 22, 2020, it was indicated that "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." Regarding aesthetic resources, the proposed action includes the expansion of the library building, by way of removal of the existing one-story western portion of the building and construction of two-story addition with basement within the same building footprint. The existing peaked roofs would be removed and replaced with a flat roofing system at the same height as the existing flat portion of the roof. This would lower the overall roof height by approximately 11 feet. Special consideration will also be given to the placement of windows in the south façade to maintain privacy for neighboring properties and to limit the amount of artificial light visible from the building. Also, all site and building lighting will be dark-sky compliant and would be designed for limited to zero spillover to neighboring properties. The proposed demolition of the existing mixed-use commercial-residential building for the development of surface parking would be consistent with the Town-owned parking field opposite Davison Avenue as well as a smaller parking field to the west of the proposed parking area. The subject properties are located

within a developed neighborhood comprised of commercial, retail, and residential land uses. As such, the proposed building and parking expansion project would be in character with the surrounding neighborhood.

The proposed application is subject to a special permit for the proposed surface parking lot and area variances for rear yard setback, side yard setback, and off-street parking. Based on the analyses of the special permit criteria, as set forth in §267-d.2(a) and (b) of the Town of Hempstead Building Zoning Ordinance, and the area variance criteria, as set forth in Section 267-b.3(b) of the New York State Town Law, the proposed application would not result in significant adverse impacts to the community or visual setting. Additionally, the granting of the requested variances would benefit the applicant as a public library serving the Oceanside community without detriment to the health, safety, and welfare of the surrounding neighborhood. Overall, based on the above, the proposed action would not be expected to result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character.

10. Energy Resources - The proposed action includes upgrades to the existing library for energy efficiency, including a new roof, new HVAC system, new generator, LED lighting, energy-efficient windows, and rooftop solar panels. As such, it is expected that the proposed action would have beneficial impacts to the energy efficiency of the building. The source of fuel for the proposed generator has not yet been determined to be natural gas, which is currently available on-site, or diesel fuel, which would require the installation of a storage tank; however, all relevant State, Nassau County, and local regulations would be complied with, and thus, no significant adverse impacts associated with the standby power fuel source would be expected.

11. Public Health Impacts – A Phase I Environmental Site Assessment (ESA) dated February 2020 was prepared for 26 Davison Avenue by Preferred Environmental Services. According to the Phase I ESA, neither the site nor any adjoining properties were identified as being subject to remediation for hazardous waste. Furthermore, review of the project area in the NYSDEC *DECinfo Locator* application shows no active or former hazardous waste remedial sites on or adjacent to the project site. Accordingly, the implementation of the proposed action would not be expected to result in any significant adverse impacts to human health or safety.

12. Change of Use or Intensity of the Use - The proposed action is being considered to accommodate existing programs and services in adequately sized and configured spaces for the community that utilizes the Oceanside Library. While the Oceanside Library may see additional patronage post-development with new programs or services in response to community needs or requests, there is no significant change in the intensity of the use expected. The proposed development would not impact any agricultural, open space or recreational resources, or in the capacity of surrounding properties to support existing uses.

13. Land Use Compatibility and Consistency with Local Land Use Plans – The Oceanside Library is an Association Library of the Oceanside Union Free School District that has existed on the subject property since 1940. The Oceanside Library will seek area variances from the Town of Hempstead BOA pursuant to Section 267-b/3(b) of the Town Law and Section 267 of the Town of Hempstead BZO. The Library will also seek special permits, pursuant to Section 272.F(1) of the BZO. An analysis of the criteria for the granting of area variances and for the issuance of special permits was performed. Based on the analyses performed, the proposed action would not be expected to create a material conflict with a community's current plans or goals as officially approved or adopted.

14. Growth-Inducing Impacts - As noted, the proposed action is being considered to accommodate existing programs and services in adequately sized and configured spaces for the community that utilizes the Oceanside Library. While the Oceanside Library may see additional patronage post-development, the proposed action would not encourage or attract a large number of people to the subject site for more

than a few days, compared to the number of people who would come to the subject site absent the action.

15. Creation of Material Demand - The proposed action would not create a material demand for other actions that would result in one of the above-discussed consequences.

16. Cumulative Impacts - The proposed action consists of multiple components, including temporarily relocating the existing library services to a new location during construction. The anticipated duration of construction is approximately 16 months, and during this period, it is expected that a partial road closure would be required during modifications to the curb cut at 26 Davison Avenue and during sidewalk modifications along the north side of both parcels. The Oceanside Library would vacate their existing building during construction; however, library services are expected to continue throughout construction. Services may be housed in a singular alternate location or may be distributed throughout multiple locations in the community. However, the Board of Trustees has not yet identified temporary off-site location(s) for library services. It is the intent of the Board of Trustees to temporarily relocate to a vacant commercial space(s) with adequate parking. It is recognized that the relocation of services off-site may require building improvements to accommodate library patrons (e.g., interior building improvements, technology upgrades, etc.) or site improvements (e.g., restriping of parking, signage, etc.). Until the location(s) is determined, the potential impacts of any necessary building or site improvements cannot be evaluated. However, the Board of Trustees would submit applications for all necessary permits and approvals (e.g., the Town of Hempstead Building Department) and conduct any required environmental review at that time. Accordingly, based on the above, the implementation of the proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together, result in a significant adverse impact on the environment. Further, implementation of the proposed action would not result in cumulative impacts that would meet any of the criteria set forth at 6 NYCRR §617.7.

For Further Information:

Contact Person: Mr. Anthony Iovino, Oceanside Library

Address: 30 Davison Avenue, Oceanside, NY 11572

Telephone: 516-766-2360

Email: aiovino@oceansidelibrary.com

A copy of this Determination has been mailed to each agency. Due to the current public health emergency, where email addresses were available, this firm has also forwarded electronic copies of the referenced documentation to agency contacts, as noted below:

Dormitory Authority of the State of New York
Attn: Mr. Robert Derico
Director, Office of Environmental Affairs
515 Broadway
Albany, NY 12207-2964
Email: ***Rderico@dasny.org*** and ***DAmodio@dasny.org*** (Dena Amodio)

Board of Education of the Oceanside Union Free School District
Attn: Sandie Schoell, President
145 Merle Avenue
Oceanside, NY 11572
Email: ***sandie.schoell@gmail.com*** and ***pharrington@oceansideschools.org*** (Dr. Phyllis S. Harrington, Superintendent of Schools)

Nassau County Department of Public Works
Attn: Kenneth G Arnold, P.E., Commissioner
1194 Prospect Avenue
Westbury, NY 11590-2723
Email: ***Karnold@nassaucountyny.gov***

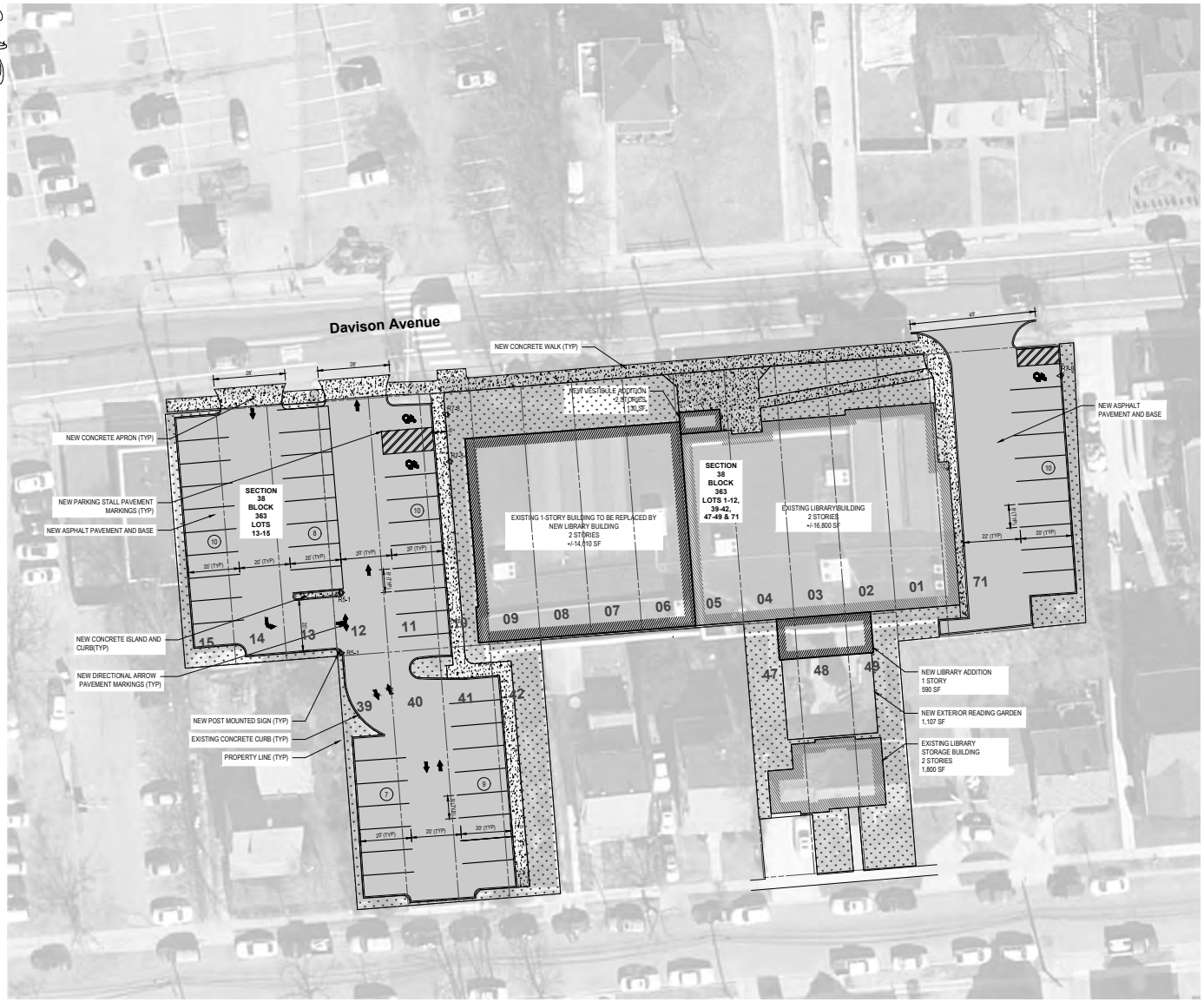
Nassau County Department of Health
Attn: Lawrence E. Eisenstein, MD, MPH, FACP, Commissioner
200 County Seat Drive
Mineola, NY 11501
Email: ***CPareja@nassaucountyny.gov*** (Carlos A. Pareja, P.E., Bureau of Environmental Engineering) and **mjulmis-louis@nassaucountyny.gov** (Merise Julmis-Louis)

Town of Hempstead Board of Appeals
Attn: David P. Weiss, Chairman
One Washington Street, Ground Floor
Hempstead, NY 11550
Email: ***ajaegers@tohmail.org*** (Albert Jaegers)

Town of Hempstead Building Department
Attn: Mr. John Rottkamp, Commissioner
One Washington Street, 2nd Floor
Hempstead, NY 11550
Email: ***johnrot@tohmail.org***

New York American Water
Attn: Service Availability
60 Brooklyn Avenue
Merrick, NY 11566

Town of Hempstead Highway Department
Attn: Mr. Thomas Toscano, Commissioner
350 Front Street
Hempstead, NY 11550
Email: ***Thomtos@tohmail.org***



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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LEGEND

DESCRIPTION	SYMBOL
CURB	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT SIDEWALK	
LANDSCAPED AREA	
SIGN	
PARKING STALL COUNT	12
TAX LOT LINE	
TAX LOT NUMBER	03

SIGN LEGEND

DESCRIPTION	SYMBOL
R5-1 (24x24)	DO NOT ENTER
R7-8 (12x18)	RESERVED PARKING

SITE DATA

LIBRARY PROPERTY
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, AND 71

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MINIMUM FRONT YARD DEPTH *	25 FT	25 FT	18.9 FT	± 15 FT
MINIMUM SIDE YARD DEPTH (EACH)	20 FT	15 FT	49.1 FT	49.1 FT
MINIMUM REAR YARD DEPTH (PARKING)	N/A	N/A	0.9 FT	0.9 FT
MINIMUM REAR YARD DEPTH (BUILDING)	25 FT	25 FT	0.8 FT	0.8 FT
LOT AREA	6,000 SF	6,000 SF	44,363 SF	44,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 38'-0"	± 38'-0"
LOT WIDTH	55 FT	50 FT	298 FT	298 FT
BUILDING AREA	27.5%	35%	± 36%	± 33%
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 84%	± 80%
GROSS FLOOR AREA	N/A	N/A	30,810 SF	31,530 SF

ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 13-15

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MINIMUM FRONT YARD DEPTH	25 FT	25 FT	± 83 FT	N/A
MINIMUM SIDE YARD DEPTH (EACH)	20 FT	15 FT	± 1.5 FT	N/A
MINIMUM REAR YARD DEPTH (PARKING)	N/A	N/A	± 22 FT	± 3 FT
MINIMUM REAR YARD DEPTH (BUILDING)	25 FT	25 FT	± 1 FT	N/A
LOT AREA	6,000 SF	6,000 SF	6,000 SF	6,000 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 38'-0"	N/A
LOT WIDTH	55 FT	50 FT	60 FT	60 FT
BUILDING AREA	27.5%	35%	± 17%	N/A
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 87%	± 89%
GROSS FLOOR AREA	N/A	N/A	± 1,000 SF	N/A

LIBRARY PROPERTY + ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, 71, AND 13-15

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MINIMUM FRONT YARD DEPTH *	25 FT	25 FT	N/A	± 15 FT
MINIMUM SIDE YARD DEPTH (EACH)	20 FT	15 FT	N/A	49.1 FT
MINIMUM REAR YARD DEPTH (PARKING)	N/A	N/A	N/A	0.9 FT
MINIMUM REAR YARD DEPTH (BUILDING)	25 FT	25 FT	N/A	0.8 FT
LOT AREA	6,000 SF	6,000 SF	N/A	50,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	N/A	± 38'-0"
LOT WIDTH	55 FT	50 FT	N/A	358 FT
BUILDING AREA	27.5%	35%	N/A	± 33%
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	N/A	81%
GROSS FLOOR AREA	N/A	N/A	N/A	31,530 SF

PARKING CALCULATIONS

	STANDARD	ADA	TOTAL SPACES
EXISTING PARKING SPACES	34	2	36
PROPOSED PARKING SPACES	51	3	54

CONCEPT SITE PLAN NOTES:

1. EXISTING SITE FEATURES AND LOT LINES FOR LIBRARY PROPERTY WERE TRANSCRIBED FROM A MAP OF PROPERTY PREPARED BY JOHN P. FERRANTELLO, PC, DATED 7/22/2003.

ZONING DESIGNATION NOTES:

1. BASED ON INFORMATION PROVIDED ON SHEET 124 (ROCKVILLE CENTRE - OCEANSIDE) OF THE OFFICIAL TOWN OF HEMPSTEAD ZONING MAP ADOPTED IN 1929 AND LAST AMENDED IN 2010, THE ZONING DESIGNATION FOR OCEANSIDE PUBLIC LIBRARY PROPERTIES IS SPLIT BETWEEN 'B' RESIDENCE AND 'C' RESIDENCE. LOTS 5-10 ARE DESIGNATED 'C' RESIDENCE, WHILE ALL OTHER LOTS ARE DESIGNATED 'B' RESIDENCE.

H2M architects + engineers

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Parsippany, NJ 07054
Howell, NJ 07731

CONSULTANTS:

MARK	DATE	DESCRIPTION

PROJECT #: OPLB 1901
DATE: APRIL 2020
DESIGNED BY:
DRAWN BY:
CHECKED BY:
REVIEWED BY:
SEAL:

CLIENT

OCEANSIDE LIBRARY

ADDITION AND RENOVATIONS TO OCEANSIDE LIBRARY

30 DAVISON AVENUE,
OCEANSIDE, NY 11572

CONTRACT

STATUS: NOT FOR CONSTRUCTION

SHEET TITLE: CONCEPT SITE PLAN

DRAWING No. C1.0

SHEET No. 1 OF 1

C:\Users\ssullivan\OneNEL\NJ\Exports\solutions\AnPublish_30889\C2.0 CONCEPT SITE PLAN.dwg Last Modified: Apr 14, 2020 - 2:41pm Prefector: Apr 14, 2020 - 3:06pm By:ssullivan

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See Attachment

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Board of Trustees of the Oceanside Library
Name of Lead Agency

June 29, 2021
Date

Print or Type Name of Responsible Officer in Lead Agency
DANIEL FAUST PRESIDENT

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Kim Gennaro-Oancea, AICP CEP
Vice President, P.W. Grosser Consulting, Inc.

PRINT FORM

Proposed Expansion of the Oceanside Library and Development of Surface Parking on Adjacent Properties
30 Davison Avenue, 26 Davison Avenue, and 21 Fairview Avenue
Hamlet of Oceanside, Town of Hempstead, Nassau County, NY

Short EAF – Part 3
Supplemental Analysis

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PWGC
CLIENT DRIVEN SOLUTIONS

I. Impact on Land

The proposed action would result in physical land disturbance associated with demolition, construction, and site preparation. Specifically, on the existing developed parcel with the Oceanside Library, the existing one-story, western portion of the building would be demolished and the construction of a two-story addition with a basement within the existing building footprint, and a 432± square foot (SF) rear reading room addition are proposed (see *Site Dimensional Plan - Addition and Alterations* Sheet CS100.00 in Appendix A). Additionally, on the adjacent lots (26 Davison Avenue and 21 Fairview Avenue), the existing structures would be demolished, and surface parking would be developed. Overall, the proposed action includes a total land disturbance of approximately 0.76 acre (33,446± SF).

During construction activities, there is the potential for erosion and sedimentation with prolonged soil exposure and fugitive dust during dry periods. Erosion and sedimentation controls would be in place, prior to and during construction, and would include, at minimum, (1) the diversion of stormwater runoff from exposed soils, (2) the installation of silt fencing and/or hay bales, or similar methods, at the limits of disturbance, (3) the paving or planting of exposed soils as soon as practicable to limit the duration of exposure, and (4) the protection of stockpiles. All erosion and sediment control measures would be routinely inspected and maintained during construction activities. Further, all measures would be designed and implemented in accordance with the relevant provisions of the *New York State Standards and Specifications for Erosion and Sediment Control* (NYSDEC, 2016) and the *New York State Stormwater Management Design Manual* (NYSDEC, 2015). Fugitive dust would be controlled with watering of the soils, should there be periods of dryness during construction. Such erosion and sedimentation controls would minimize the potential impacts associated with land disturbance activities.

As part of the construction plan, it is expected that a partial, temporary road closure would be required for the modifications to the curb cut at 26 Davison Avenue and for the proposed sidewalk modifications along the north side of 26 and 30 Davison Avenue. Proper traffic safety controls would be undertaken during these periods of construction to mitigate any adverse impacts on traffic movements.

Regarding the impacts to the surrounding properties during demolition and construction, as provided by the project engineer, all work would conform to the latest version of the New York State Building Code, as well as local codes, rules, and regulations as applicable. Specific measures would also include the placement of construction fencing around work areas and advanced written notification to adjacent properties prior to demolition and excavation work. Vibration monitoring would also be conducted on-site and on adjacent properties, where required, to ensure there are no impacts to surrounding buildings during demolition and construction. Additionally, all demolition and construction activities would be limited to weekdays between 7:00 AM-6:00 PM, in accordance with the Town of Hempstead noise ordinance (Chapter 144, Section 144-3.G). It is noted that the existing two-story portion of the library (east side) was constructed with a basement with no known impacts to surrounding properties. Accordingly, it is not expected that the proposed reconstruction of the western portion with a basement and second story would adversely impact neighboring properties.

Overall, based on the above analysis, there would be no significant adverse impacts associated with land disturbance and construction-related activities.

II. Impacts on Stormwater Runoff (Generation and Management)

According to site data provided by the project architect and engineer (H2M Architects & Engineers), upon implementation of the proposed action, the impervious surface area on the library parcel would decrease by

485± SF, from 34,792± SF (78-percent of site area) to 34,307± SF (77-percent of site area). On the 26 Davison Avenue parcel where a portion of the surface parking lot would be located, the area of impervious surface would increase by 384± SF, from 4,526± SF (76-percent of site area) to 4,910± SF (82-percent of site area). On the 21 Fairview Avenue parcel where a portion of the surface parking lot would be located, the area of impervious surface would increase by 2,688± SF, from 2,484± SF (41-percent of site area) to 5,172± SF (86-percent of site area). Overall, the proposed action would increase the total impervious surface area on the combined lots by approximately 2,587 SF (an overall increase of 5.8±-percent from existing conditions), and thus, there would be a resultant minor increase in the stormwater generated on-site. The proposed action would utilize the existing stormwater infrastructure and additional catch basins, drywells and leaching pools would be installed, as needed, to accommodate and recharge all stormwater on-site. The proposed drainage improvements would be designed to accommodate a five-inch rain event, which would require a waiver required from the Nassau County Department of Public Works (Nassau County DPW). Overall, no significant adverse impacts associated with stormwater generation would be expected.

III. Impact on Transportation

The proposed action would include modifications to traffic patterns from Davison Avenue with the creation of an additional site access driveway on 26 Davison Avenue to accommodate a one-way ingress driveway. The existing driveway on Davison Avenue would remain and serve as a one-way egress driveway. As part of the proposed action, the existing curb cut to 21 Fairview Avenue would be closed. Regarding parking, the library currently has nine spaces in a parking area to the east of the building and 27 spaces to the west of the building. Upon implementation of the proposed action, 25 spaces would be developed on the newly acquired lots. Overall, total available off-street parking would increase from 36 spaces to 52 spaces. As part of the environmental review, the potential impacts on transportation and parking were evaluated by the transportation engineer, Ronald Hill, P.E. of H2M. A summary of the traffic assessment follows and the report in its entirety is included in Appendix B.

Trip Generation

According to the New York State Department of Transportation (NYSDOT), in 2015, Davison Avenue had an Average Annual Daily Traffic (AADT) of 3,460 vehicles per day. As noted in the H2M Traffic Assessment, more recent traffic counts were scheduled to be taken; however, traffic patterns in the area changed dramatically due to the impact of COVID-19. As it was not possible to collect reliable data during the pandemic, H2M relied on historic counts from October 2015 taken on Davison Avenue between Woods Avenue and Lincoln Avenue. An adjustment was made to capture the normal growth of traffic in the area by applying a growth factor of one percent per year for five years (five percent for 2015 to 2020). Based on the growth adjustment, the 2020 AADT was 3,633 vehicles per day.

As indicated in Table 1 of the Traffic Assessment, the projected trip generation over existing conditions for the proposed project includes 85 additional trips during the AM peak hour and 115 additional trips during the PM peak hour. As explained in the Traffic Assessment, it is expected that library parking typically peaks from 2:00 pm to 3:00 PM after the closure of schools, and again after early evening after dinner hours. It was estimated that the library post-development would generate 170 additional trips during the Saturday peak hour over existing conditions. In total, the proposed action would generate 286 trips during the AM peak hour, 390 trips during the PM peak hour, and 576 trips during the Saturday peak hour.

It should be noted, however, that the proposed project is being considered to accommodate existing programs and services in adequately-sized and configured spaces and, therefore, the amount of new traffic generated by

the expansion would not be expected to be as significant as predicted by the Institute of Transportation Engineers (ITE) data. Also, Davison Avenue is characterized by H2M as a moderately traveled road in comparison to most County roadways. The peak two-way flow during peak hours of traffic is generally less than 350 vehicles per hour, and traffic volumes are less during peak activity of the library in mid-afternoon and early evening. Based on the existing traffic flows on Davison Avenue and the projected increase in traffic anticipated in connection with the renovation and expansion of the library, no significant adverse traffic impacts are anticipated.

Parking

Based on a parking standard of one space per six persons of legal occupancy, as set forth in Section 117.C of Town of Hempstead Building Zone Ordinance (BZO), the post-development maximum legal occupancy of 760 persons would require 127 parking spaces and a total of 61 spaces are proposed. As such, the relief requested is 66 spaces. Currently, the existing library has a maximum legal occupancy of 463 persons requiring 78 spaces under the BZO, and 36 spaces are currently provided. The library currently maintains an off-site parking variance that was issued in 1995 (see Appendix C).

As part of the traffic assessment, the ITE parking demand data was evaluated. As explained in the traffic assessment, "…the 32,205 square foot existing library would generate a parking demand of 84 parking spaces (32,205 SF/1,000 X 2.61 = 84). The proposed renovated library would have 45,704 square feet of space and the average parking demand for the new library is 120 parking spaces (45,704 SF/1,000 X 2.61 = 120)." Accordingly, the ITE parking demand is slightly lower than that required by the Town Code, although there still exists a deficiency.

The Town of Hempstead maintains a parking field opposite 26 Davison Avenue, which has over 200 hundred parking spaces and is currently used by library patrons. There is also a smaller Town-owned parking field to the west; however, according to the library, this lot is seldom used. Nonetheless, it is expected that the continued utilization of the municipal parking field by library patrons would not adversely impact the parking supply for other users within the Oceanside hamlet, particularly with the increase in available parking on the library parcel.

Overall, the assessment and traffic engineering analysis of the proposed project by H2M indicates the site would not have a detrimental impact on traffic conditions on the surrounding roadway network in the vicinity of the site and provides enough parking without impact to the surrounding municipal fields or properties.

IV. Impact on Growth and Character of the Community or Neighborhood

Existing Land Use and Zoning

The subject property is currently developed with the existing 32,205 SF existing library building, with associated walkways and parking areas to the east and west (see Photographs 1 through 14 in Appendix D). The neighboring property acquired, 26 Davison Avenue, is a developed lot with a mixed-use, commercial-residential structure and associated parking lot (see Photographs 15 and 16 in Appendix D). Additionally, 21 Fairview Avenue, also acquired, is improved with a two-story, two-family residence with detached parking garage (see Photographs 17 through 21 in Appendix D).

Further to the west are commercial properties, including a Town of Hempstead parking field and commercial two-story buildings along Davison Avenue to Long Beach Road (See Photograph 22 through 25 in Appendix D). To the east of the subject property along Davison Avenue and Fairview Avenue is the Oceanside Lutheran

Church zoned Residence B, followed by one and two-story single-family homes (see Photographs 26 27 in Appendix D) zoned Residence B. To the north of the library are one and two-story single-family homes, the Oceanside Veteran's Memorial Plaza, a Town of Hempstead parking field for the Modell's and commercial retail spaces along Long Beach Road (see Photographs 28 through 31 in Appendix D). To the south of the property along Fairway Avenue are primarily residential uses (see Photographs 32 through 37 in Appendix D).

As indicated on the Land Use Map (see Figure 1 in Appendix E), the land uses along Davison Avenue from Long Beach Road to Oceanside Road transition from commercial uses along Long Beach Road (Modell's Shopping Center, Dental Office) to community services (Oceanside Public Library and Oceanside Lutheran Church), to residential uses towards Oceanside Road. A similar transition in land use exists along Fairview Avenue. The land uses vary from commercial at the west end (Oceanside Complete Auto Repair), to community services (Oceanside Public Library and Oceanside Lutheran Church), to residential towards Oceanside Road.

Based on the information provided on Sheet 124 (Rockville Center – Oceanside) of the official Town of Hempstead Zoning Map, adopted in 1929 and last amended in December 7, 2010, the zoning designation for the library is split zoned between B Residence Zone and C Residence Zone. Lots 5 - 10 are designated as C Residence, and Lots 71, 1 - 4, 11 through 15, 39 through 42, and 47 through 49 are designated as B Residence (see Appendix A of the SEAF Part 1 for Nassau County Tax Map).

Proposed Land Use and Zoning

Upon implementation of the proposed action, the Oceanside Library would be expanded from 32,205 SF to 45,704 SF (represents an approximately 42-percent expansion), and the adjacent parcels to the west would be converted to surface parking for library patrons. As indicated on the *Site Dimensional Plan - Addition and Alterations* (see Sheet CS100.00 in Appendix A), the proposed two-story addition would be constructed within the existing single-story footprint. As indicated on the Zoning Map (see Figure 2 in Appendix E), this portion of the building is situated on Lots 6-10 in the Residence C Zoning District, maintaining the same front, side, and rear yard setbacks. The proposed rear reading room addition would be situated on the southern/rear portion of the building on Lots 47-49, in the Residence B Zoning District, but would extend beyond the rear property line.

According to the project architect, the existing peaked roofs would be removed and replaced with a flat roofing system at the same height as the existing flat roof (see Sheet A200 in Appendix F). At the completion of the proposed project, the overall roof height would decrease from 39 feet six inches to 38 feet 10 inches (eight inches lower). The proposed window glazing program for each façade of the building is as follow: north façade – 32-percent glazing, east façade – 20-percent glazing, west façade – 15-percent glazing, and south façade – eight-percent glazing. The glazing proposed on the south façade is significantly less than the other three sides of the library building to strike a balance between being mindful of residences located immediately south of the library building while providing an acceptable interior environment for the library. The residence southwest of the library has two windows facing the southern façade of the library with 40.5 SF of glazing and the residence southeast of the library has one window facing the southern façade of the library with 16.5 SF of glazing.

The siting of the windows on the southern façade of the library building took into consideration the two residences to the immediate south and window placement is intended to maximize privacy and limit the amount of visible light from the library building. As indicated on the *Exterior Building North, East, West & South Elevations – Addition and Alterations* (see Sheet A200 in Appendix F), there are 11 windows and two glass doors on the south façade. Three windows are proposed for the rear reading room addition and the bottom of the windowsills would be situated at an elevation of five feet and reach a top elevation of nine feet. Views from

these windows onto surrounding properties would be obscured by the existing vegetation and fencing at the residences. The two glass doors on the south façade would reach a top elevation of nine feet and views of these doors to and from the residences would be obscured by existing vegetation and fencing to the east and west. The two narrow windows located at the western edge of the southern façade would be located at a top elevation of nine feet on the first floor and 21.5 feet on the second floor. The first-floor window would be partially obscured by the proposed fence. The six windows on the second floor of the south façade would be situated with the windowsills at an elevation of 17.5 feet (approximately 5 feet above the second-floor elevation) and reach a top elevation of 21.5 feet. The windowsills would be above eye-level for most library patrons as this floor is intended for children and views onto surrounding properties to the south would therefore be minimized. Views from these windows onto surrounding properties would further be obscured by the existing vegetation and fencing at the residences.

Also, all site and building lighting would be dark-sky compliant and designed for limited to zero spillover to neighboring properties.

Based on the *Site Dimensional Plan - Addition and Alterations* (see Sheet CS100.00 in Appendix A) and project-related data provided by the project engineer, an additional 25 parking spaces would be developed on the properties acquired at 26 Davison Avenue and 21 Fairview Avenue. A connection from the new surface parking area to the western parking lot on the library property would also be created. As part of the proposed action, access would be modified such that the existing curb cut to 26 Davison Avenue would become a one-way entrance driveway for the library, and the existing library driveway (to the western parking lot) would become a one-way, exit-only driveway. There would be no access provided to the parking lot from Fairview Avenue. As discussed earlier in Section III, there are no proposed changes to the eastern parking lot.

An analysis with the bulk and dimensional requirements for the Residence B and Residence C zoning districts was prepared by H2M and included on the proposed *Site Dimensional Plan - Addition and Alterations* (see Sheet CS100.00 in Appendix A).

Table 1 – Site Data for Oceanside Library Property

	B-Residence (Required)	**C- Residence (Required)**	**Existing**	**Proposed**
Min. Front. Yard (Building)	25 FT	25 FT	18.9 FT*	18.9 FT*
Min. Side Yard (Building)(each)	20 FT	15 FT	49.3 FT	6 FT**
Min. Rear Yard Depth (Parking)	N/A	N/A	0.9 FT	0.9± FT
Min. Rear Yard Depth (Building - Existing)	25 FT	25 FT	0.7 FT*	0.0 FT.** (Rear Reading Room Addition) 0.7± FT* (Expansion within Existing Footprint)
Lot Area	6,000 SF	6,000 SF	44,363 SF	44,363 SF
Max. Building Height	45.0 FT	50 FT	±39' 6"	±38' 10"
Min. Lot Width	55 FT	50 FT	298 FT	298 FT
Max. Building Area	27.5%	35%	±36%	34.6%**
% Impervious Coverage	N/A	N/A	±78%	80±%
Gross Floor Area	N/A	N/A	32,205 SF	45,704 SF
Off-Site Parking	§117.C of BZO - Public Library: 1 per 6 persons who can be legally accommodated (78 Required for Existing Building; 127 Required for Proposed Building)		36 existing (463 Occupancy / 78 Required)*	61 (760 Occupancy / 127 Required)**

Area variance for existing condition – To be Maintained
****Area variance required***

Table 2 – Site Data for 26 Davison Avenue

	B-Residence (Required)	C- Residence (Required)	Existing	Proposed
Min. Front. Yard Depth (Building)	25 FT	N/A	65 FT	N/A
Min. Side Yard (Building)(each)	20 FT	N/A	2±FT	N/A
Min. Rear Yard Depth (Parking)	N/A	N/A	35 FT	N/A
Min. Rear Yard Depth (Building)	25 FT	N/A	2 FT	N/A
Lot Area	6,000 SF	N/A	6,000 SF	6,000 SF
Max. Building Height	45.0 FT	N/A	±20FT	N/A
Min. Lot Width	55 FT	N/A	60 FT	60 FT
Max. Building Area	27.5%	N/A	18.6%	N/A
% Impervious Coverage	N/A	N/A	85.9%	82.8±%
Gross Floor Area	N/A	N/A	± 2,200SF	N/A
Off-Site Parking	N/A	N/A	N/A	16
Parking Stall Dimensions (§319.D.2)	9' x 18'		N/A	9'x18'

Table 3 – Site Data for 21 Fairview Avenue

	B-Residence (Required)	C- Residence (Required)	Existing	Proposed
Min. Front. Yard Depth(Building)	25 FT	N/A	19.9± FT	N/A
Min. Side Yard (Building)(each)	20 FT	N/A	2± FT	N/A
Min. Rear Yard Depth (Parking)	N/A	N/A	17.9± FT	7± FT*
Min. Rear Yard Depth (Building)	25 FT	N/A	1.2± FT	N/A
Lot Area	6,000 SF	N/A	6,000 SF	6,000 SF
Max. Building Height	45.0 FT	N/A	28± FT	N/A
Min. Lot Width	55 FT	N/A	60± FT	60± FT
Max. Building Area	27.5%	N/A	25.1± %	N/A
% Impervious Coverage	N/A	N/A	41±%	80±%
Gross Floor Area	N/A	N/A	4,000± SF	N/A
Off-Site Parking	N/A	N/A	N/A	9
Parking Stall Dimensions (§319.D.2)	9' x 18'		N/A	9'x18'

Table 4 –Site Data for Combined Lots

	B-Residence (Required)	C- Residence (Required)	Existing	Proposed
Min. Front. Yard (Building)	25 FT	25 FT	18.9 FT	18.9 FT (Maintain)
Min. Side Yard (Building)(each)	20 FT	15 FT	2 FT	6 FT**
Min. Rear Yard Depth (Parking)	N/A	N/A	0.9 FT	0.9± FT
Min. Rear Yard Depth (Building - Existing)	25 FT	25 FT	0.7 FT*	0.0FT.** (Rear Reading Room Addition) 0.7± FT* (Expansion within Existing Footprint)*
Lot Area	6,000 SF	6,000 SF	56,363 SF	56,363 SF
Max. Building Height	45.0 FT	50 FT	±39 ’6”	±38’ 10”
Min. Lot Width	55 FT	50 FT	358 FT	358 FT
Max. Building Area	27.5%	35%	±33%	29.3%**
% Impervious Coverage	N/A	N/A	±75%	78.1%
Gross Floor Area	N/A	N/A	± 38,405SF	45,704± SF
Off-Site Parking	§117.C of BZO - Public Library: 1 per 6 persons who can be legally accommodated (78 Required for Existing Building; 127 Required for Proposed Building)		36 *	61**

Area variance for existing condition – To be Maintained
****Area variance required***

As indicated above, the proposed action would require area variances for: (1) Side yard setback in the B Residence zone for the concrete ramp and rear reading room addition (20 feet Required; 6± feet Proposed for concrete ramp, 20 feet Required, 12.7 feet and 13.5 feet Proposed for rear reading room addition); (2) Rear yard setback in the B Residence zone for the proposed rear reading room addition (25 feet Required; 0 feet Proposed); (3) Maximum Building Area (27.5-percent Required, 29.3-percent Proposed); and (4) Off-Street Parking (127 Required; 61 Proposed); and (4) Parking (127 Required, 61 Provided). The proposed use of the adjacent properties to be acquired (i.e., Lots 13-15 and 36-38) solely for library parking also requires application to and approval from the Town of Hempstead Board of Zoning Appeals (hereinafter, the "BOA") for a special permit pursuant to Section 272.F(1).

A consistency analysis of the proposed use is included below, followed by an area variance analysis.

Proposed Action Requires Special Permit Pursuant to Section 272.F(1)

As set forth in Article XXVII, Board of Appeals, Section 272.F(1) of the Town of Hempstead BZO, in any zoning district, "*Parking fields, either public or private, for the parking of passenger vehicles only, but not for display or sale of automobiles*" are subject to a special permit from the BOA. Below is an analysis of the proposed project with the criteria for issuance of a special permit for the proposed use:

<u>§267-d.2(a) – General Criteria for Issuance of Special Permit</u>

(1) The use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use districts.

26 Davison Avenue is a 0.14±-acre parcel that is currently developed with a two-story, mixed-use, commercial/residential structure with a large paved parking area that fronts on Davison Avenue.[1] 21 Fairview Avenue is a 0.137±-acre parcel that is currently developed with a two-story, two-family 2,020 SF residence that fronts on Fairview Avenue.[2] The proposed action includes the demolition of the existing structures and the construction of surface parking to be used solely for the library. As indicated on the *Site Dimensional Plan – Addition and Alterations* in Appendix A, the proposed new parking area would create 25 spaces and an interior connection from the existing library parking lot to the west of the existing building would be created. The existing curb cut locations would be maintained at 26 Davison Avenue and 30 Davison Avenue, allowing for a one-way ingress at the new parking area and one-way egress at the existing west parking area allowing for better traffic flow. The existing curb cut at 21 Fairview Avenue would be closed.

To the west of the proposed new parking area is a commercial medical office site with surface parking and a Town-owned parking field is located to the west thereof. To the north of the subject property is the Oceanside Veteran's Memorial Plaza and a Town of Hempstead parking field, which is currently used for overflow parking by the library patrons. Upon implementation of the proposed action, the availability of off-street parking would increase by approximately 41-percent (from 36 spaces to 61 spaces), thus reducing the demand on the Town-owned parking field and allowing library patrons to easily access the library from the newly created parking lot. It is noted that the overall proposed action to expand the library building and to acquire the adjacent lots for surface parking is being considered to accommodate existing programs and services in adequately sized and configured spaces. While the library may see additional patronage post-development with new programs or services in response to community needs or requests, no significant change in the intensity of the use is expected. Overall, based on the above, the proposed action would not be expected to prevent the orderly and reasonable use of adjacent properties or properties in adjacent use districts.

(2) The use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent use districts.

The on-site parking lot is for sole use by library patrons. Currently, the library maintains two small parking areas to the east and west of the existing building. Overflow parking is available at the existing Town-owned parking fields to the north and west of the library. Upon implementation of the proposed action, library patrons would be provided a more convenient access to the library from the expanded

[1] According to a Phase I Environmental Site Assessment dated February 2020, as prepared by Preferred Environmental Services, the building at 26 Davison Avenue is 1,128± SF with the first floor utilized as a doctor's office and the second floor occupied as a residential apartment. The two-story structure also has a 442± SF unfinished partial basement.
[2] According to Nassau County LandRecord Lookup, 21 Fairview Avenue has been improved with a residence since 1929.

on-site parking area, rather than having to cross Davison Avenue from the larger Town-owned parking field. As such, the library would reduce its demand on the municipal parking field by 25 spaces, thus allowing for such spaces to be used by patrons and visitors to the Oceanside hamlet. The proposed action would have a resultant benefit on municipal parking availability. Overall, based on the above, the proposed action would not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent use districts.

(3) The safety, the health, the welfare, the comfort, the convenience or the order of the Town will not be adversely affected by the proposed use and its location.

The proposed parking field and library building would be constructed in accordance with all applicable building, fire, and site safety codes of the 2020 New York State Building Code and the Town of Hempstead. The proposed *Site Dimensional Plan – Addition and Alterations* (see Appendix A) includes six-foot high PVC perimeter fencing for the western lot to mitigate light trespass from headlights. All site lighting would consist of shielded fixtures, dark-sky compliant, and would be designed for limited to zero spillover to neighboring properties, in accordance with the Town of Hempstead BZO Article XXXI General Provisions, Section 312 (3). Overall, the proposed development would not adversely affect the safety, the health, the welfare, the comfort, the convenience, or the order of the Town.

(4) The use will be in harmony with and promote the general purposes and intent of this ordinance.

The proposed parking lot would be situated within the hamlet of Oceanside to provide on-site parking for the patrons of the library. The proposed parking lot would provide an additional 25 parking spaces for the library, easing the demand for parking at the nearby municipal parking fields while also enhancing the public service provided by the library to the Oceanside community. Overall, the proposed use would be in harmony with and promote the general purposes and intent of the chapter.

<u>§267-d.2(b) - Other Matters for Consideration</u>

In making its determination for issuance of special permits, the BOA is to consider other matters. A consistency analysis with the Other Matters for Consideration as set forth in §267-d.2(b) follows below.

(1) The character of the existing and probable development of uses in the district, and the peculiar suitability of such district for the location of any of such permissive uses.

The library has existed at the subject location since 1940 and has expanded in building and property size over time. The library serves the Oceanside Union Free School District (UFSD) and as a public resource, maintains two on-site parking areas; however, there still exists the need for patrons to utilize the municipal parking field opposite the site. As both 26 Davison Avenue and 21 Fairview Avenue were available for acquisition, the Board of Trustees determined acquiring the lots for the development of on-site parking would meet a desired need for the library.

The proposed parking field would be situated on the south side of Davison Avenue and north side of Fairview Avenue and is designed as an extension of the library's existing western parking lot. As such, the proposed parking area would appear as an accessory, on-site lot for the library. The proposed design would be similar to other commercial uses within the immediate hamlet area. Also, the proposed parking area is in character with the immediate Oceanside hamlet, with the large Town-owned parking field opposite the property and the smaller parking field located to the west. Overall, the proposed action is consistent with the established character of the Residence B and C Districts and supports a use that has expanded to meet the needs of the Oceanside community.

(2) The conservation of property values and the encouragement of the most appropriate uses of land.

The library has occupied the subject property since 1940, and the development of additional parking on the adjacent Lots 13-15 and 36-38 would be expected to benefit library patrons. The library is a historic use that provides important community and educational services. As such, the proposed action would not be expected to adversely impact property values.

(3) The effect that the location of the proposed use may have upon the creation of undue increase of vehicular traffic congestion on public streets, highways or waterways.

As indicated in Section III of this supplemental analysis, the potential impacts on transportation and parking were evaluated by the traffic engineer. According to the analysis, the projected trip generation over existing conditions for the proposed project includes 85 additional trips during the Weekday AM peak hour, 115 additional trips during the Weekday PM peak hour, and 170 additional trips during the Saturday peak hour over existing conditions.

While the ITE trip generation factors indicate an increase in traffic, it is important to note that the proposed project is largely being considered to accommodate existing programs and services, while also responding to community needs for programs and services, in adequately sized and configured spaces. As such, the amount of new traffic generated by the proposed project would not be expected to be as significant as predicted by the ITE data. Also, Davison Avenue is characterized as a moderately traveled road in comparison to most County roadways with peak two-way flows being generally less than 350 vehicles per hour. Traffic volumes are also less during peak activity of the library in the mid-afternoon and early evening. Given the existing traffic flows on Davison Avenue and the increase in traffic anticipated in connection with the renovation and expansion of the library, a significant adverse traffic impact is not anticipated. Also, the proposed parking is expected to be suitable without any adverse impact to the surrounding municipal lots.

(4) The availability of adequate and proper public or private facilities for the treatment, removal, or discharge of sewage, refuse or effluent (whether liquid, solid, gaseous or otherwise) that may be caused or created by or as a result of the use.

The proposed action includes the construction of a parking field to serve as supplemental on-site parking for the library and increase in the square footage of the library building within the existing footprint and rear reading room addition. The subject property is served by the Nassau County DPW and the connection to the municipal sewer would be maintained as part of the proposed action. Based on a Nassau County Department of Health factor of 0.03 gallons per day (gpd) per SF, sanitary waste generation would be expected to increase from 966± gpd to 1,371 gpd (a 405 gpd increase). The subject property is within the service area of New York American Water and water usage would increase by the same volume (i.e., an increase of 405 gpd plus a minimal volume for the 0.27± acre of lawn/landscaped area to be irrigated). Said volumes are not considered significant and service availability is expected. It is noted that both the Nassau County DPW and New York American Water were included in the coordinated review and no comments were provided. Based on a factor of 0.04 pounds per SF per week, the volume of solid waste generation for the library is projected to increase from 2.8± to 3.9± tons per month (increase of 1.1 tons per month) and would be managed as it is currently. The proposed action would result in a slight increase in impervious surface by 5.8-percent; however, the site redevelopment includes the installation of drainage infrastructure in accordance with the Nassau County DPW 239-F review.

(5) Whether the use or materials incidental thereto or produced, may give off obnoxious gases, odors, smoke or soot.

The proposed action includes the demolition of an existing commercial/residential structure and residential structure for the construction of a parking field with 25 spaces. The proposed action does not include a use that would produce obnoxious gases, odors, smoke, or soot.

(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.

The proposed action includes the demolition of an existing commercial/residential structure and residential structure for the construction of a parking field with 25 spaces. According to the project engineer, all work would conform to the latest version of the New York State Building Code, as well as local codes, rules, and regulations as applicable. Prior to demolition, there would be advanced written notification to adjacent property owners, and construction fencing would be installed. There is potential for fugitive dust during construction, which would be controlled with watering, as necessary. The proposed lighting would consist of light poles and lighting fixtures. Each lamp pole would include a LED shielded fixture such that all light would be directed downwards with no upward glare. All lighting would comply with the Town of Hempstead lighting standards and subject to review and approval of the Town Building Department.

The proposed use is a supplemental parking area for the library and, therefore, would not generate noise or vibrations. During construction, the proposed project would comply with the Town of Hempstead Noise Ordinance (Section 144-3.G) and limit activities to weekdays and during permissible hours (i.e., 7:00 AM-6:00 PM). Upon completion of the proposed improvements, the noise environment would be similar to the current use, as there would be no significant changes in on-site activities other than the ability for 25 additional vehicles to park on-site. Overall, the proposed action would not result in a use that would cause disturbing emission of electrical discharges, dust, light, vibration, or noise.

(7) Whether the operations in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing, or if proposed by the Town or by another competent governmental agency.

The proposed action includes the development of off-street parking for the library that serves the Oceanside community. Upon implementation of the proposed action, there would be an additional 25 parking spaces available to the community. As shown on the *Site Dimensional Plan – Addition and Alterations* (see Sheet CS100.00 in Appendix A), the northern Town of Hempstead parking field is located directly across Davison Avenue, with pedestrian traffic being accommodated via a striped road crosswalk and overhead electronic lighted signage. There is a smaller Town of Hempstead parking lot located approximately 330 feet to the west of the subject property and is comprised of approximately 25 parking spaces. The proposed new concrete sidewalk would be located on the south side of Davison Avenue and along the frontage of the proposed parking lot, existing western parking lot, and library facility. The Oceanside Lutheran Church is located approximately 350 feet to the east of the subject property and adjacent to the library's eastern parking lot. The nearest park facility is Terrell Avenue Park, about 2,300 feet west of the subject property (see Figure 3 in Appendix E). Overall, the site operations would not cause undue interference with the orderly enjoyment by the public of parking or recreational facilities and would reduce the demand placed on the surrounding municipal parking lots.

(8) The necessity for bituminous-surfaced space for purposes of off-street parking of vehicles incidental to the use, and whether such space is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be had.

The proposed action includes the construction of supplemental parking for the library. The proposed design includes the creation of an additional 25 parking spaces for library use, for a total availability of 61 off-street spaces. It is noted that the library currently maintains a parking variance, issued by the BOA in 1995. Based on the analysis completed by H2M and included in Appendix B herein, the proposed parking would not result in significant adverse impacts.

(9) Whether a hazard to life, limb or property because fire, flood, erosion or panic may be created by reason of or as a result of the use or by the structures to be used therefor or by the inaccessibility of the property or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.

The proposed action includes the demolition of the existing structures at 26 Davison Avenue and 21 Fairview Avenue for the construction of additional surface parking adjacent to the existing western library parking lot. Pursuant to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer Map (see Figure 4 in Appendix E), the subject property is located in Zone X, which is an area of minimal flood hazard. The proposed parking on the west side of the library building would be accessible via a one-way entrance from the existing curb cut at 26 Davison Avenue and the existing Library driveway would become a one-way exit-only driveway. The library building has also been designed to have an interior connection with the current library parking area, thus allowing patrons to access the library building directly. Overall, based on the above, the proposed construction of on-site parking for the library would not create a hazard to life, limb, or property because of fire, flood, erosion, or panic.

(10) Whether the use or the structures to be used therefor will cause an overcrowding of land or undue concentration of population.

The proposed action includes demolition of the approximate 1,128 SF existing structure on Lots 13-15[3] and the approximate 2,020 SF existing structure on Lots 36-38[4] as well as the construction of additional surface parking comprised of 25 parking spaces for the existing library. As indicated earlier, the library now relies upon the municipal parking fields to meet its parking demand. The proposed action would allow for 25 vehicles to utilize the adjacent lot, rather than the municipal lot. The demolition of the existing structures would reduce the building area on those lots, thus reducing the current population that utilize the sites. However, the existing programs at the library would remain in place and the proposed action is not to accommodate a growth in library services. Overall, the proposed action would not cause an overcrowding of land or an undue concentration of population.

(11) Whether the plot area is sufficient, appropriate, and adequate for the use and the reasonable anticipated operation and expansion thereof.

26 Davison Avenue is approximately 0.14 acre and 21 Fairview Avenue is approximately 0.137 acre in size and are proposed to be developed with 25 parking spaces for the library use. The proposed action

[3] According to a Phase I Environmental Site Assessment dated February 2020, as prepared by Preferred Environmental Services, the building at 26 Davison Avenue is 1,128± square feet (SF) with the first floor utilized as a doctor's office and the second floor occupied as a residential apartment. The two-story structure also has a 442± SF unfinished partial basement.

[4] According to Nassau County LandRecord Lookup, 21 Fairview Avenue has been improved with a residence since 1929.

would have an approximate six-foot high PVC fence along the western, southern, and eastern property boundaries of the western lot, which would mitigate light trespass from headlights. Also, 26 Davison Avenue is adjacent to the existing surface parking lot on the library parcel, maintains an existing curb cut on Davison Avenue and is directly opposite the larger Town-owned parking field. 21 Fairview is adjacent to the existing southern portion of the surface parking lot on the library parcel and west of the Town-owned parking field. The existing curb cut on Fairview Avenue would be closed. Based on the above, the plot area is sufficient, appropriate, and adequate for the proposed use and operation.

(12) The physical characteristics and topography of the land.

26 Davison Avenue is currently improved with a mixed-use commercial/residential structure with an on-site paved parking area on Lots 13-15 and 21 Fairview Avenue is currently improved with a two-family residential structure with a detached garage on Lots 36-38. The proposed action includes the demolition of the existing structures for the utilization of the site exclusively for on-site parking. As documented in a Phase I Environmental Site Assessment (ESA) prepared by Preferred Environmental Services in February 2020 for Lots 13-15, the lots were vacant from 1910 to 1924. In 1924, the site appeared to be developed with a residential structure.[3] In 1961, a partial second story addition was added to the structure and in 1970 classified as a medical office. Review of the Nassau County LandRecord Lookup website indicated 21 Fairview has been improved with a residence since 1929.[4]

According to the USGS Topographic Map, Lynbrook Quadrangle (see Figure 5 in Appendix E), the elevation of the site is approximately 15 feet above mean sea level (amsl), and the subject property is relatively flat. Based on the USGS Long Island Depth to Water Viewer, the groundwater elevation is approximately 14 feet below grade surface (bgs) (see Figure 6 in Appendix E). Accordingly, there is adequate separation distance to groundwater for the installation of drainage infrastructure.

Soils across the subject property are mapped as predominately (99.1-percent) Urban Land Riverhead-complex (UrA), with slopes of 0 to 3 percent, with the remaining 0.9-percent of the land area mapped as Urban Land (Ug) (see Figure 7 in Appendix E). Pursuant to the Soil Survey of Nassau County, US Department of Agriculture, Soil Conservation Service (1987), the UrA soils consist of urbanized areas and very deep, well drained soils. Specifically, as described in the Soil Survey (page 47), "The areas on which there are no structures are lawns, gardens, small playgrounds, border strips along streets and sidewalks, and a few vacant lots. The soil has few limitations as a site for dwellings with or without basement and for septic effluent disposal. In areas used for septic systems, however, pollution is a hazard to the groundwater because the substratum is a poor filter of effluent. …The soil has few limitations for landscaping. The included areas of Plymouth soils and Udipsamments are droughty and low in natural fertility. In these areas irrigation and fertilizers would be needed for successful establishment of lawns and shrubs. Because of the nature of this unit, most areas are unsuitable as habitat for wildlife other than songbirds."

The Ug soils consist of areas where at least 85-percent of the surface is covered in asphalt, concrete, or other impervious building material. Specifically, as described in the Soil Survey (page 41), "These areas are mostly parking lots, shopping centers, industrial parks, or institution sites. Many are in the business center s in the villages and cities…In many areas rapid or very rapid runoff prevent adequate discharge of runoff from intense rainstorms to safe outlets. A few areas are low in spots where seasonal wetness sometimes causes temporary flooding of the surface or frost heaving and subsequent breakup of surface pavements." Overall, as the site is currently developed with no limitations and the surrounding developed properties, there are no limitations expected to impact the proposed

construction activities on the site. However, prior to undertaking any construction, soil borings would be performed, and any limitations would be overcome (e.g., soil mixing).

(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or other place of public assembly.

The proposed action includes the development of parking for use by the library, which is a place of assembly for education and recreational programs for the Oceanside community. The nearest church is the Oceanside Lutheran Church, which is located at 62 Davison Avenue, to the east of the library's eastern parking lot. A review of land use maps indicates that the nearest school is located approximately 1,750 feet to the north of the subject property (see Figure 1 in Appendix E). Overall, as the proposed action is to support the public library apart of the Oceanside UFSD, and the proposed parking would be situated on the west side of the library building, no significant adverse impacts to the nearest church or school would be expected.

(15) In applications seeking permissive uses, the Board of Zoning Appeals shall give consideration to the preservation of existing trees on the site. An application for a permissive use shall contain a specific plan, filed with the Department of Buildings, containing a tree legend which will identify by number, species and caliper (four inches or more), those trees to be preserved, removed and/or replaced. In reviewing the application, the Board of Zoning Appeals shall consider the following criteria; [a] The condition of the tree with respect to disease and danger of falling, proximity to existing or proposed structures and interference with utility services. [b] The necessity of the removal or alteration of the tree in question. [c] Compliance with regulations of the New York State Department of Environmental Conservation and the Town of Hempstead Department of Conservation and Waterways if the proposed tree removal or alteration site is adjacent to freshwater wetland boundaries. [d] The character established at the proposed site of removal or alteration with respect to existing tree density. [e] The impact of any removal or alteration upon existing screening of any road or highway bordering the property. [f] The recommendations of the Department of Buildings, which shall review the site plan for tree preservation with a landscape architect.

From the existing library property, the proposed action would remove nine trees ranging from three inches to 15 inches in diameter, which appear to have been planted as part of earlier construction projects (see *Topographic and Boundary Survey for Oceanside Library* in Appendix G). The removal of seven of the nine trees is due to their proximity to the western portion of the building and immediately adjacent to the proposed reconstruction area, thus making tree preservation in this area impractical. The removal of the remaining three trees include those located in the proposed western parking area as they interfere with the proposed parking layout and traffic circulation, as per the *Site Dimensional Plan – Addition and Alterations* (see Sheet CS100.00 in Appendix A). Additionally, the existing shrubs along the western boundary would be removed. The proposed action includes the protection and maintenance of five street trees along Davison Avenue and two trees within the eastern parking lot. Eleven (11) trees at 21 Fairview Avenue are proposed for removal to support the clearing of the property and establish surface parking on the lot (see Appendix G). One tree and one bush at 26 Davison is proposed to be removed on the eastern property boundary. In total 21 trees would be removed from the three lots. Along the southern, western, and eastern property boundaries of the western parking lot, a six-foot high PVC fence is proposed. Based on the revised site survey, no significant adverse impacts would be expected from the removal of trees and replanting.

Proposed Action Requires Area Variances

Based on the *Site Dimensional Plan – Addition and Alterations* (see Sheet CS100.00 in Appendix A), the proposed action would require area variances for the rear reading room addition and concrete ramp in the southwest

corner of the library building, building area for the new library building, and for total off-street parking provided. Specifically, the area variances evaluated herein include:

(1) Side yard setback in the B Residence zone for the proposed concrete ramp (20 feet Required; 6 feet Proposed) – The concrete ramp is only 6 feet from the eastern property line, where a minimum of 20 feet is required. The ramp would provide ADA-compliant access from the western parking lot to the library building. The proposed rear addition would have side yard setbacks of 13.5± feet and 12.7± feet from the western and eastern property lines, respectively.

(2) Rear yard setback in the B Residence zone for the proposed rear reading room addition (25 feet Required; 0 feet Proposed) - The Library currently maintains 0.7±-foot rear yard setback and would maintain the same setback with the proposed two-story with basement reconstruction on the west end of the building. The proposed rear reading room addition of the library crosses the rear lot line onto the south property, also owned by the library, creating a rear yard setback of zero feet.

(3) Building area coverage within the B Residence zone for the proposed library building (27.5-percent Maximum; 29.3-percent Proposed) – The proposed action is split-zoned with the existing library building within both the B and C Residence District zones and 26 Davison Avenue and 21 Fairview Avenue within the B Residence Zone. The library currently maintains a building area of 36-percent (exceeds maximum building area coverage in both Residence B and C zoning districts). 26 Davison Avenue and 21 Fairview Avenue maintain building areas of 18.6-percent and 25.1-percent respectively, within the B Residence zoning district (27.5-percent maximum). The cumulative building area coverage for the proposed action is 29.3-percent.

(4) Off-Street Parking (127 Required; 61 Proposed) - As noted in the H2M traffic assessment and summarized in Section III of this analysis, the post-development library occupancy of 760 persons requires 127 parking spaces, with 61 spaces proposed. As such, the relief requested is 66 spaces. At present, the existing library occupancy of 463 persons requires 78 spaces, and 36 spaces are provided.

Pursuant to § 267-b.3(b) of the New York State Town Law, "*In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.*" In the granting of area variances, pursuant to § 267-b.4 of the New York State Town Law, the "*board of appeals shall…have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning ordinance or local law and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.*"

Consistency analysis of the proposed action with the area variance criteria set forth above is presented below.

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

As a publicly-funded library that has existed on Davison Avenue since 1940, the Board of Trustees continues to expand to respond to the needs of the community, and this has resulted in the need for variances due to lot configuration or the unavailability of appropriately-sized lots or land for development. The proposed library expansion is largely situated within the existing library's footprint with the exception of the rear reading room addition, which decreases the rear yard setback to zero feet. The existing non-conforming rear yard setback of 0.7 feet would be maintained on the existing library building and building expansion.

As a result of removing the buildings on Lots 13-15 and 36-38 and paving these lots and the footprint of the existing library building, the overall building area coverage decreases from 33-percent to 29.3-percent. The existing sidewalk along Davison Avenue would still be maintained as well as a small lawn area that is consistent with other properties along Davison Avenue.

Based on the location of the subject property, the Board of Trustees is limited in options to provide library services to the community. It is important to note the library is the only library which services the programs and needs of the Oceanside UFSD. The 5.7-percent deficit in building area coverage in the Residence C zoning district requested is to expand surface parking at the existing library location to meet the community demand for the library services without a significant expenditure of public funds. Additionally, the provision of more surface parking at the library would reduce the library's reliance on the surrounding Town-owned parking lots. The proposed modifications would be completed within the existing building footprint.

During construction there would be short-term temporary impacts to surrounding parcels. However, mitigation measures would be incorporated into the construction plan to minimize impacts regarding vibrations and noise to adjacent properties. Vibration monitoring would take place to ensure that there would be no impacts to building foundations and construction would abide by the Town's noise ordinance. Post-development impacts to surrounding residences have been mitigated in the project design by proposing the following glazing percentages for the building windows: north façade – 32-percent glazing, east façade – 20-percent glazing, west façade – 15-percent glazing, and south façade – eight-percent glazing. Significantly less glazing on the south façade is proposed to balance being mindful of two residences located immediately south of the library building while providing an acceptable interior environment for the library. The residence southwest of the library has two windows facing the southern façade of the library with 40.5 SF of glazing and the residence southeast of the library has one window facing the southern façade of the library with 16.5 SF of glazing. Furthermore, all site and building lighting would be dark-sky compliant and would be designed for limited to zero spillover to neighboring properties.

The rear reading room addition extends beyond the rear property line; however, the property is library-owned and occupied with a storage building. This storage building currently maintains non-conforming side yard setbacks of 9.5± feet and 5.1± feet from the western and eastern property boundaries, respectively. The side yard setback proposed for the rear addition would require less relief than the existing non-conforming side yard setback for the storage building (13.5± feet and 12.7± feet, respectively).The proposed rear reading room addition would allow an enclosed reading area adjacent to the reading garden on Lots 47-49. To the east and west are residential-use properties; however, the rear reading room addition is not expected to adversely impact the neighboring properties. Additionally, the requested side yard relief for the concrete ramp of 6 feet would improve the library's ADA-compliance.

Although the library is proposing a second floor on the western portion of the existing library, the existing peaked roofs would be removed and replaced with a flat roofing system at the same height as the existing flat portion of the roof with some roof pitch (see Appendix F). The overall roof height would be lowered by approximately eight inches for consistency with the eastern portion of the library building.

The proposed action requires a variance for off-street parking due to the proposed expansion; however, it is not expected that there would be a proportional increase in parking as the expansion is largely being proposed to accommodate appropriately-configured spaces and not to accommodate an expected growth in demand for library services. It is noted that the library currently maintains a parking variance, which was granted by the BOA in 1995 as part of Building Permit #199600409 for the second-story addition on the east end (see Appendix C). It is important to note that the library relies upon the surrounding Town-owned lots for overflow parking and may continue to do so upon implementation of this project. The proposed additional 25 spaces would only decrease the libraries reliance on these overflow lots and not eliminate the need for overflow parking. Also, the parking variance has been evaluated by the transportation engineer, and no significant adverse impacts are expected.

Overall, based on the above, the granting of the requested variances is not expected to result in an undesirable change in the character of the neighborhood or a detriment to nearby properties. Therefore, granting the variance would meet the community need for the existing library within the Oceanside UFSD to provide more adequate parking and expand the existing library to better accommodate existing services.

(2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance

The subject property has been occupied by the library in some form for 80 years. Since its original construction in 1940 with significant expansions and renovations being undertaken in 1950, 1962, and 1997, the library has provided library services to the community. The Board of Trustees had established a website at www.Oceansidevision2020.com for the project improvements, and in the Fall of 2020, the residents approved the library expansion project and acquisition of one adjacent parcel for surface parking. The proposed action now seeks the incorporation of 21 Fairview Avenue into the overall library site for additional parking.

The Board of Trustees seeks to modernize the library with updated and "green" infrastructure (HVAC and electrical systems, PV-ready roofing, windows, and building envelope). The proposed action would also consider security matters as a secure and accessible front entrance, security cameras, and Active Shooter design elements. The proposed action seeks to expand the existing library building in order to redesign current uses such as separating the children's area and provide the area with utilitarian features as low stacks, movable stacks, and parent area. The library also seeks to provide reading rooms, study rooms, meeting rooms, and demonstration spaces. New features would include self-checkout kiosks, a lactation room, teen area, and garden center.

Much of the library's expansion would largely be proposed within the existing footprint. It is also important to note, based on the Town of Hempstead Building Department Records, the Oceanside library has been previously granted variances. The construction of the original library, as stated above, was granted under Permit #27630 in 1940, and the second story addition under Permit #199600409 was granted in 1996. As part of this 1996 permit were variances granted by the BOA for parking in

the front yard for the existing western parking area, and the number of off-street parking spaces. The proposed action requires a variance for off-street parking due to the proposed expansion; however, it is not expected that there would be a direct proportional increase in parking as the expansion is largely being proposed to accommodate appropriately-configured spaces and not to accommodate an expected growth in demand for library services.

As a publicly-funded library that has existed on Davison Avenue since 1940, the Board of Trustees continues to expand the library to respond to the needs of the community, and this has resulted in the need for variances due to lot configuration or the unavailability of appropriately-sized lots or land for development. Accordingly, the benefit sought cannot be achieved by another method.

(3) whether the requested area variance is substantial

Several dimensions of the existing library are non-conforming pursuant to the bulk and dimensional requirements within the Building B Residence and Building C Residence Districts. The existing library building maintains a rear yard setback of 0.7± feet and the library storage building to the south maintains a side yard setback of 9.5± feet from the western property boundary and 5.1± feet from the western property boundary.

The proposed rear reading room addition would increase the existing non-conforming rear yard setback from 0.7± feet to zero feet as it would cross the rear lot line onto the southern property. The proposed requested relief for the rear reading room addition is greater than the existing conditions, however, the proposed rear reading room addition would expand onto library-owned property and would not encroach on private property. The existing non-conforming rear yard setback for the existing library building of 0.7± feet would be maintained for the existing building and the proposed expansion.

The dimensions of the rear reading room addition would require relief to permit side yard setbacks of 12.7± feet from the eastern property boundary and 13.5± feet from the western property boundary. The relief requested would be for a 36.5-percent and 32.5-percent relaxation. The existing non-conforming side yards are 52.5-percent and 74.5-percent of the required setbacks. As such, the proposed requested relief is less than the existing conditions. Additionally, the six-foot side yard setback variance requested for the proposed concrete ramp would be a 70-percent relaxation, which is less relief than the existing side yard setback from the eastern property boundary for the existing storage building.

As indicated earlier, the intent of the proposed action is to improve library services and community programs. The requested area variances would not have a substantial adverse effect on the community as the proposed area variances align with the existing non-conforming setbacks and are therefore not character-altering for the neighborhood.

Also, based on aerial and street imagery, several properties along Fairview Avenue currently show a 10-foot or less side yard setback, such as the Oceanside Lutheran Church and the residential uses at the on Fairview Avenue (see Photographs 32 through 35 in Appendix D). Based on the foregoing, from the perspective of actual impact, the requested variances would not be substantial.

As noted in the Traffic Assessment and summarized in Section III of this analysis, the post-development library occupancy of 760 persons require 127 parking spaces, with 61 spaces proposed. As such, the relief requested is 66 spaces. At present, the existing library occupancy of 463 persons requires 78 spaces, and 36 spaces are provided. As part of the traffic assessment, the ITE parking demand data

was evaluated which indicates a parking demand of 84 parking spaces for the existing library and 120 parking spaces for the post-development library. Accordingly, the ITE parking demand is slightly lower than that required by the Town Code, although there still exists a deficiency. However, it is expected that library patrons would continue to utilize the municipal parking field without any adverse impacts to the parking supply for other users within the Oceanside hamlet.

Overall, based on the above, the requested variances are not considered substantial given the nature of the use (i.e., public library).

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood

As previously stated above, the library would continue to serve the same patronage of the Oceanside community, and the proposed expansion project is for the purpose of providing appropriately sized and configured spaces for its technology, education, and community programs. The subject property is currently served by the NCDPW municipal sewer system and this connection would be maintained. Based on a Nassau County Health Department factor of 0.03 gallons per day (gpd) per SF, sanitary waste generation would be expected to increase from 966± gpd to 1,371± gpd. The subject property is within the service area of New York American Water and water usage would increase by the same volume (i.e., an increase of 405 gpd plus a minimal volume for the 0.27± acre of lawn/landscaped area to be irrigated). Said volumes are not considered significant, and service availability is expected. It is noted that Nassau County DPW, Nassau County Department of Health, and New York American Water were included in the coordinated review, and no comments were provided.

The proposed action includes the demolition of the existing commercial/residential structure at 26 Davison Avenue and residential structure at 21 Fairview Avenue for the construction of additional off-street parking for library use. It is expected that the proposed parking area would relieve demand on the municipal lots to the north and west. It is also noted that the proposed action includes a stormwater collection system, where none currently exists on the property at 26 Davison Avenue or at 21 Fairway Avenue. As such, the proposed action would collect stormwater from lots where no on-site collection is currently being undertaken. As indicated earlier and shown in Appendix G, nine trees are being considered to be removed from the existing library property; however, as these trees were planted during earlier developments, their removal would not be expected to result in significant adverse ecological impacts. The removal of 11 trees proposed at 21 Fairview Avenue and one tree at 26 Davison Avenue is required to clear the lot for the development of surface parking. To screen views of the proposed parking lot, a six-foot high PVC perimeter fence is proposed.

Overall, based on the above, the physical and environmental conditions would remain much the same as the existing use with no adverse effects on the physical or environmental conditions in the neighborhood.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

The library has occupied the subject property since 1940 and is under contract to the Oceanside UFSD to provide library services to the residents of Oceanside. As such, the proposed action is being undertaken by the Board of Trustees to provide the community and school district with programs and services in spaces that are appropriately designed for such activity. The parcels acquired would be converted from a mixed-use (commercial and residential) building and two-family residential to all

surface parking for use by the library patrons. The existing lot configuration of the library inhibits the Board of Trustees from obtaining the proposed action's benefit by any other method.

The original library, as well as the subsequent expansions and additions, were permitted by obtaining area variance approvals. The rear reading room addition would require side yard variances; however, the one-story rear addition would not be visible from Fairview Avenue as the existing storage building has less side yard setbacks than the proposed rear reading room addition. The rear reading room addition would provide for year-round comfortable seating adjacent to the existing reading garden. Additionally, the concrete ramp would not be visible from adjacent properties or Fairview Avenue as the proposed six-foot high PVC perimeter fence would screen views of the rear of the library. Finally, the proposed action requires a variance for off-street parking due to the proposed parking lot expansion; however, it is not expected that there would be a direct proportional increase in parking as the parking lot expansion is largely being proposed to accommodate appropriately-configured spaces and not to accommodate an expected growth in demand for library services. The proposed action would also decrease the demand placed on the surrounding municipal parking lots as library patrons would have more parking available on site.

Overall, based on the above, the granting of the requested variances would benefit the Applicant as a public library serving the Oceanside community without detriment to the health, safety, and welfare of the surrounding neighborhood.

V. Impact on Historic and Archaeological Resources

Based on the NYSDEC EAF Mapper Application and the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS), the subject property was indicated as being located within an archaeologically sensitive area. As part of the environmental review, consultations were undertaken with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). In correspondence dated April 22, 2020 and May 4, 2021, the NYS OPRHP indicated that "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." All correspondence is included in Appendix H.

VI. Cumulative Impacts

Regarding consideration of cumulative impacts from multiple actions, it is relevant to note that the proposed action presently being reviewed does consist of multiple components, including temporarily relocating the existing library services to a new location during construction. The existing building would be vacated during construction; however, library services are expected to continue throughout construction. Services may be housed in a singular alternate location or may be distributed throughout multiple locations in the community.

It is the intent of the Board of Trustees to temporarily relocate to three vacant retail storefronts located at 56 Atlantic Avenue in the hamlet of Oceanside during construction (see Appendix A of the SEAF Part 1 for Proposed Temporary Location of Library Map). The proposed location has adequate parking and space to continue library services during construction. It is recognized that the relocation of services off-site will require building improvements to accommodate library patrons (e.g., interior building improvements, technology upgrades, etc.) or site improvements (e.g., restriping of parking, signage, etc.). The Board of Trustees will submit applications for all necessary permits and approvals (e.g., the Town of Hempstead Building Department) and conduct any required environmental review.

The anticipated duration of construction is approximately 16 months, and during this period, it is expected that a partial road closure would be required during modifications to the curb cut at 26 Davison Avenue and during sidewalk modifications along the north side of 26 and 30 Davison Avenue. The existing curb cut at 21 Fairview Avenue would be closed and no road closures are expected. Accordingly, based on the above, the implementation of the proposed action would not result in changes in two or more elements of the environment, not one of which has a significant impact on the environment, but when considered together, result in a significant adverse impact on the environment. Further, implementation of the proposed action would not result in cumulative impacts that would meet any of the criteria set forth at 6 NYCRR §617.7.

It is noted that pursuant to 6 NYCRR §617.5 (c)(21), the "…minor temporary uses of land having negligible or no permanent impact on the environment" are classified as Type II actions. Type II actions are those actions that do not require any further SEQR review (6 NYCRR §617.5). As stated in the NYSDEC SEQR Handbook, 4th Edition:

> *"This section includes activities such as:*
>
> - *Allowing use of state lands for public gatherings,*
> - *Allowing use of a parking lot in a public park as a temporary leaf collection station while a permanent facility is being located, and*
> - *The conversion of a small portion of a public park to parking for 18 months to allow renovation of a hospital.*" (page 41)

Accordingly, the temporary off-site relocation of library services may be classified as a Type II action, thus not subject to further SEQR review.

It is acknowledged that SEQR requires the impacts of the whole action be evaluated, and improper "segmentation" must be avoided. 6 NYCRR §617.2(ah) defines segmentation as:

> *". . .the division of the environmental review of an action such that various activities or stages are addressed under this Part as though they were independent, unrelated activities, needing individual determinations of significance."*

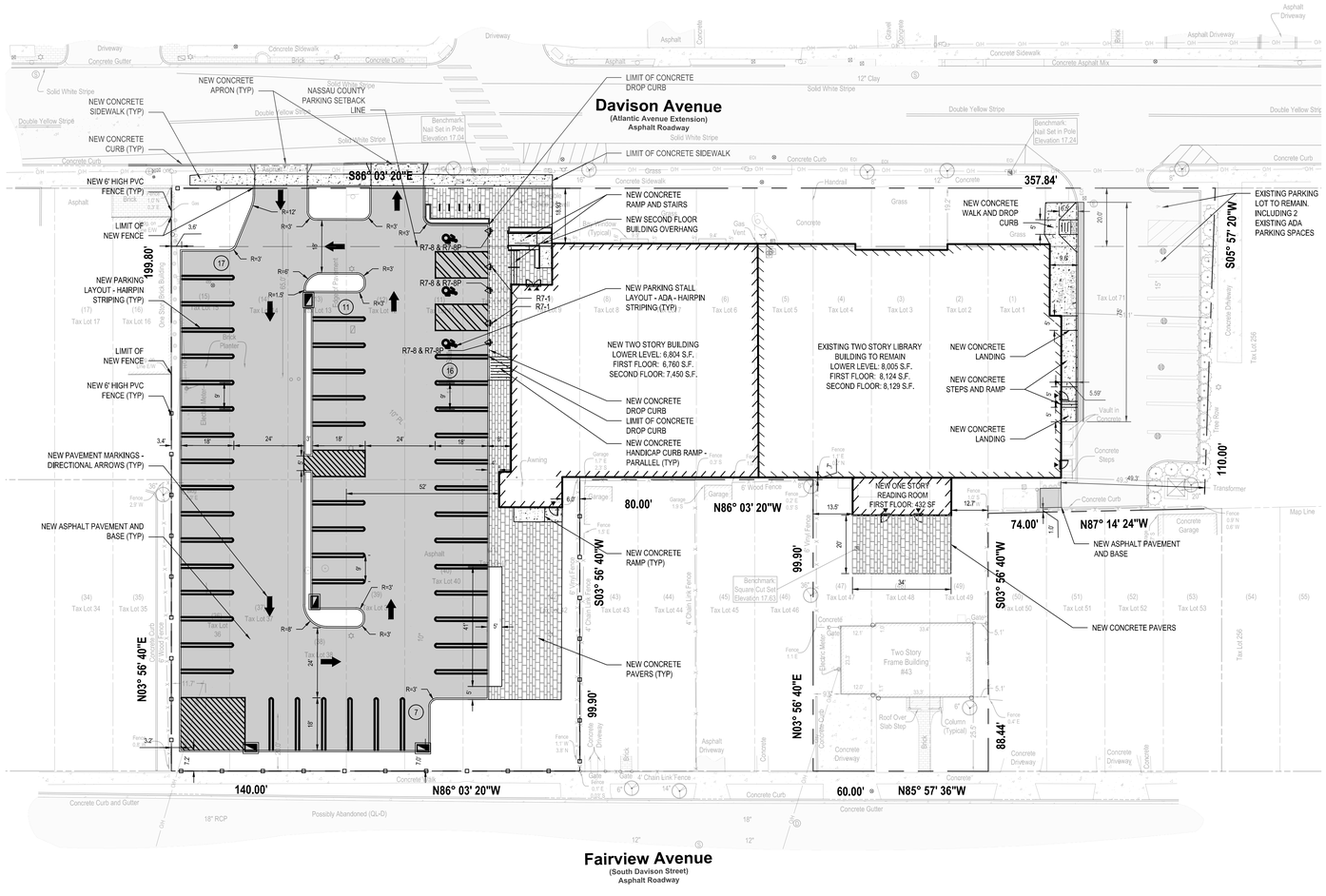
However, as set forth in the NYSDEC SEQR Handbook, 4th Edition (pages 60-61), segmentation is justified in certain circumstances. As stated,

> "*…the following circumstances, when considered together, may warrant segmentation when a project has several phases:*
>
> - *Information on future project phase(s) is too speculative,*
> - *Future phase(s) may not occur;*
> - *Future phase(s) are functionally independent of current phase(s).*
>
> *If circumstances suggest that a segmented review is appropriate, such justification must be clearly noted in the determination of significance and in any subsequent EIS by providing supporting reasons and demonstrating that such review will be no less protective of the environment. For example, functionally independent projects might be capable of segmented review.*"

In consideration of the above, the segmentation of the temporary off-site relocation of library services from the proposed action is justified in this instance as the Board of Trustees would not undertake the proposed action without conducting the appropriate environmental review and obtaining all requisite approvals for the temporary off-site location.

APPENDIX A

SITE DIMENSIONAL PLAN – ADDITION AND ALTERATIONS



LEGEND

DESCRIPTION	SYMBOL
CURB	
CONCRETE DROP CURB	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT SIDEWALK	
UNIT PAVERS	
SIGN	
DOOR	
UTILITY MANHOLE	S D E T U
CLEAN OUT	
CATCH BASIN	
FIELD INLET	
YARD INLET	
BOLLARD	
HANDICAP RAMP	
PARKING STALL COUNT	12
PVC FENCE	

SIGN LEGEND

DESCRIPTION	SYMBOL
R1-1 ON-SITE (24x24) ROADWAY (30x30)	STOP
R7-8 (12x18)	RESERVED PARKING
R7-1 (12x18)	NO PARKING ANY TIME

SITE DATA

* INDICATES ITEM WHERE PROPOSED CONSTRUCTION DOES NOT MEET ZONING REQUIREMENTS INDICATED, APPLICATION FOR VARIANCE WILL BE REQUIRED.

LIBRARY PROPERTY
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, AND 71

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	25 FT	18.9 FT	18.9 FT (MAINTAIN)
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	15 FT	49.1 FT	6.0 FT *
MIN. REAR YARD DEPTH (PARKING)	N/A	N/A	0.9 FT	0.9 FT
MIN. REAR YARD DEPTH (BUILDING - EXIST.)	25 FT	25 FT	0.7 FT	0.7 FT (MAINTAIN)
MIN. REAR YARD DEPTH (READING ROOM)	25 FT	25 FT	N/A	0.0 FT *
LOT AREA	6,000 SF	6,000 SF	44,363 SF	44,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 39'-6"	± 38'-10"
LOT WIDTH	55 FT	50 FT	298 FT	298 FT
BUILDING AREA	27.5%	35%	± 36%	37.4% *
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 78%	80%
GROSS FLOOR AREA	N/A	N/A	32,205 SF	45,704 SF

ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 13-15

ITEM	B RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	65 FT	N/A
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	2 FT	N/A
MIN. REAR YARD DEPTH (PARKING)	N/A	35 FT	N/A
MIN. REAR YARD DEPTH (BUILDING)	25 FT	2 FT	N/A
LOT AREA	6,000 SF	6,000 SF	6,000 SF
MAXIMUM BUILDING HEIGHT	45'-0"	± 20 FT	N/A
LOT WIDTH	55 FT	60 FT	60 FT
BUILDING AREA	27.5%	18.6%	N/A
PERCENT IMPERVIOUS AREA COVERAGE	N/A	85.9%	82.8%
GROSS FLOOR AREA	N/A	± 2,200 SF	N/A

ADJACENT LOT
SECTION 38, BLOCK 363
LOTS 36-38

ITEM	B RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	19.9 FT	N/A
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	2 FT	N/A
MIN. REAR YARD DEPTH (PARKING)	N/A	17.9 FT	7 FT *
MIN. REAR YARD DEPTH (BUILDING)	25 FT	1.2 FT	N/A
LOT AREA	6,000 SF	6,000 SF	6,000 SF
MAXIMUM BUILDING HEIGHT	45'-0"	± 28 FT	N/A
LOT WIDTH	55 FT	60 FT	60 FT
BUILDING AREA	27.5%	25.1%	N/A
PERCENT IMPERVIOUS AREA COVERAGE	N/A	41%	80%
GROSS FLOOR AREA	N/A	± 4,000 SF	N/A

LIBRARY PROPERTY + ADJACENT LOTS
SECTION 38, BLOCK 363
LOTS 1-4, 5-12, 39-42, 47-49, 71, 13-15, AND 36-38

ITEM	B RESIDENCE DISTRICT	C RESIDENCE DISTRICT	EXISTING	PROPOSED
MIN. FRONT YARD DEPTH (BUILDING)	25 FT	25 FT	18.9 FT	18.9 FT (MAINTAIN)
MIN. SIDE YARD DEPTH (BUILDING) (EACH)	20 FT	15 FT	2 FT	6.0 FT*
MIN. REAR YARD DEPTH (PARKING)	N/A	N/A	0.9 FT	0.9 FT
MIN. REAR YARD DEPTH (BUILDING - EXIST.)	25 FT	25 FT	0.7 FT	0.7 FT (MAINTAIN)
MIN. REAR YARD DEPTH (READING ROOM)	25 FT	25 FT	N/A	0.0 FT *
LOT AREA	6,000 SF	6,000 SF	56,363 SF	56,363 SF
MAXIMUM BUILDING HEIGHT	45'-0"	50'-0"	± 39'-6"	± 38'-10"
LOT WIDTH	55 FT	50 FT	358 FT	358 FT
BUILDING AREA	27.5%	35%	± 33%	29.4% *
PERCENT IMPERVIOUS AREA COVERAGE	N/A	N/A	± 75%	78.1%
GROSS FLOOR AREA	N/A	N/A	± 38,405 SF	45,704 SF

PARKING CALCULATIONS:

CLASSIFICATION	OCCUPANCY	REQUIREMENT	PARKING REQUIRED
LIBRARY	760	1 PER 6 PERSONS	760 / 6 = 127
TOTAL PARKING REQUIRED			127
TOTAL PARKING PROVIDED			61 (INCLUDES 5 ADA)*

ZONING DESIGNATION NOTES:

1. BASED ON INFORMATION PROVIDED ON SHEET 124 (ROCKVILLE CENTRE - OCEANSIDE) OF THE OFFICIAL TOWN OF HEMPSTEAD ZONING MAP ADOPTED IN 1929 AND LAST AMENDED IN 2010, THE ZONING DESIGNATION FOR OCEANSIDE PUBLIC LIBRARY PROPERTIES IS SPLIT BETWEEN 'B' RESIDENCE AND 'C' RESIDENCE. LOTS 5-10 ARE DESIGNATED 'C' RESIDENCE, WHILE ALL OTHER LOTS ARE DESIGNATED 'B' RESIDENCE.

	LOTS 13-15			LOTS 36-38			EXISTING LIBRARY PROPERTY		
COVER CONDITION	EXISTING (SF)	PROPOSED (SF)	% CHANGE	EXISTING (SF)	PROPOSED (SF)	% CHANGE	EXISTING (SF)	PROPOSED (SF)	% CHANGE
SIDEWALK			0%		-	0%	4,483	4,438	-1%
PARKING	3,408	4,910	31%	805	5,172	84%	14,139	13,288	-6%
BUILDING	1,118	-	-100%	1,679	-	-100%	16,170	16,581	2%
TOTAL IMPERVIOUS(SF)	4,526	4,910		2,484	5,172		34,792	34,307	
TOTAL IMPERVIOUS(%)	76%	82%		41%	86%		78%	80%	

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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X:\OPLB | Oceanside Library\OPLB 2001\02-BM-CADD\Cor-dwgs\cs\BS3100.00 Dimensional Site Plan.dwg Last Modified: May 06, 2021 - 9:55am Plotted on: May 06, 2021 - 12:15pm By: wajdamarsh

ARCHITECTS AND ENGINEERS:
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INTERIOR ARCHITECTS:
MDA designgroup
Architects & Planners

STATE OF NEW YORK · PATRICK CALLAN · 092068-1 · LICENSED PROFESSIONAL ENGINEER

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL"

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
WJA	WJA	SPC	
PROJECT No.: OPLB 2001	DATE: APRIL 2021	SCALE: AS SHOWN	

CLIENT
Oceanside Library

Addition and Alterations

30 Davison Avenue
Oceanside, NY 11572

CONTRACT

STATUS
REGULATORY REVIEW

SHEET TITLE
SITE DIMENSIONAL PLAN

DRAWING No.
CS100.00

APPENDIX B

TRAFFIC ASSESSMENT

H2M architects + engineers
538 Broad Hollow Road | 4th Floor East
Melville, NY 11747
tel 631.756.8000
fax 631.694.4122

June 3, 2021

Director Christina Marra
Oceanside Library
30 Davison Avenue
Oceanside, New York 11572

Re: Traffic Assessment
Proposed Renovation Oceanside Library
Oceanside, New York 11572
H2M Project No.: OPLB 1901

Dear Director Marra:

As requested, we have prepared a Traffic Assessment for the proposed renovation and expansion of the Oceanside Library located 30 Davison Road Avenue between Long Beach Road and Oceanside Road in Oceanside, New York. In order to clarify and separate the assessment, the report is broken into the following sections:

1) Site Location and Description
2) Adjacent Roadways
3) Proposed Project
4) Parking
5) Summary

1. Site Location and Description

The site of the proposed renovation and expansion of the Oceanside Library is located on the south side of Davison Avenue (County Road CRC5) between Long Beach Road and Oceanside Road. The site presently houses the existing Oceanside Library. The library contains 32,205 square feet of space. All access to the subject site is via Davison Avenue. The library building is flanked on the east and west by two separated parking lots. The easterly lot contains ten parking spaces and is accessed from Davison Avenue. The westerly lot contains 26 parking spaces and also takes direct access from Davison Avenue. It should also be noted that there is a large municipal parking lot located on the north side of Davison Avenue. The lot also serves commercial facilities fronting on Long Beach Road between Davison Avenue and Merle Avenue. A pedestrian crosswalk with overhead warning sign is provided for crossing pedestrians between the municipal parking lot and the library.

2. Adjacent Roadways

The site is located on the south side of Davison Avenue (County Road CRC5) between Long Beach Road and Oceanside Road. Davison Avenue consists of one eastbound and one westbound through lane. Davison Avenue begins on the west at Woods Avenue and runs east terminating at Brower Avenue. Davison Avenue's intersections with Woods Avenue, Lincoln Avenue, Long Beach Road, and Oceanside Road are signalized and left turn lanes are provided. Woods Avenue, Lincoln Avenue, Long Beach Road and Brower Avenue are north/south roads running through Oceanside with the ability to connect library patrons to the library.

Volumes

In 2015, according to the New York State Department of Transportation, Davison Avenue had an Average Annual Daily Traffic (AADT) of 3,460 vehicles per day. More recent traffic counts were scheduled to be taken for the purpose of supporting this Assessment. However, before the data could

be collected traffic patterns in the area changed dramatically due to the impact of the Coronavirus. It would not be possible to collect reliable data during the Coronavirus epidemic. As more recent counts were not available, historic counts available on the NYS Traffic Data Viewer were used. The available counts were taken from October 12, 2015, to October 16, 2015, are provided in the Appendix of this report. They were collected on Davison Avenue between Woods Avenue and Lincoln Avenue. To allow for the normal growth of traffic in the area between 2015 and 2020 a growth factor of one percent per year (5%) was applied to replicate 2020 traffic data. In 2020 the Average Annual Daily Traffic (AADT) for that period was 3,633 vehicles per day.

During the weekday AM, the peak hour of traffic occurred between 7:00 and 8:00 AM with an average of 117 vehicles per hour counted eastbound and 170 vehicles per hour counted westbound. During the weekday afternoon the peak hour of traffic occurred between 4:00 and 5:00 PM, with 160 vehicles counted eastbound and 197 counted westbound. Traffic flow evidenced in the available traffic data traffic indicates that west bound is somewhat heavier than east bound flow on Davison Avenue. The 2015 counts were collected during the weekdays and no Saturday or Sunday data was available. Data was available from a NYSDOT Continuous Count Station located on Sunrise Highway (Route 27) just west of Oceanside Road. The data, provided in the Appendix of this report, indicates that Saturday traffic volumes are typically less then weekday volumes. For the purposes of this study, and to take a conservative approach, it will be assumed that peak weekday PM traffic volumes replicate Saturday peak hour traffic volumes.

3. Proposed Renovation and Expansion of the Building

The proposed project will renovate the 32,205 square foot existing Oceanside Library and add an additional 13,499 square feet of space to the library. In addition, the library is acquiring a commercial site adjacent to the library on the west. The commercial building on this parcel will be removed and the entire parcel used to expand the existing parking on the west side of the library building. The additional area will allow an additional 25 parking spaces to be added to the site. The overall site will be provided with 61 parking spaces upon completion of the project.

To determine the potential impact of the proposed project on traffic operations in the vicinity of the site, the amount of new traffic the site will generate was determined. The Institute of Transportation Engineer's (ITE) Trip General Handbook, 10th Edition was examined to first determine how much traffic the site will generate in the future. Land Use Code 590, Library describes the proposed use of the site and provides data on the trip generating characteristics of the proposed site.

Table 1 – Trip Generation, provides the number of vehicular trips the site is anticipated to generate once the project is complete.

Use	Weekday				Saturday Peak Hours*	
	A.M Peak Hours*		P.M Peak Hours*			
	Enter	Exit	Enter	Exit	Enter	Exit
Existing 32,205 S.F. Library LUC (590)	98	103	143	132	215	191
Proposed 45,704 S.F. Library LUC (590)	140	146	203	187	305	271
New Traffic	42	43	60	55	90	80

*Peak Hours of Generator

Table 1 – Trip Generation

As can be seen from a review of Table 1, the proposed project will generate 85 additional trips during the morning peak hour of the generator and 115 additional trips during the PM peak hour of the generator. Information from studies contained in the Institute of Transportation Engineers Parking Generation Manual indicates that parking at libraries peaks from 2:00 to 3:00 PM when schools close and early evening after diner. It is further estimated the site will generate 170 additional trips during the Saturday peak hour of the generator.

It should be noted that the Oceanside Library serves an existing stable population within the Library District's boundaries. The facility is being expanded to better serve the needs of the population and to relieve overcrowding in the existing facility. As such, it can be anticipated that the amount of new traffic generated by the expansion will not be as significant as predicted by the ITE data. More space that will made available to serve the existing activities of the library will not necessarily generate more traffic.

Davison Avenue is a moderately traveled road in comparison to most County roadways. Peak two-way flow during peak hours of traffic is generally less then 350 vehicles per hour. Traffic volumes are less during peak activity of the library in mid-afternoon and early evening. Given the traffic flows on Davison Avenue and the increase in traffic anticipated in connection with the renovation and expansion of the library, a significant traffic impact is not anticipated.

4. Parking

The existing site contains the 32,205 square foot Oceanside Library. The site lies in the Town of Hempstead C Residence and B Residence Districts. The library is not listed as a permitted use in these districts and there are no parking requirements specific to the library use. There is a library use in the Edu-Cultural District within the Code which specifies that one parking space should be provided for every six persons that can legally occupy the building. The existing building can legally hold 463 people, and at 1 space for every six people, 78 parking spaces are required by code.

The existing site provides 36 on site parking spaces and there is a deficiency of 42 spaces by code or a 54 percent deficiency. The site does not have sufficient parking to accommodate the actual needs of the library. That need is more then adequately filled with the use of the adjacent municipal parking lot on the north side of Davison Avenue, opposite the Oceanside Library. The municipal lot is designated Town of Hempstead Field Identification O-3 and is shown in Figure 1 in the Appendix of this report. A formal crosswalk is provided for crossing Davison Avenue, and it is augmented by an overhead regulatory sign requiring vehicular traffic to Yield to pedestrians in the crosswalk.

The renovated and expanded Library will have 45,704 square feet of space and a legal occupancy of 760 people. The Code requires 1 parking space for every six persons legally permitted or a total of 127 spaces for the expanded facility. The proposed site plan will provide a total 61 parking spaces and based on the code there will be a deficiency of 66 spaces, a deficiency of 52 percent.

The ITE also provides data on the parking demand of various uses including Libraries in the reference book, Parking Generation. The ITE Parking Generation describes Library (Land Use Code 590). Based on the data provided by the ITE, the 32,205 square foot existing library would generate a parking demand of 84 parking spaces ([32,205 SF/1,000SF] X 2.61 = 84). The proposed renovated Library will have 45,704 square feet of space and the average parking demand for the new is 120 parking spaces ([45,704 SF/1,000 SF] X 2.61 = 120).

The parking demand anticipated by the ITE is slightly lower than that required by the Town Code, but the on-site parking does not meet either the Town Code or the ITE's anticipated demand for the renovated and expanded Oceanside Library. As noted previously, the Town of Hempstead Field Identified as O-3 is directly across Davison Avenue from the Library and has over two hundred parking

spaces. This municipal parking lot should readily be able to accommodate the additional parking necessary for the library.

5. Summary

The proposed renovation and expansion of the existing Oceanside Library will generate additional traffic. The Oceanside Library serves an existing stable population within the Library District's boundaries. The facility is being expanded to better serve the needs of the population and to relieve overcrowding in the existing facility. As such, it can be anticipated that the amount of new traffic generated by the expansion will not be as significant as predicted by the ITE data. More space that will made available to serve the existing activities of the library will not necessarily generate more traffic. The increase will not be significant and will have no noticeable impact.

The proposed site plan will provide 61 parking spaces, less than the 127 required by Town Code. However, the municipal parking lot across Davison Avenue will readily accommodate the additional parking demand generated by the renovated and expanded library, as it currently does for the existing library.

The assessment and traffic engineering analysis of the proposed project indicates the site will not have a detrimental impact on traffic conditions on the surrounding road network in the vicinity of the site and provides enough parking.

If you have any questions or require any additional information, please contact me at (516) 455-5530.

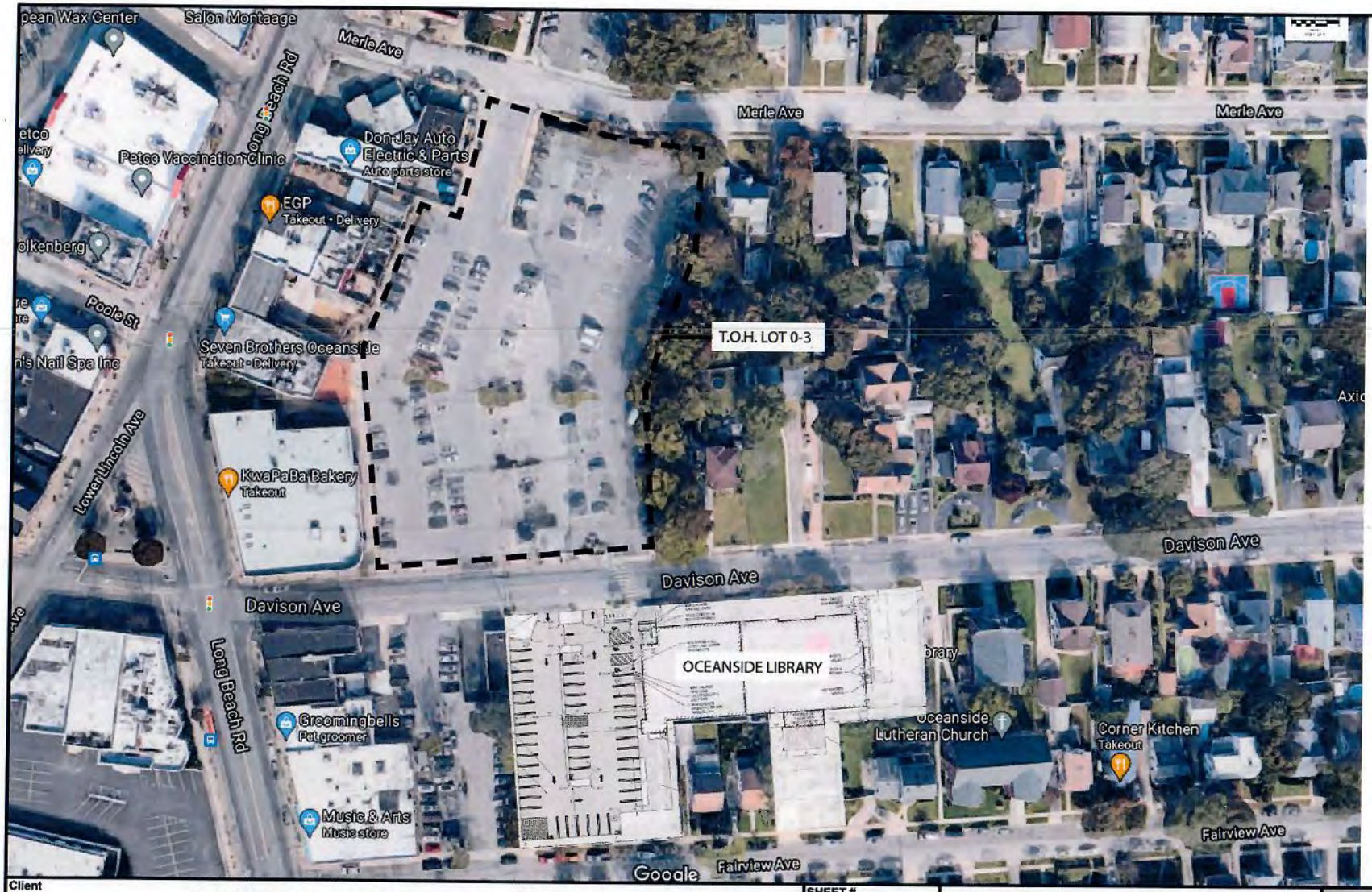
Very truly yours,

H2M architects + engineers

Ronald N. Hill, P.E.
Traffic Engineering Practice Leader

X:\OPLB (Oceanside Library)\OPLB 1901\00-Correspondence\Traffic Assessment Oceanside Library.doc

APPENDIX



GRAPHIC SCALE

Client

Addition and Renovations to Oceanside Library

30 Davison Avenue, Oceanside, NY 11572

SHEET # Figure 01

DATE: 06/07/2021

Site Plan

H2M Project No. OPLB 2001

Not For Construction

H2M architects + engineers

H2M Associates, Inc.

NJ Certificate of Autorization No. 24GA28019100

www.h2m.com

STATION: **038292**

New York State Department of Transportation
Traffic Count Hourly Report

ROAD #: CR CRC5 ROAD NAME: DAVISON AVE W
DIRECTION: Westbound FACTOR GROUP: 30
STATE DIR CODE: 7 WK OF YR: 41
DATE OF COUNT: 10/11/2015
NOTES LANE 1: West

COUNT TAKEN BY: ORG CODE: TTG INITIALS: PN

FROM: WOODS AVE
REC. SERIAL #: JD84
PLACEMENT: 140FT E of Apking St
@ REF MARKER:
ADDL DATA:
COUNT TYPE: VEHICLES
PROCESSED BY: ORG CODE: DOT INITIALS: WW

TO: LWR LINCOLN AV
FUNC. CLASS: 16
NHS: no
JURIS: Village
CC Stn:
BATCH ID: DOT-R10R10V42aTTG5HRS SAMPLE:

COUNTY: Nassau
TOWN:
LION#:
BIN:
RR CROSSING:

DATE	DAY	12 TO 1	1 TO 2	2 TO 3	3 TO 4	4 TO 5	5 TO 6	6 TO 7	7 TO 8	8 TO 9	9 TO 10	10 TO 11	11 TO 12	12 TO 1	1 TO 2	2 TO 3	3 TO 4	4 TO 5	5 TO 6	6 TO 7	7 TO 8	8 TO 9	9 TO 10	10 TO 11	11 TO 12	DAILY TOTAL	DAILY HIGH COUNT	DAILY HIGH HOUR
		AM												PM														
1	T																											
2	F																											
3	S																											
4	S																											
5	M																											
6	T																											
7	W																											
8	T																											
9	F																											
10	S																											
11	S																											
12	M	21	13	7	3	6	20	38	77	118	95	139	97	133	135	113	0	112	103	125	97	79	63	44	30			
13	T	12	10	5	3	5	27	89	175	152	117	121	123	143	123	176	172	29	8	11	127	78	67	45	28	1408	139	10
14	W	19	7	5	3	6	24	74	196	157	140	132	114	146	147	150	198	178	212	183	136	110	92	48	28	2440	212	17
15	T	13	10	4	4	8	31	79	191	168	138	110	151	172	127	157	100	193	200	182	119	102	77	56	31	2478	200	17
16	F	17	9	9	2	9	25	82	173	180	151	133	149	104	120	179	171	177	184	202	159	129	99	49	37	2499	202	18
17	S																	186										
18	S																											
19	M																											
20	T																											
21	W																											
22	T																											
23	F																											
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25	S																											
26	M																											
27	T																											
28	W																											
29	T																											
30	F																											
31	S																											

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6AM to Fri Noon)

																								ADT
15	9	6	3	7	27	72	162	155	128	127	127	148	133	149	118	144	151	144	135	105	84	50	31	2230

DAYS Counted	HOURS Counted	WEEKDAYS Counted	WEEKDAY Hours	AVERAGE WEEKDAY High Hour	AVERAGE WEEKDAY % of day	Axle Adj. Factor	Seasonal/Weekday Adjustment Factor	ESTIMATED
5	121	4	102	162	7%	1.000	1.056	AADT 2112

STATION: 038292

New York State Department of Transportation
Traffic Count Hourly Report

ROAD #: CR CRC5 ROAD NAME: DAVISON AVE W
DIRECTION: Eastbound FACTOR GROUP: 30
STATE DIR CODE: 6 WK OF YR: 41
DATE OF COUNT: 10/11/2015
NOTES LANE 1: East

COUNT TAKEN BY: ORG CODE: TTG INITIALS: PN

FROM: WOODS AVE
REC. SERIAL #: JD84
PLACEMENT: 140FT E of Apking St
@ REF MARKER:
ADDL DATA:
COUNT TYPE: VEHICLES
PROCESSED BY: ORG CODE: DOT INITIALS: WW

TO: LWR LINCOLN AV
FUNC. CLASS: 16
NHS: no
JURIS: Village
CC Stn:
BATCH ID: DOT-R10R10V42aTTG[illegible]S SAMPLE:

COUNTY: Nassau
TOWN:
LION#:
BIN:
RR CROSSING:

DATE	DAY	12 TO 1	1 TO 2	2 TO 3	3 TO 4	4 TO 5	5 TO 6	6 TO 7	7 TO 8	8 TO 9	9 TO 10	10 TO 11	11 TO 12	12 TO 1	1 TO 2	2 TO 3	3 TO 4	4 TO 5	5 TO 6	6 TO 7	7 TO 8	8 TO 9	9 TO 10	10 TO 11	11 TO 12	DAILY TOTAL	DAILY HIGH COUNT	DAILY HIGH HOUR
		AM												PM														
1	T																											
2	F																											
3	S																											
4	S																											
5	M																											
6	T																											
7	W																											
8	T																											
9	F																											
10	S																											
11	S																	59	60	72	54	29	32	18	15			
12	M	11	7	1	1	1	5	18	39	68	59	89	68	77	80	67	0	21	5	9	56	39	27	22	5	775	89	10
13	T	7	4	1	0	1	11	33	127	103	73	72	75	108	95	120	158	159	194	109	103	40	34	21	10	1658	194	17
14	W	10	6	2	3	2	6	25	106	114	85	90	94	120	116	124	152	138	125	105	71	48	33	32	11	1618	152	15
15	T	2	1	3	1	2	10	27	146	90	65	74	86	94	100	132	95	163	154	135	93	48	31	17	14	1583	163	16
16	F	6	6	1	3	3	5	33	138	96	93	80	90	65	99	124	147	133										
17	S																											
18	S																											
19	M																											
20	T																											
21	W																											
22	T																											
23	F																											
24	S																											
25	S																											
26	M																											
27	T																											
28	W																											
29	T																											
30	F																											
31	S																											

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6AM to Fri Noon)

6	4	2	2	2	8	27	111	94	75	81	83	100	98	111	101	120	120	90	81	44	31	23	10	ADT 1424

DAYS Counted	HOURS Counted	WEEKDAYS Counted	WEEKDAY Hours	AVERAGE WEEKDAY High Hour	AVERAGE WEEKDAY % of day	Axle Adj. Factor	Seasonal/Weekday Adjustment Factor	ESTIMATED
5	121	4	102	120	8%	1.000	1.056	AADT 1348

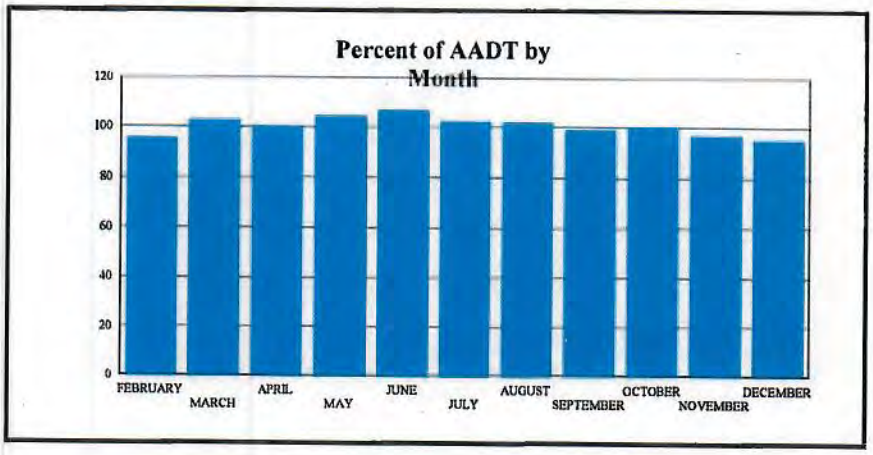
New York State Department of Transportation
2015 Annual MADT, AADT, AADW Summaries

Site Names: 0590006, 0342-3
County: NASSAU
Location: NY27

Seasonal Factor Grou 30
Daily Factor Group: 30

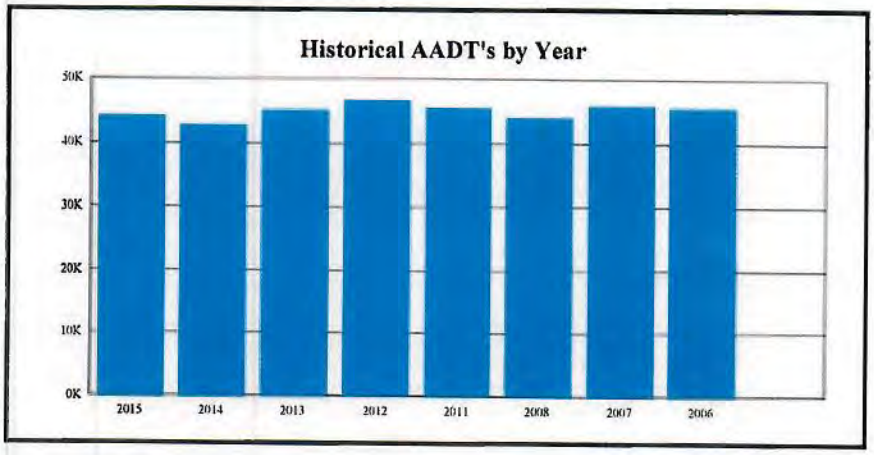
MONTHLY PERCENT

	MADT	% of AADT
FEBRUARY	42,515	96.0
MARCH	45,729	103.0
APRIL	44,600	101.0
MAY	46,346	105.0
JUNE	47,499	107.0
JULY	45,454	103.0
AUGUST	45,302	102.0
SEPTEMBER	44,055	99.0
OCTOBER	44,534	101.0
NOVEMBER	43,030	97.0
DECEMBER	42,318	96.0



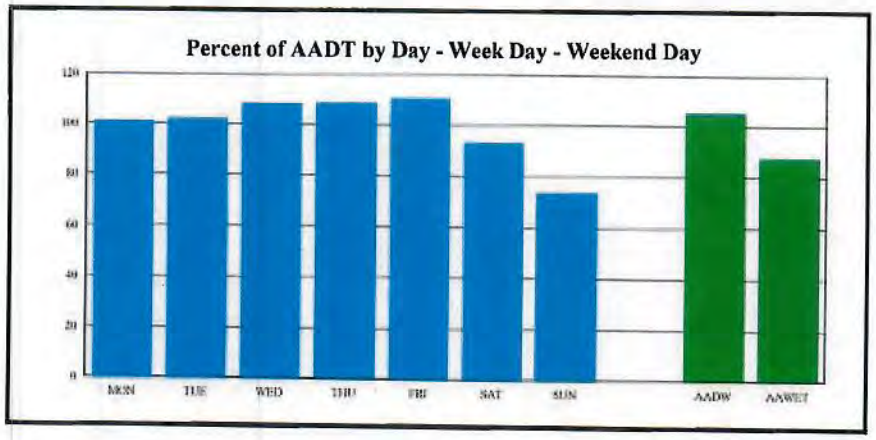
HISTORICAL RECORD

	AADT	% of Previous Year
2015	44,315	103.3
2014	42,887	94.7
2013	45,274	96.7
2012	46,822	102.6
2011	45,635	99.3
2008	44,130	96.1
2007	45,934	100.7
2006	45,613	91.0



DAY OF WEEK

	AADW	% of AADT
MON	44,927	101.0
TUE	45,488	103.0
WED	48,144	109.0
THU	48,285	109.0
FRI	49,154	111.0
SAT	41,394	93.0
SUN	32,813	74.0
AADT	44,315	
AAWDT	46,752	106.0
AAWET	38,804	88.0



PERCENT DESIGH HOUR VOLUME (DHV) IS OF ANNUAL AVERAGE
PERCENT HIGH DIRECTION IS OF DHV

DESIGN HOUR IS DEFINED AS THE 30TH HIGHEST HOUR

Created 09/15/2016 11:24:02AM

APPENDIX C

TOWN OF HEMPSTEAD

BUILDING DEPARTMENT RECORDS

Town of Hempstead
Department of Buildings

1 Washington Street, Hempstead, N.Y. 11550-4923
(516) 538-8500

CERTIFICATE SECTION

Your request for building permit information for DATE: 10 / 11 / 05

SECTION 38 BLOCK 363 LOT(S) 39-40

ADDRESS: 30 Davison (31 Fairview) INCORPATED VILLAGE OCS 11572

LOCATED:

has been processed and the following permits are on file:

OPEN BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
30 A:	75884	1949	VAR/ADD to Library Bldg
B:			
C:			
D:			
E:			

APPLICATION NO. DEPT. OF BUILDING
20060041
MAY 10 2006
TOWN OF HEMPSTEAD RECEIVED

The following is required for certification of the above open building permit(s):

1. A — A recent final building inspection is required. There is a minimum fee of $50.00 per inspection, which is included in #5 below. Fill out and return the attached inspection card. Call the area Code Enforcement Officer to schedule an appointment for the required inspection at 812-3088 between 8:00 A.M. and 10:30 A.M.

2. _____ Plumbing Permit #_____ requires an inspection. Contact plumbing section at 812-3126, between 8:00 A.M. & 10:30 A.M. Inspection fee(s), if any, *are not included* in #5 below.

3. A — A certificate is required from a certified electrical inspection agency for all electrical work, or a complete affidavit stating that no electrical work has been performed.

4. _____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5. A — A fee of $ 80 is required. Make check payable to the **"Town of Hempstead"**.

6. _____

CASE # 1368 HEARING OF NOV 29 2006

RECEIVED BOARD OF APPEALS TOWN OF HEMPSTEAD JUL 5 A9:33

CLOSED BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
25 A:	9201374	1992	WIDEN ERIS Stair Rr Bldg
25 B:	9703394	1997	Demo 1 Sty Bldg #31
25 C:	9703395	1997	Demo Exist Wood Frm Library
25 D:	276603	1940	VAR Public Free Library (11-12)
E:			

1. ~~A~~ — A fee of $ 100 is required for certified copies. Make check payable to the **"Town of Hempstead"**.

2. _____ Our records began in 1930. This office has no record of the original building. If you request a letter to this effect, a fee of $20.00 with a copy of the old (1938) assessors card(s) and a letter from the Nassau County Assessors Office, attesting to the age of the original building, is required. The Nassau County Assessors Office is located at 240 Old Country Road, Mineola, NY.

RETURN THIS FORM WITH ALL CORRESPONDENCE

CO-01/2003

Town of Hemp
Department of B
1 Washington Street, Hempstead, N
(516) 538-8500

TOWN OF HEMPSTEAD BUILDING DEPTMENT FILE SEARCH 25.00 ITEM CT 1 CHECK 25.00 14:16 01 125ED 10-13-06

CERTIFICATE SECTION

Your request for building permit information for DATE: 10 / 11 / 05

SECTION 38 BLOCK 363 LOT(S) 47-49

ADDRESS: 30 Dawson Ave (43 Fairview) UNINCORPATED VILLAGE Ocd. 11572

LOCATED: N/ 401 E/Long Beach Rd.

has been processed and the following permits are on file:

OPEN BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
A:			
B:			
C:			
D:			
E:			

20060504 1

APPLICATION NO.
DEPT. OF BUILDING
MAY 10 2006
TOWN OF HEMPSTEAD
RECEIVED

The following is required for certification of the above open building permit(s):

1._____ A recent final building inspection is required. There is a minimum fee of $50.00 per inspection, which is included in #5 below. Fill out and return the attached inspection card. Call the area Code Enforcement Officer to schedule an appointment for the required inspection at 812-3088 between 8:00 A.M. and 10:30 A.M.

2._____ Plumbing Permit #_____ requires an inspection. Contact plumbing section at 812-3126, between 8:00 A.M. & 10:30 A.M. Inspection fee(s), if any, *are not included* in #5 below.

3._____ A certificate is required from a certified electrical inspection agency for all electrical work, or a complete affidavit stating that no electrical work has been performed.

4._____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5._____ A fee of $_____ is required. Make check payable to the **"Town of Hempstead"**.

CASE # 1368 HEARING DE NOV 29 2006

6._____

CLOSED BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
25 A:	9302831	1993	Const Ext Exit Stair
25 B:	9600409	1996	VAR/Const 2STY ADD
25 C:	9600410	1996	VAR/FLYD o/s/PKG
25 D:	9604280	1996	Inst Elevators
25 E:	9601375	1996	Demo Partial Wood Frm Struct

Lot 1-12, 39-42 + 71 (Lot 71)

1. NOCHARGE A fee of $ 125 is required for certified copies. Make check payable to the **"Town of Hempstead"**.

Lot 71 #54 Dawson

2. * Our records began in 1930. This office has no record of the original building. If you request a letter to this effect, a fee of $20.00 with a copy of the old (1938) assessors card(s) and a letter from the Nassau County Assessors Office, attesting to the age of the original building, is required. The Nassau County Assessors Office is located at 240 Old Country Road, Mineola, NY.

RETURN THIS FORM WITH ALL CORRESPONDENCE

CO-01/2003

Town of Hempstead
Department of Buildings

1 Washington Street, Hempstead, N.Y. 11550-4923
(516) 538-8500

CERTIFICATE SECTION

Your request for building permit information for DATE: 10 / 11 / 05

SECTION 38 BLOCK 363 LOT(S) 47

ADDRESS: 43 Fairview Ave UNINCORPATED VILLAGE OCS 11572

LOCATED: N/ 88' W/ Oceanside Rd.

has been processed and the following permits are on file:

OPEN BUILDING PERMITS

See Insp

	BUILDING PERMIT#	YEAR	PROJECT
A:	200519681	2005	Demo 1 Fam only
B:			
C:			
D:			
E:			

200605041

APPLICATION NO. _____
DEPT. OF BUILDING

200605041

MAY 10 2006
TOWN OF HEMPSTEAD
RECEIVED

The following is required for certification of the above open building permit(s):

1._____ A recent final building inspection is required. There is a minimum fee of $50.00 per inspection, which is included in #5 below. Fill out and return the attached inspection card. Call the area Code Enforcement Officer to schedule an appointment for the required inspection at 812-3088 between 8:00 A.M. and 10:30 A.M.

2._____ Plumbing Permit #_____ requires an inspection. Contact plumbing section at 812-3126, between 8:00 A.M. & 10:30 A.M. Inspection fee(s), if any, *are not included* in #5 below.

3._____ A certificate is required from a certified electrical inspection agency for all electrical work, or a complete affidavit stating that no electrical work has been performed.

4._____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5._____ A fee of $_____ is required. Make check payable to the **"Town of Hempstead"**.

6._____

CLOSED BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
A:	147587	1954	1 Fam + Att Gar
B:			
C:			
D:			
E:			

25 (47 - 49)

CASE # 1368

HEARING OF NOV 29 2006

TOWN OF HEMPSTEAD

2005 JUL 25 A9:33

1. A _____ A fee of $ 25 is required for certified copies. Make check payable to the **"Town of Hempstead"**.

2._____ Our records began in 1930. This office has no record of the original building. If you request a letter to this effect, a fee of $20.00 with a copy of the old (1938) assessors card(s) and a letter from the Nassau County Assessors Office, attesting to the age of the original building, is required. The Nassau County Assessors Office is located at 240 Old Country Road, Mineola, NY.

RETURN THIS FORM WITH ALL CORRESPONDENCE

CO-01/2003

Town of Hempstead
Department of Buildings

1 Washington Street, Hempstead, N.Y. 11550-4923
(516) 538-8500

CERTIFICATE SECTION

Your request for building permit information for DATE: 10 / 11 / 05

SECTION 38 BLOCK 363 LOT(S) 47

ADDRESS: 43 Fairview Ave UNINCORPATED VILLAGE OCS 11572

LOCATED: N/ 88' W/ Oceanside Rd.

has been processed and the following permits are on file:

OPEN BUILDING PERMITS

See Insp

	BUILDING PERMIT#	YEAR	PROJECT
A:	200519681	2005	Demo 1 Fam only
B:			
C:			
D:			
E:			

200605041

APPLICATION NO. _____
DEPT. OF BUILDING

200605041

MAY 10 2006
TOWN OF HEMPSTEAD
RECEIVED

The following is required for certification of the above open building permit(s):

1. _____ A recent final building inspection is required. There is a minimum fee of $50.00 per inspection, which is included in #5 below. Fill out and return the attached inspection card. Call the area Code Enforcement Officer to schedule an appointment for the required inspection at 812-3088 between 8:00 A.M. and 10:30 A.M.

2. _____ Plumbing Permit #_____ requires an inspection. Contact plumbing section at 812-3126, between 8:00 A.M. & 10:30 A.M. Inspection fee(s), if any, *are not included* in #5 below.

3. _____ A certificate is required from a certified electrical inspection agency for all electrical work, or a complete affidavit stating that no electrical work has been performed.

4. _____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5. _____ A fee of $_____ is required. Make check payable to the "**Town of Hempstead**".

6. _____

CLOSED BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
A:	147587	1954	1 Fam + Att Gar
B:			
C:			
D:			
E:			

25 (47-49)

CASE# 1368

HEARING OF NOV 29 2006

TOWN OF HEMPSTEAD BOARD OF APPEALS
JUL 25 19:33

1. A _____ A fee of $ 25 is required for certified copies. Make check payable to the "**Town of Hempstead**".

2. _____ Our records began in 1930. This office has no record of the original building. If you request a letter to this effect, a fee of $20.00 with a copy of the old (1938) assessors card(s) and a letter from the Nassau County Assessors Office, attesting to the age of the original building, is required. The Nassau County Assessors Office is located at 240 Old Country Road, Mineola, NY.

RETURN THIS FORM WITH ALL CORRESPONDENCE

CO-01/2003

Town of Hempstead
Department of Buildings

1 Washington Street, Hempstead, N.Y. 11550-4923
(516) 538-8500

CERTIFICATE SECTION

Your request for building permit information for DATE: 10 / 12 / 05

SECTION 38 BLOCK 363 LOT(S) 43-44

ADDRESS: ~~33~~ Fairview Dansecote Ave UNINCORPATED VILLAGE Oceanside 11572

LOCATED: N/ 320 E/ Long Beach Rd.

has been processed and the following permits are on file:

OPEN BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
25 A:	1645	1930	1 Fam + Garage
30 B:	192770	1959	12'x14 R/Ext/Bath
C:			
D:			
E:			

200605041
APPLICATION NO.
DEPT. OF BUILDING

The following is required for certification of the above open building permit(s):

1. A/B A recent final building inspection is required. There is a minimum fee of $50.00 per inspection, which is included in #5 below. Fill out and return the attached inspection card. Call the area Code Enforcement Office to schedule an appointment for the required inspections at 812-3126, between 8:00 A.M. and 10:30 A.M.

MAY 10 2006
TOWN OF HEMPSTEAD
RECEIVED

2. _____ Plumbing Permit #_____ requires an inspection. Contact plumbing section at 812-3126, between 8:00 A.M. & 10:30 A.M. Inspection fee(s), if any, *are not included* in #5 below.

3. B A certificate is required from a certified electrical inspection agency for all electrical work, or a complete affidavit stating that no electrical work has been performed.

4. _____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5. A/B A fee of $ 33 is required. Make check payable to the **"Town of Hempstead"**.

6. _____

CASE # 1368 HEARING OF NOV 2 2006

TOWN OF HEMPSTEAD BOARD OF APPEALS 2006 JUL 25 A9:33

CLOSED BUILDING PERMITS

	BUILDING PERMIT#	YEAR	PROJECT
25 A:	3973	1931	Garage (45+46 361' E/LIB RD)
B:			
C:			
D:			
E:			

1. A A fee of $ 25 is required for certified copies. Make check payable to the **"Town of Hempstead"**.

2. _____ Our records began in 1930. This office has no record of the original building. If you request a letter to this effect, a fee of $20.00 with a copy of the old (1938) assessors card(s) and a letter from the Nassau County Assessors Office, attesting to the age of the original building, is required. The Nassau County Assessors Office is located at 240 Old Country Road, Mineola, NY.

RETURN THIS FORM WITH ALL CORRESPONDENCE

CO-01/2003

BOARD OF ZONING APPEALS

TOWN OF HEMPSTEAD
1 Washington Street
Hempstead, NY 11550-4923
(516) 489-5000

NOTICE OF DECISION

February 17, 1995

Application Number: 353846

Case Number: 226

Hearing Date: February 15, 1995

Decision Date: February 15, 1995

TO:
Oceanside Free Library
Att: Caryl Ackerman, Director
30 Davison Avenue
Oceanside, New York 11572

COPY TO:
Arthur J. Nastre, Esq.
Barry Nelson
Michael Schwartzberg
Dennis Heuer (Galati)
Frederick Morse, Trustee

REQUEST: Variances, off-street parking & permission to park in front yard setback

LOCATION: South side Davison Avenue 273.56 ft. East of Long Beach Road, Oceanside

DECISION: On motion of Mr. Easa and seconded by Mr. Zimmermann - GRANTED in accordance with applicant's Amended Plans and Amended Site Plan both stamped "Received Jan. 31, 1995 Board of Zoning Appeals", subject to the following conditions:

1. There shall be no curb cut(s) on Fairview Ave., nor vehicle access of any kind to the subject premises, from Fairview Ave.

PERMIT MUST BE OBTAINED FROM BUILDING DEPARTMENT WITHIN 4 MONTHS OF THIS DECISION DATE

Absent: Mr. Spano

M

Joseph F. Pellegrini
Joseph Pellegrini, Secretary

Applicant Will Be Notified of Application Status By The Building Department

LONG BEACH RD.

LONG BEACH RD.

FAIRVIEW AVENUE

2 STORY MASONRY BUILDING

1 STORY AND BASEMENT

1 STORY

BA-ASB. SH. SIDING

OCEANSIDE PUBLIC LIBRARY

PARKING FIELD

AREA 32,851 SQ. FT.

1½-2 STORY FR. DWEL. ASB SH. SIDING

273.56'

(275.72 TO FILED MAP ROAD LINE)

140.00'

N 86°03'20" W

N 3°56'40" E

S 3°56'40" W

99.90'

80.00'

N 86°03'20" W

241.85'

110.82' ACTUAL MEAS.

23.93' MAP

24.09' ACTUAL MEAS.

N 87°12' W

N 3°56'40" E

11.31' ACTUAL MEAS.

S 5°53'29" W

84.54

21.40'

198.80' (200' MAP)

RECEIVED
DEPARTMENT OF BUILDING
TOWN OF HEMPSTEAD

RECEIVED
BOARD OF APPEALS
'94 OCT 18 AM 10:4
TOWN OF HEMPSTEAD

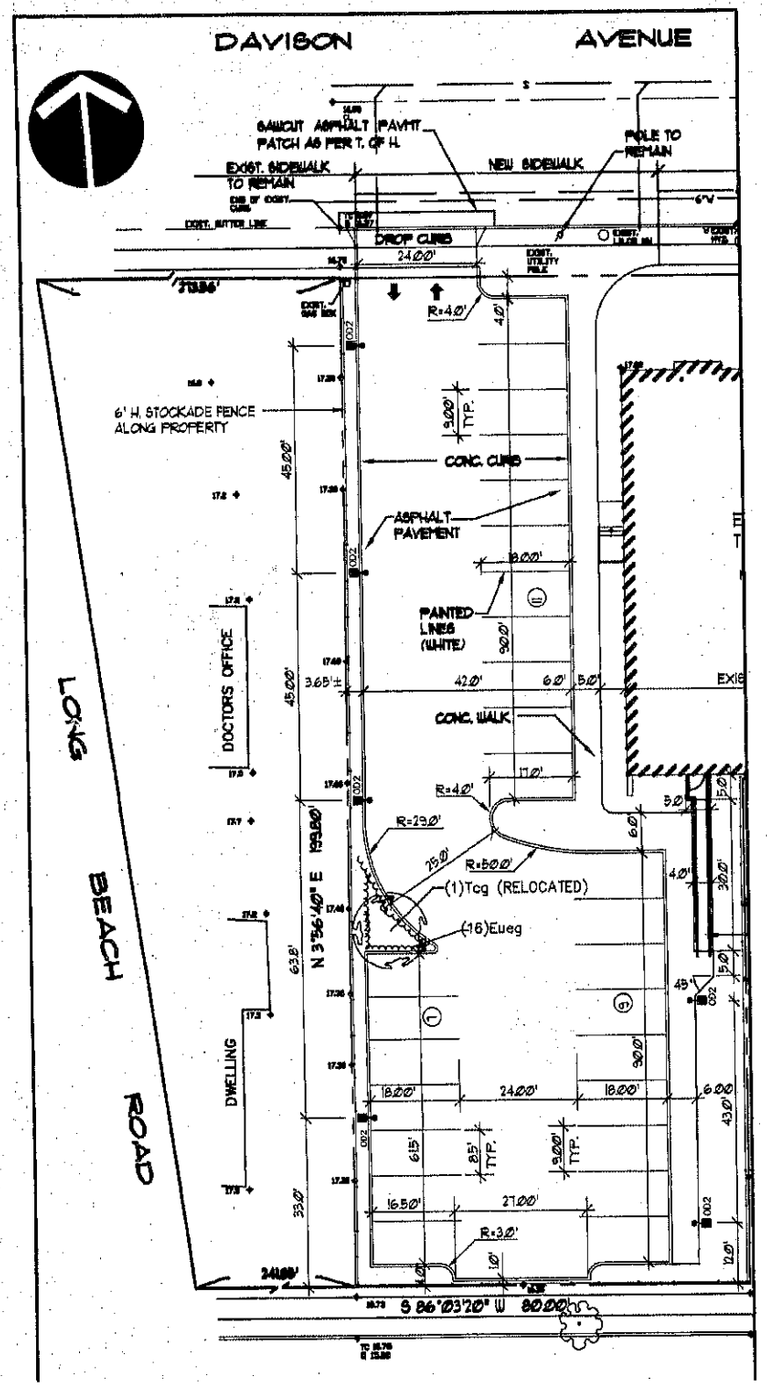
CASE #
HEARING OF
226
FEB 15 1995

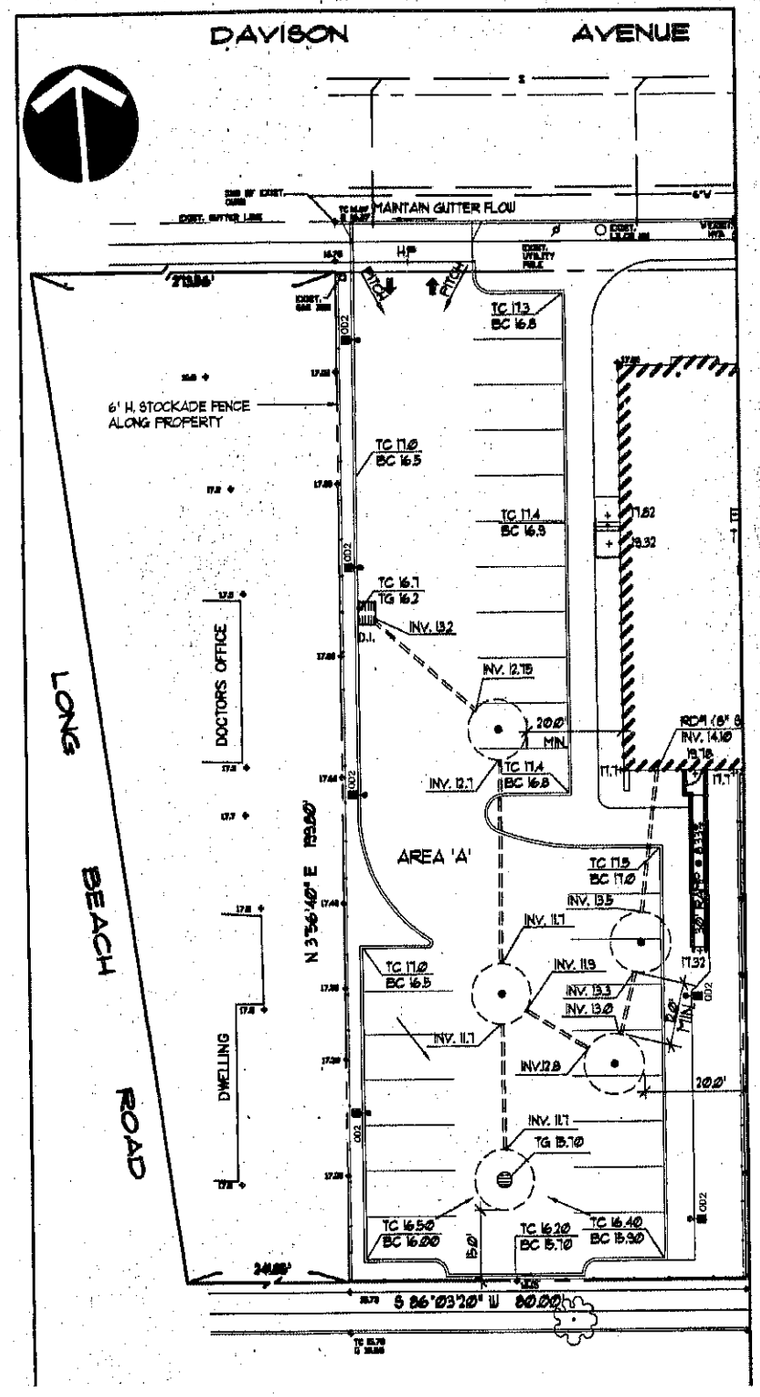
TOWN OF HEMPSTEAD
RECEIVED
2524882
APPLICATION NO.
DEPT. OF BUILDINGS

SURVEYED AUGUST 18, 1992 BY

JOB 92-8-1 | FILE 38-363

SURVEY OF LOTS 1-12 INCL. AND 39-42 INCL.





RECEIVED DEPARTMENT OF ENGINEERING
97 NOV 21 P3:33
TOWN OF HEMPSTEAD

BUILDING DEPT COPY

APPROVED
DEC 0 6 1997
CHIEF BUILDING INSPECTOR
TOWN OF HEMPSTEAD, N.Y.
PER

AMENDED

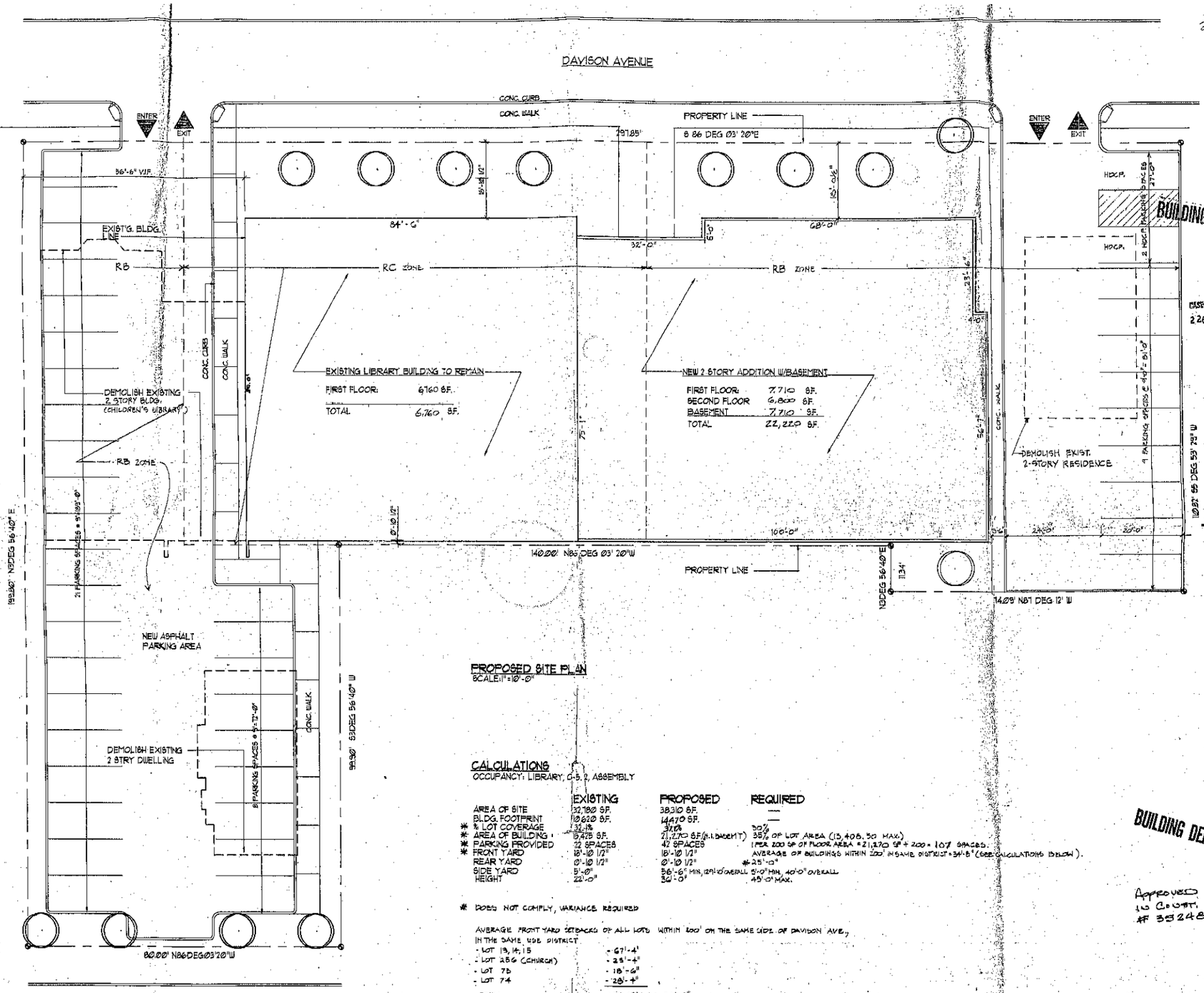
RECEIVED BOARD OF APPEALS
97 OCT 28 P12:26
TOWN OF HEMPSTEAD

REVISED PARTIAL SITE PLAN
OCEANSIDE LIBRARY

BEATTY, HARVEY & ASSOCIATES
ARCHITECTS
12 WEST 32ND ST. NEW YORK, NY 10001 212 563 0565 FAX 563 0617
P.O. BOX 83 WARDENCLIFF RD SHOREHAM, NY 516 821 5956

WALTER K. FULVER

AMENDED 225-226/95



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

CALCULATIONS
OCCUPANCY: LIBRARY, C-5, 2, ASSEMBLY

	EXISTING	PROPOSED	REQUIRED
AREA OF SITE	32,180 S.F.	38,310 S.F.	—
BLDG. FOOTPRINT	10,620 S.F.	14,470 S.F.	—
* % LOT COVERAGE	33.1%	37.7%	30%
* AREA OF BUILDING	17,425 S.F.	21,270 S.F. (1.1 BASEMENT)	35% OF LOT AREA (13,408.50 MAX.)
* PARKING PROVIDED	22 SPACES	42 SPACES	1 PER 200 SF OF FLOOR AREA = 21,270 SF ÷ 200 = 107 SPACES.
* FRONT YARD	18'-10 1/2"	18'-10 1/2"	AVERAGE OF BUILDINGS WITHIN 200' IN SAME DISTRICT = 34'-8" (SEE CALCULATIONS BELOW).
REAR YARD	0'-10 1/2"	0'-10 1/2"	* 25'-0"
SIDE YARD	5'-0"	56'-6" MIN, 129'-10" OVERALL	5'-0" MIN, 40'-0" OVERALL
HEIGHT	22'-0"	30'-0"	45'-0" MAX.

* DOES NOT COMPLY, VARIANCE REQUIRED

AVERAGE FRONT YARD SETBACKS OF ALL LOTS WITHIN 200' ON THE SAME SIDE OF DAVISON AVE., IN THE SAME USE DISTRICT

- LOT 13, 14, 15	- 67'-4"
- LOT 286 (CHURCH)	- 25'-4"
- LOT 75	- 18'-6"
- LOT 74	- 28'-4"
TOTAL	139.49' ÷ 4 = 34'-8"

BUILDING DEPT. COPY

BUILDING DEPT. COPY

APPROVED SITE PLAN IN CONST. FOLDER #352482.

CASE # 226 HEARING OF FEB 15 1995

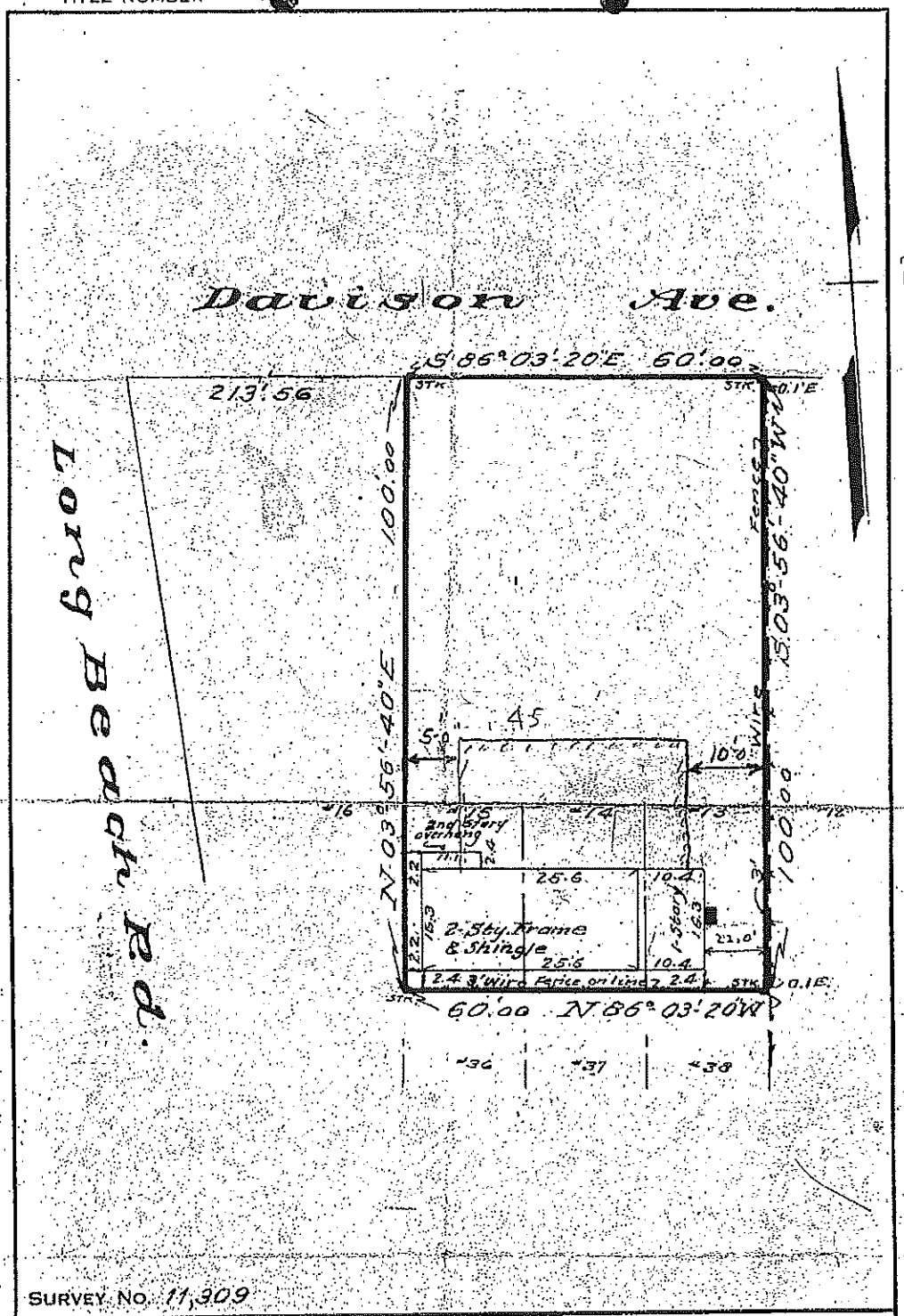
DATE 27 PROJECT SCALE DRAWN CHECKED

PROPOSED SITE PLAN & CALCULATIONS

OCEANSIDE LIBRARY
ALTERATIONS AND ADDITIONS
DAVISON AVENUE, HEMPSTEAD, NY
TOWN OF HEMPSTEAD

BEATTY, HARVEY & ASSOCIATES
ARCHITECTS
12 West 32nd Street New York, NY 10001 212 563 0866 FAX 563 0617
P.O. Box 83 Wantagh Road Bethpage, NY 516 221 4606

TITLE NUMBER



SURVEY No. 11,309

SURVEY OF

LOTS No. 13, 14 & 15

BLOCK No.

AS SHOWN ON THE MAP OF Fairview Park

LOCATED IN Oceanside

DATE July 9, 1947

HOWARD J. TEAS

CIVIL ENGINEER & SURVEYORS

HOWARD J. TEAS, F.E. & L.S. — ERNEST STEINBRENNER, L.S.

HOMELAND B'L'DG. MALVERNE, N. Y.

School Dist #11

Sec 38

Block 36 9

NASSAU CO., N. Y.

SCALE 1 IN. = 20 FT.

MEASUREMENTS U. S. STANDARD

CHECKED. PLOT LOCATION FINAL

Janay Green

Town of Hempstead
Department of Buildings
1 Washington Street, Hempstead, N.Y. 11550-4923
(516) 538-8500

☐ Property is located within a Special Flood Hazard Area. Preliminary Damage Assessment Maps from the storm of 2012 indicate the property listed as a:
___Yellow...Possible minor or moderate flood damage
___Red.....Possible substantial damage
No flood damage affidavit located in file # _____
Meeting with a plan examiner regarding any questions on flood damaged properties is highly suggested

CERTIFICATE SECTION

Your request for building/plumbing permit information for DATE: 5 / 21 / 2020

SECTION 38 BLOCK 363 LOT(S) 13

ADDRESS: 26 Davison Ave UNINCORPORATED VILLAGE Oceanside

LOCATED: S/Davison Ave 213.56' E/Long Beach Rd

has been processed and the following permits are on file:

OPEN BUILDING/PLUMBING PERMITS

	BUILDING/PLUMBING PERMIT#	YEAR	PROJECT
#50 A:	Bp#187442	1958	Construct a 31'10" X 16'4" addition to one family dwelling
B:			
C:			
D:			
E:			

The following is required for certification of the above open building/plumbing permit(s):

1. A A recent final building inspection is required. There is a minimum fee of $150.00 per inspection for the first permit and $50.00 for each additional permit, which is included in #5 below. Fill out and return the attached inspection card. Contact the Inspection Division to schedule an appointment for the required inspection at 812-3088 between 7:30 A.M. and 9:30 A.M.

2. ____ A recent final plumbing inspection is required. There is a minimum fee of $150.00 per inspection for the first permit and $50.00 for each additional permit, which is included in #5 below. Fill out and return the attached inspection card. Contact the Plumbing Section at 812-3126, between 7:30 A.M. & 9:30 A.M.

3. A A certificate is required from a certified electrical inspection agency for all electrical work, or a completed affidavit stating that no electrical work has been performed.

4. ____ Submit three (3) final surveys with the seal and signature of licensed land surveyor.

5. A A fee of $ 200 is required. Make check payable to the **"Town of Hempstead"**.

6. ____

CLOSED BUILDING/PLUMBING PERMITS

	BUILDING/PLUMBING PERMIT#	YEAR	PROJECT
A:			
B:			
C:			
D:			
E:			

1. ____ A fee of $____ is required for certified copies. Make check payable to the **"Town of Hempstead"**.
2. ✓ The Department of Buildings has no record of the original building. Our records began in 1930. If the building was constructed prior to 1930, you may be able to obtain a letter to this effect if the following is provided: A fee of $20.00, a letter of age and a copy of the "old" assessors cards for the property from the Nassau County Assessors Office located at 240 Old Country Road, Mineola, NY. Year Built ____

RETURN THIS FORM WITH ALL CORRESPONDENCE

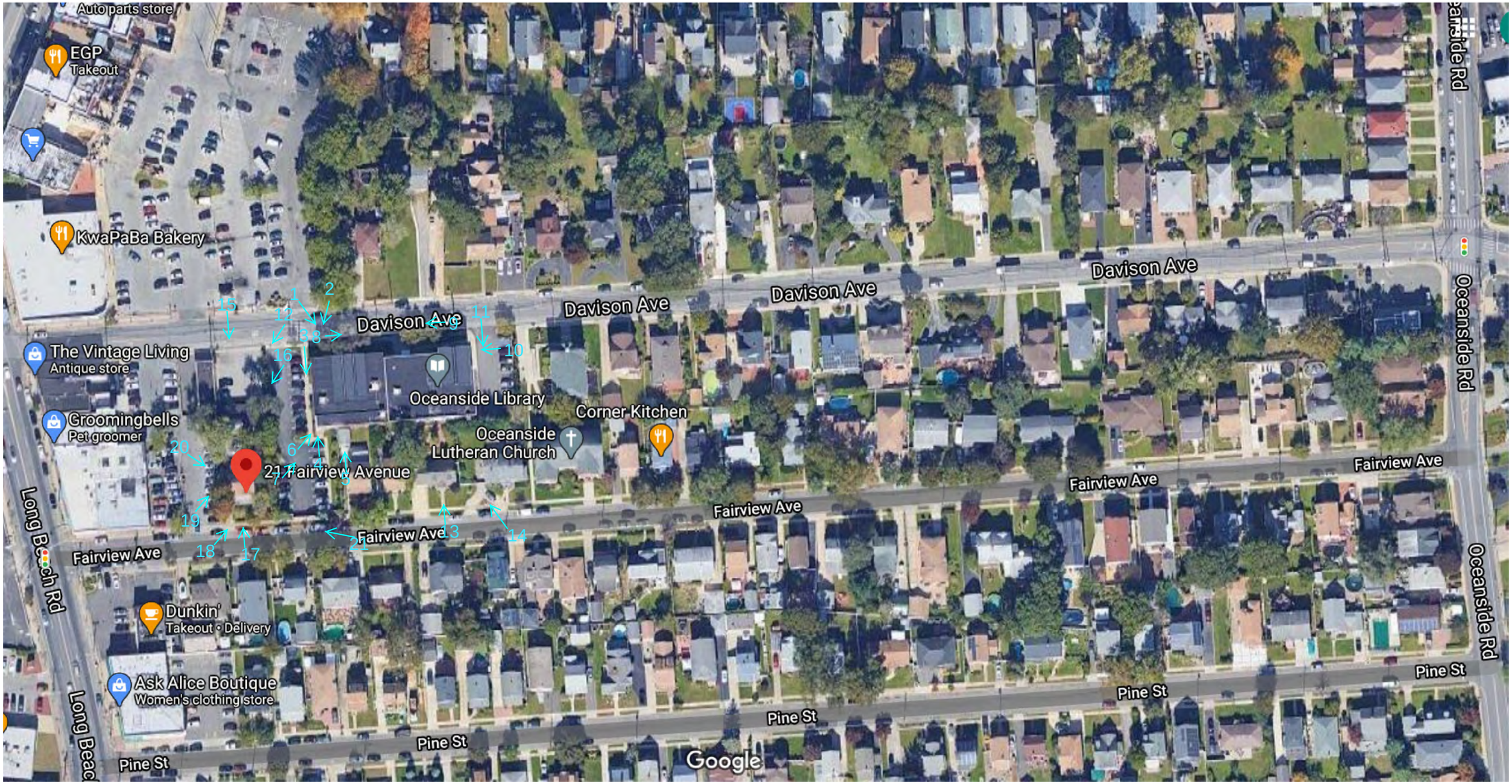
The above constitutes a permitting list of the subject property based upon a good faith search by staff of the Department of Buildings. No liability on the part of the Town of Hempstead or any representative thereof shall result from errors, omissions or unpermitted structures. Full verification of the permitting history may only be established by a review of Building Department records in comparison to the existing state of the property and any buildings or structures thereon.

CO-2019

Completed By: [signature]

APPENDIX D

SITE AND NEIGHBORHOOD PHOTOGRAPHS AND PHOTOGRAPH LEGEND MAP



Source: Google Earth 2019 Aerial Imagery

Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG_PhotoLegendMap_v2.mxd

Photograph Legend Map - Library and Acquired Properties

Oceanside Library

30 Davison Avenue, Oceanside Nassau County, New York

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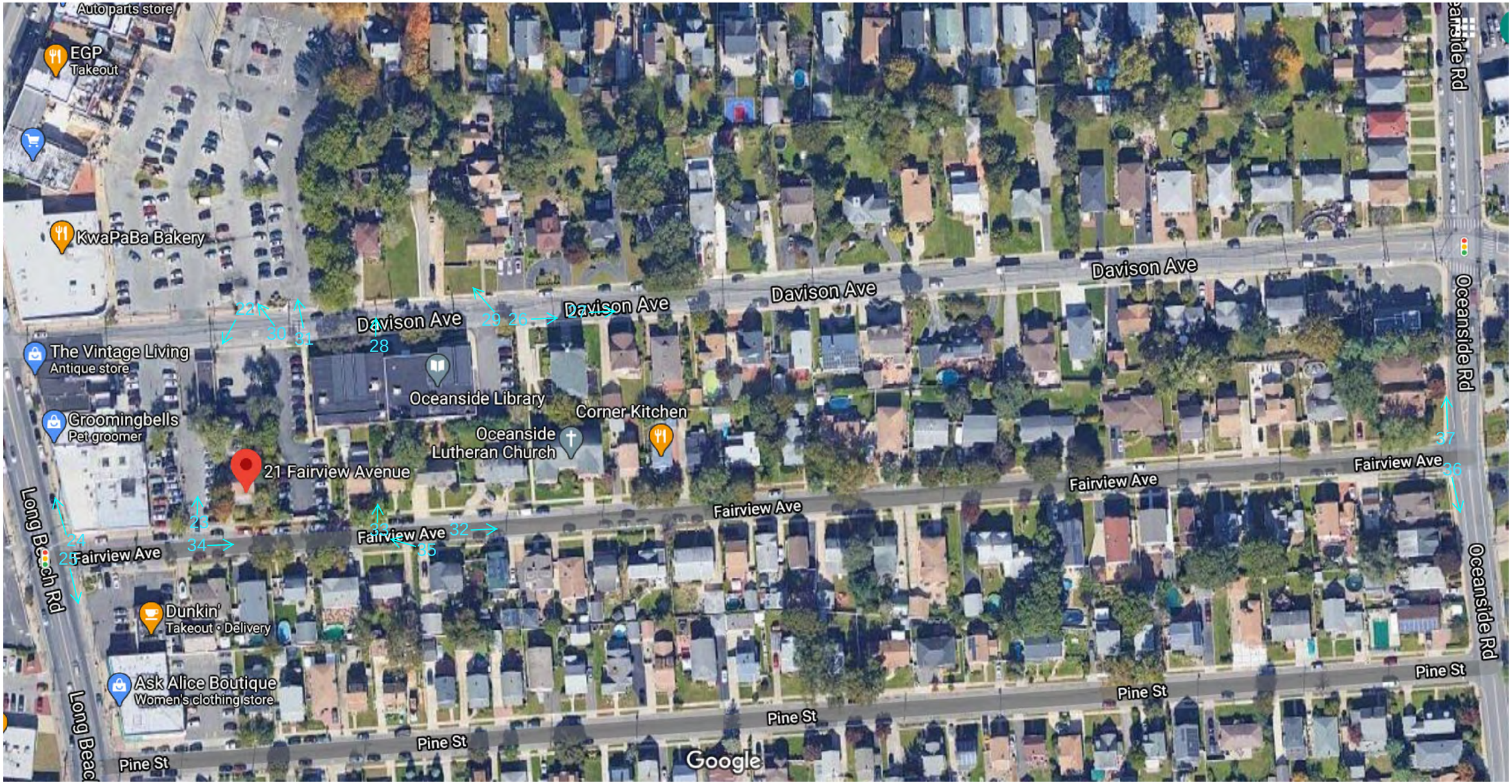
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com



Photograph Legend
Map - Surrounding Area
Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

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630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

Source: Google Earth 2019 Aerial Imagery
Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG_PhotoLegendMap_v2.mxd

Oceanside Public Library
Site and Neighborhood Photographs

Library Building

1. View of northern exterior area of library, facing southeast.

2. Additional view of northern exterior area of library, facing south.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

3. View of western exterior area of library, facing southeast.

4. View of southern exterior area of library, facing north.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

5. Additional view of southern exterior area of library, facing north.

6. Additional view of southern exterior area of library, facing northeast.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

7. View of southwestern parking lot, facing northeast.

8. Additional view of northern exterior area of library and Oceanside Lutheran Church beyond, facing east.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

9. Northern exterior area of library, facing west.

10. View of eastern exterior area of library at eastern parking lot, facing west.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

11. View of eastern parking lot, facing south.

12. View of western parking lot from the Oceanside Veteran's Plaza Parking field across Davison Avenue, facing south.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

13. View of Library owned property on Fairview Avenue, facing north.

14. View of existing library from Fairview Avenue (red arrow), facing northwest.

Oceanside Public Library
Site and Neighborhood Photographs

Acquired Properties

15. View of Commercial property acquired by the Library (26 Davison Avenue), west of the Library parking lot, facing south.

16. View from western parking lot towards 26 Davison Avenue, facing, southwest.

Oceanside Public Library
Site and Neighborhood Photographs

17. View of Residential property (21 Fairview Avenue) acquired by the Library, southeast of the Library, facing north.

18. View of existing access to 21 Fairview Avenue, facing northeast.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

19. View from municipal parking field towards 21 Fairview Avenue, facing northeast.

20. View from municipal parking field towards 21 Fairview Avenue, facing southeast.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

21. View from rear of existing library parking lot PVC fencing towards 21 Fairview Avenue and commercial uses beyond, facing northwest.

Oceanside Public Library
Site and Neighborhood Photographs

Surrounding Area

22. View of Commercial property along Davison Avenue and curb cut to Town of Hempstead municipal parking lot, facing southwest.

23. View of southern terminus of municipal parking lot towards commercial uses, facing northwest.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

24. Intersection of Fairview Avenue and Long Beach Road with commercial uses, facing north.

25. Intersection of Fairview Avenue and Long Beach Road, with commercial uses, facing south.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

26. View of Oceanside Lutheran Church from eastern boundary of library property, facing southeast.

27. View of residential properties from Oceanside Lutheran Church Davison Avenue, facing east.

Oceanside Public Library
Site and Neighborhood Photographs

28. View of residential properties across Davison Avenue from Library entrance, facing northwest.

29. View of residential properties across Davison Avenue from northeast Library corner, facing northwest.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

30. View of Oceanside Veterans Plaza at northwest corner of Library, showing pedestrian crosswalk and signage along Davison Avenue, facing north.

31. View of Modell's shopping center and Oceanside Veterans Plaza parking field from Eastern Library Parking Lot along Davison Avenue, facing northwest.

Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

32. View of residential properties and southern portion of Oceanside Lutheran Church (red arrow) along Fairview Avenue, facing east.

33. View of the residential properties on Fairview Avenue (main Library building seen behind residential structures), facing north.

Oceanside Public Library
Site and Neighborhood Photographs

34. View of residential properties along Fairview Avenue, facing east.

35. View along Fairview Avenue (main Library southwestern parking lot white PVC fence seen in the distance), facing northwest.

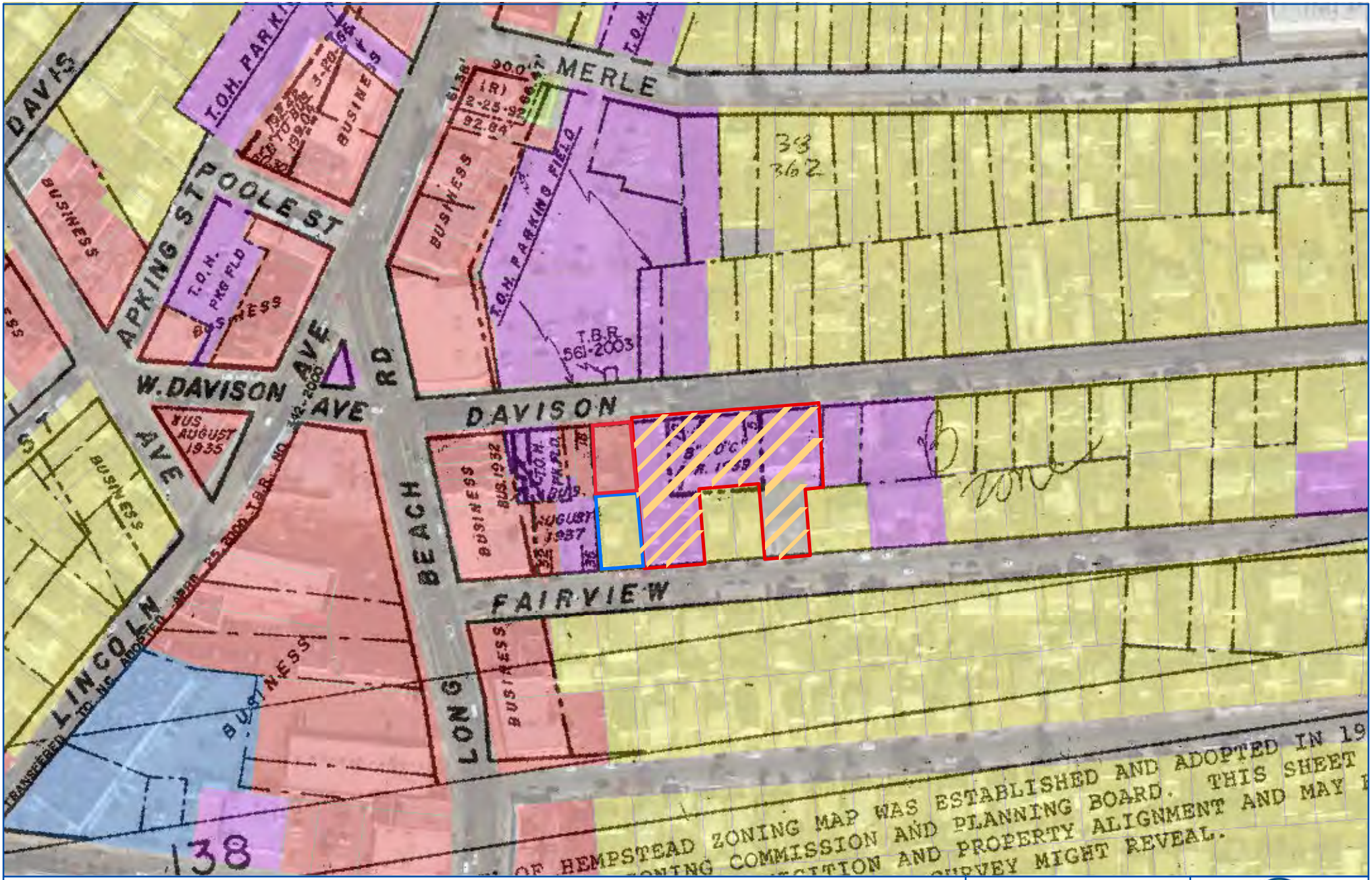
Oceanside Public Library
<u>Site and Neighborhood Photographs</u>

36. Intersection of Fairview Avenue and Oceanside Road with residential uses east of the library, facing south.

37. Intersection of Fairview Avenue and Oceanside Road with residential and commercial uses east of the library, facing north.

APPENDIX E

FIGURES



30 Davison Avenue (Oceanside Library Parcel)

26 Davison Avenue (Parcel Acquired)

21 Fairview Avenue (Parcel Acquired)

Land Use Designation

- Residential
- Vacant
- Commercial
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services

Source: Town of Hempstead Zoning Map last amended 12-7-10, Nassau County tax parcel and centroid data received from NYS GIS Clearinghouse.

Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG01_LandUse_TaxMap.mxd

Figure 1 - Land Use Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

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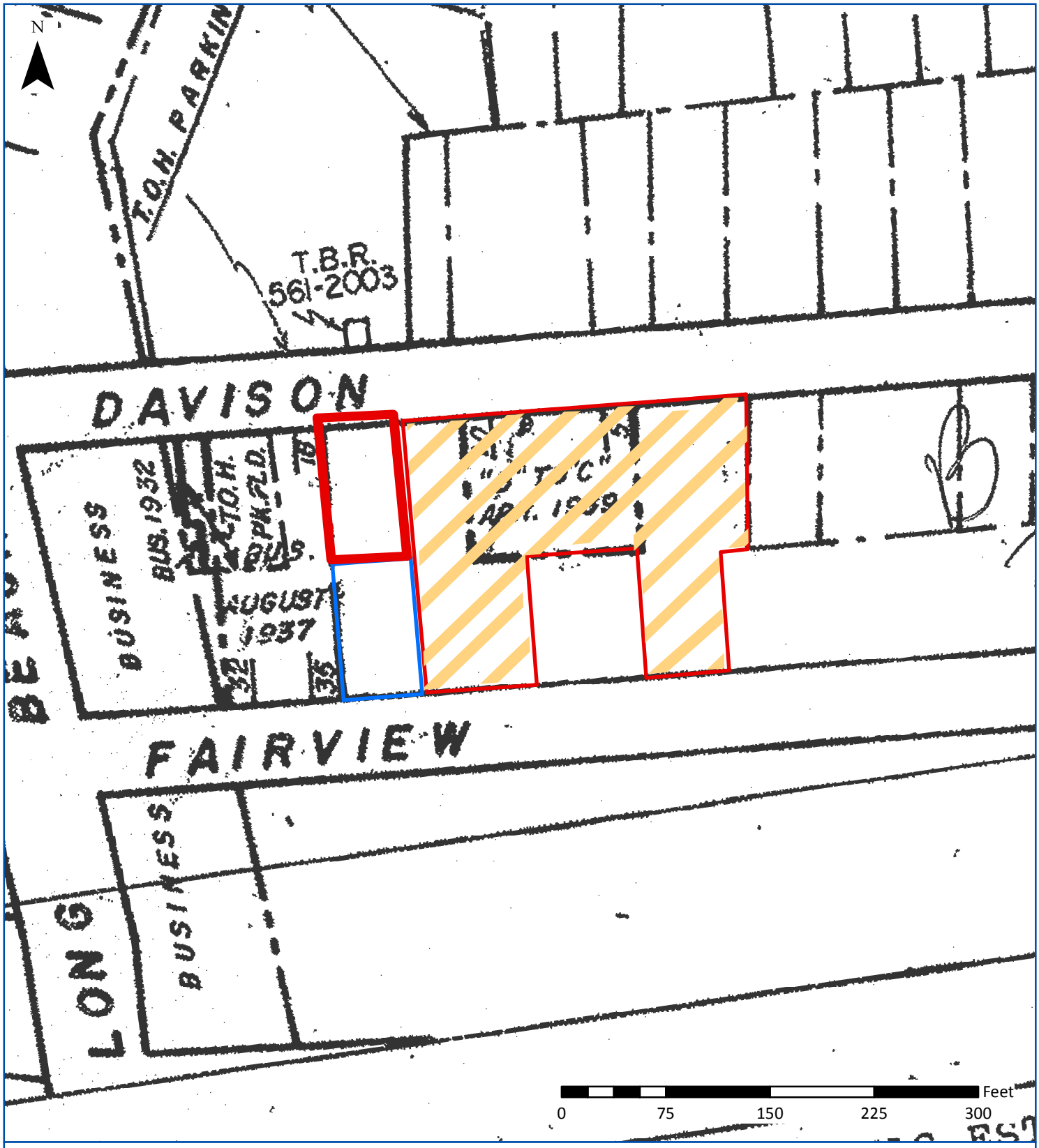
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com



30 Davison Avenue (Oceanside Library Parcel) - Zoning Designation: Residence B and Residence C

26 Davison Avenue (Parcel Acquired) - Zoning Designation: Residence B

21 Fairview Avenue (Parcel Acquired) - Zoning Designation: Residence B

Figure 2 - Zoning Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

Source: Town of Hempstead Zoning Map last amended 12-7-10

Document Path: J:\Projects M-R\OSL\OSL 2002\SEQR Modification\Figure 1_ZoningMap.pdf

Sources: 1. EService Layer Credits:

Date: 5/17/2021

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Bohemia, NY 11716
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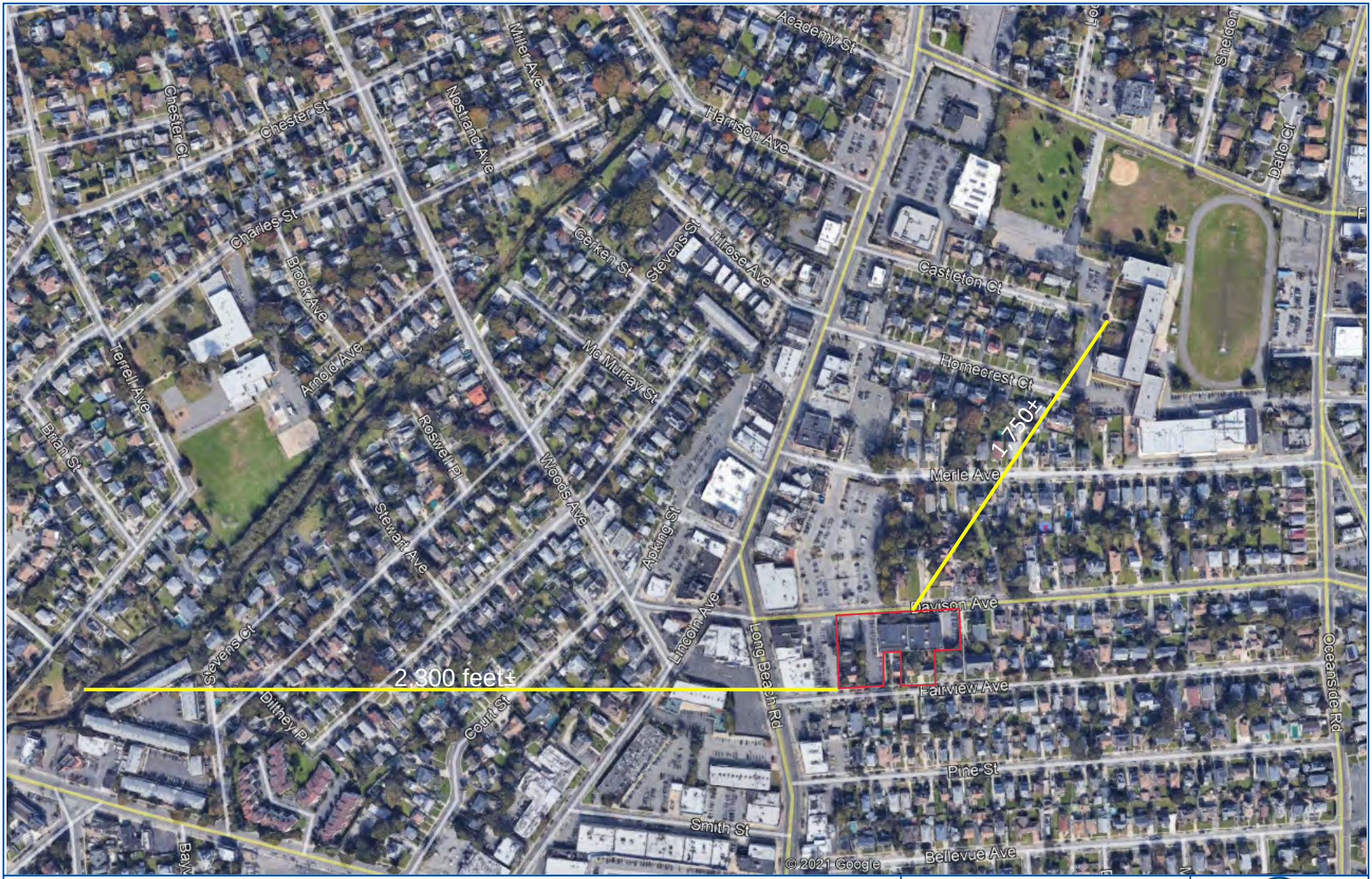
pwgc.info@pwgrosser.com



*Boundaries are approximate.
**Not to scale

Source: Google Earth 2019 Aerial Imagery
Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG02_PubRecLandUse.mxd

Figure 3 - Public Recreation & Land Use

Oceanside Library
30 Davison Avenue, Oceanside Nassau County, New York

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Bohemia, NY 11716
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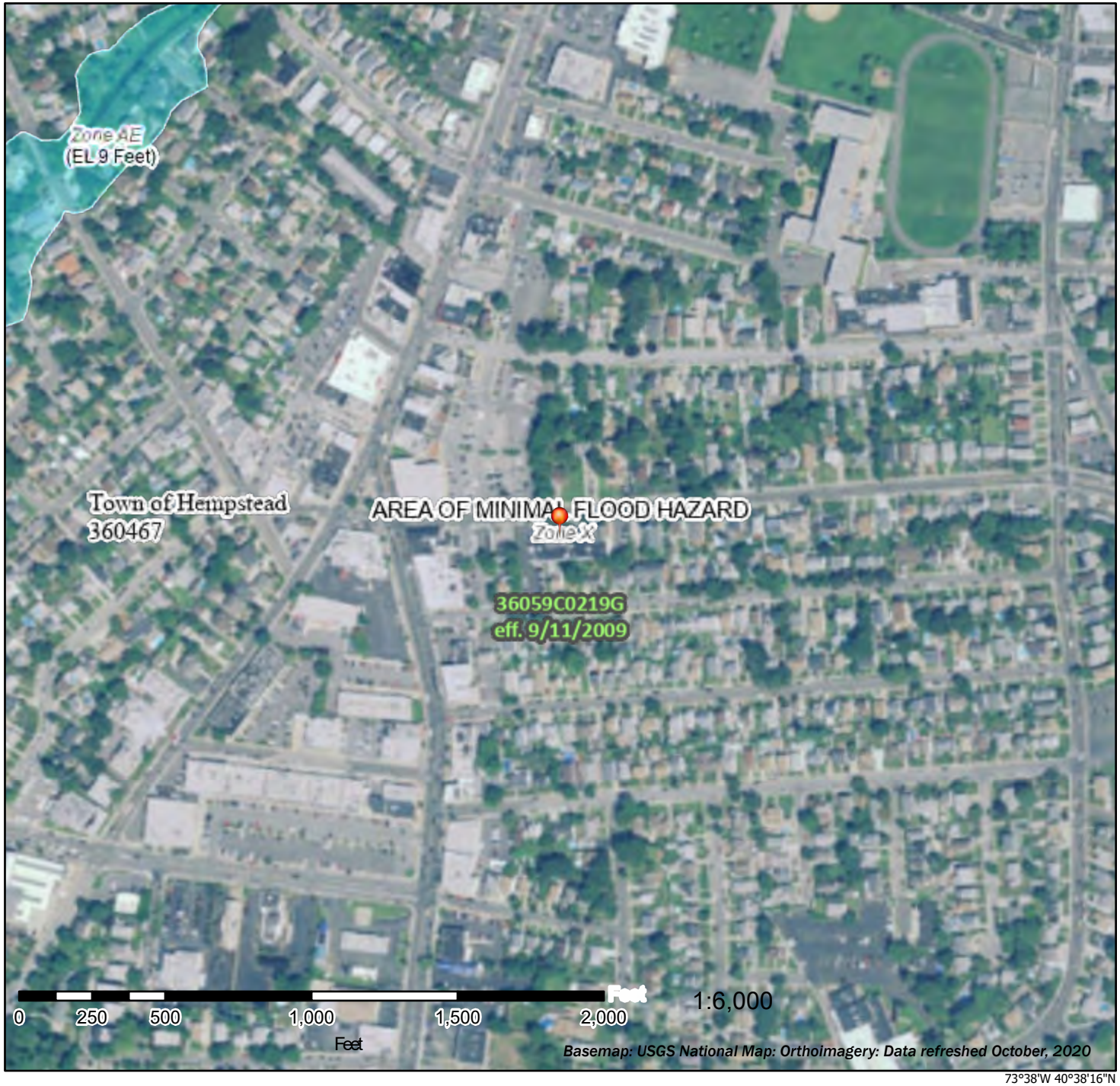
pwgc.info@pwgrosser.com

National Flood Hazard Layer FIRMette

FEMA

73°38'38"W 40°38'43"N



73°38'W 40°38'16"N

Legend

Figure 4

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2021 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

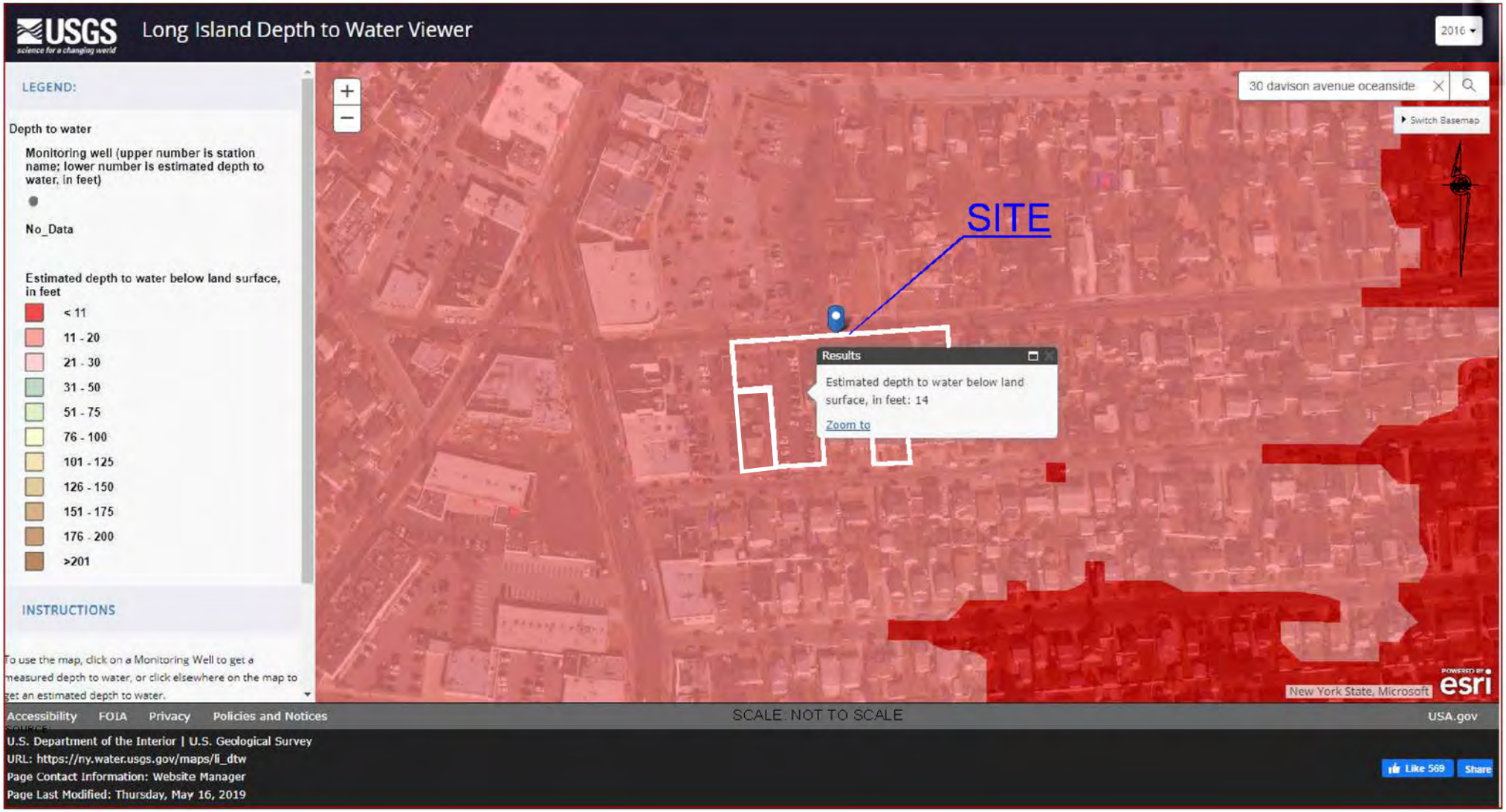


Figure 5 - Depth to Groundwater

Oceanside Library

30 Davison Avenue, Oceanside

Nassau County, New York

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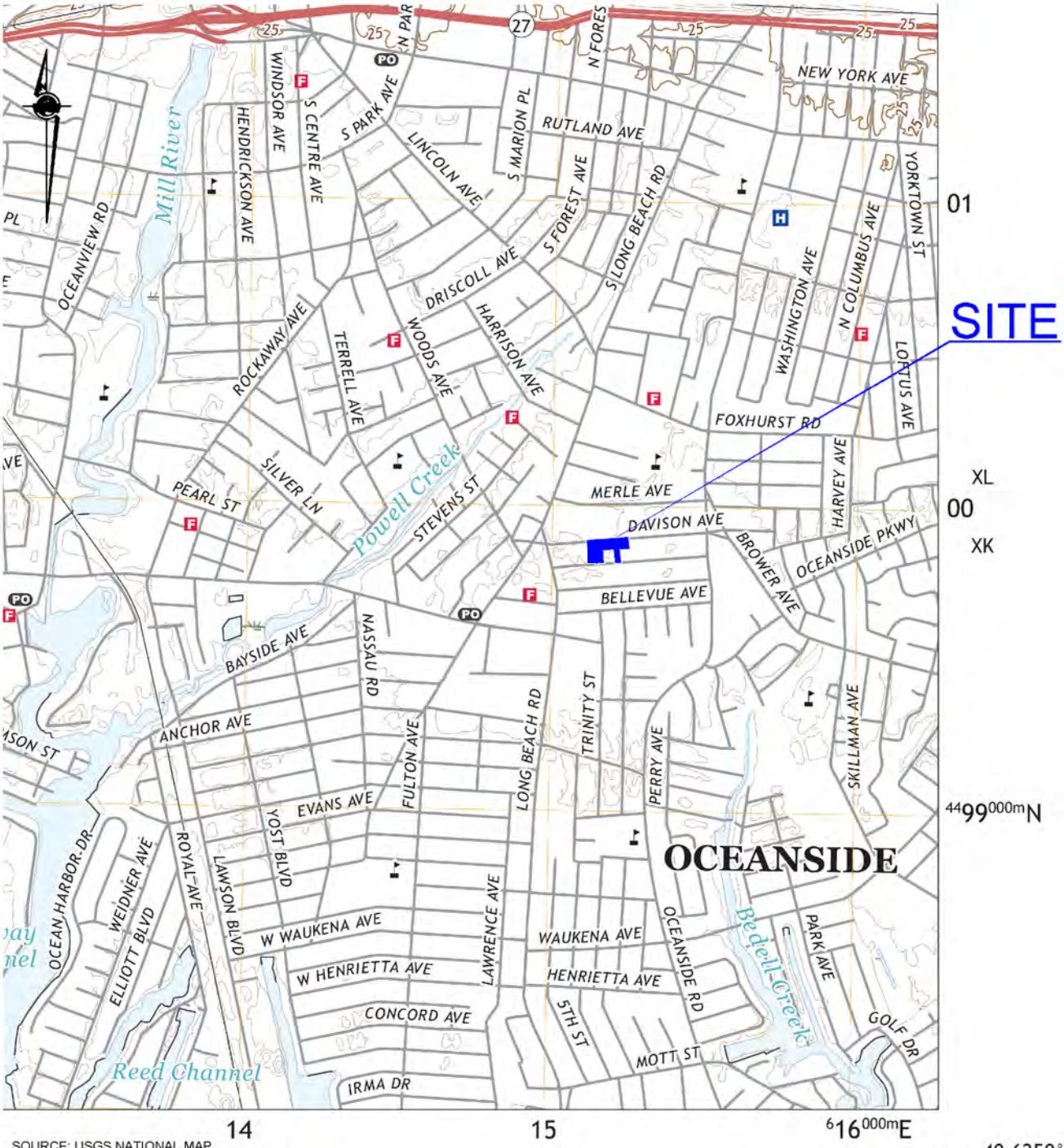
Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG05_DepthtoGW.mxd



SOURCE: USGS NATIONAL MAP
USGS US Topo 7.5-minute map for Lynbrook, NY
Published Date: 2019

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

Figure 6 - USGS Topographic Map

Oceanside Library
30 Davison Avenue, Oceanside
Nassau County, New York

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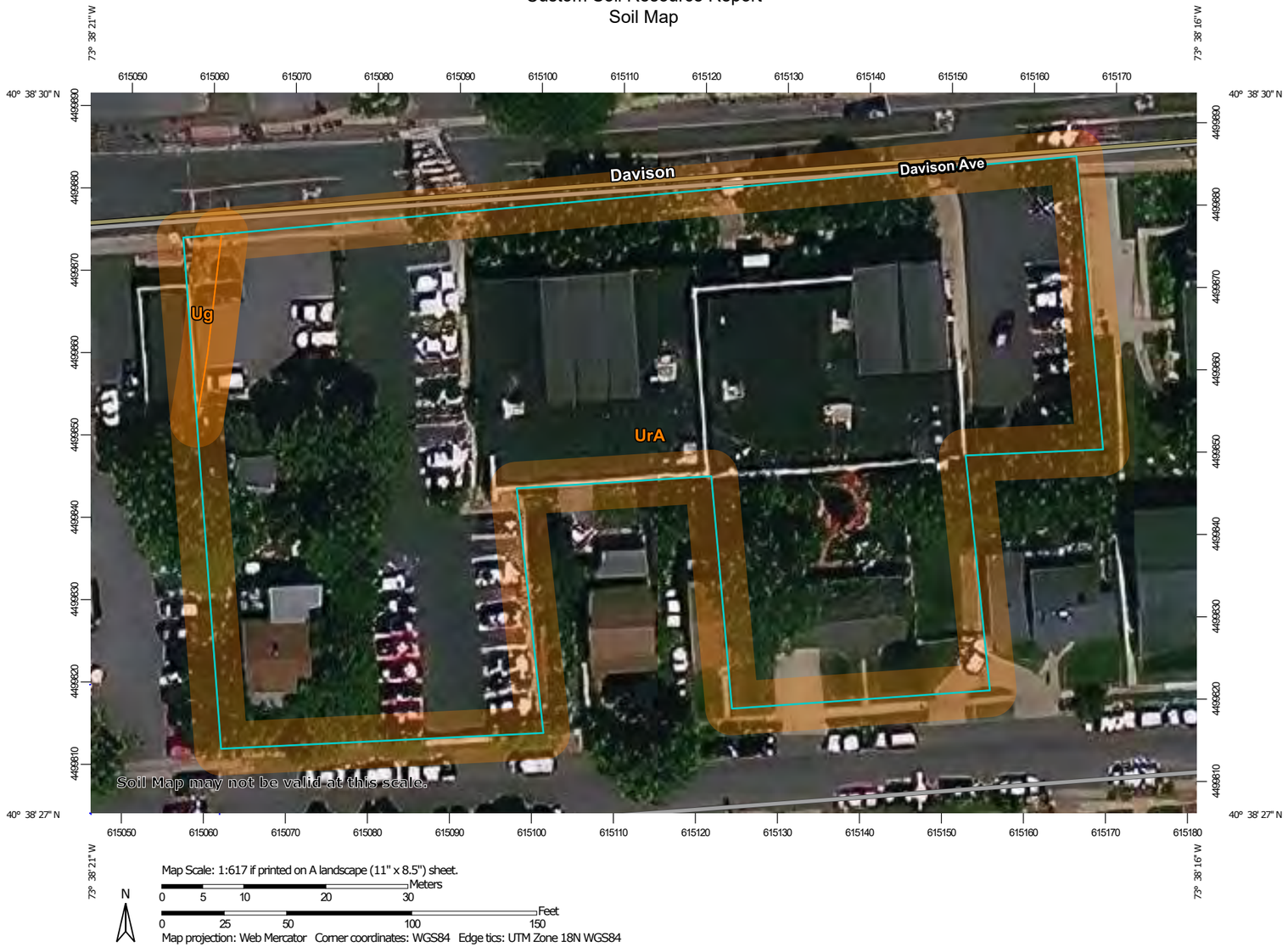
pwgc.info@pwgrosser.com

Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG04_USGSTopo.mxd
Sources: 1. EService Layer Credits:

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ug	Urban land	0.0	0.9%
UrA	Urban land-Riverhead complex, 0 to 3 percent slopes	1.4	99.1%
Totals for Area of Interest		**1.4**	**100.0%**

Figure 7 - Soil Survey Map
Oceanside Library
30 Davison Avenue, Oceanside Nassau County, New York

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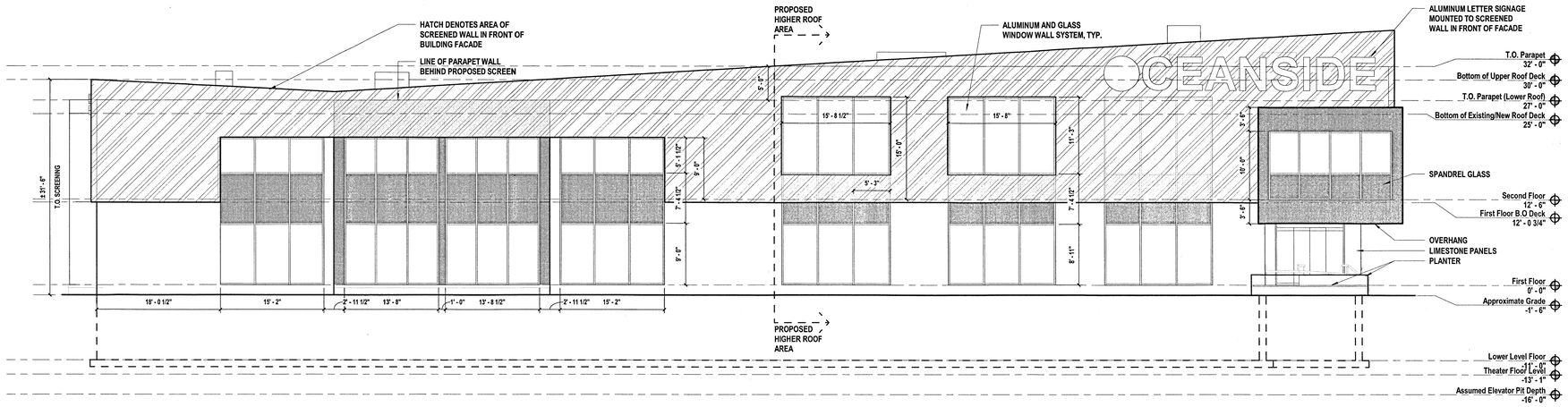
Document Path: W:\Projects\M-R\OSL\maps\New Template\FIG06_SoilSurvey_v2.mxd

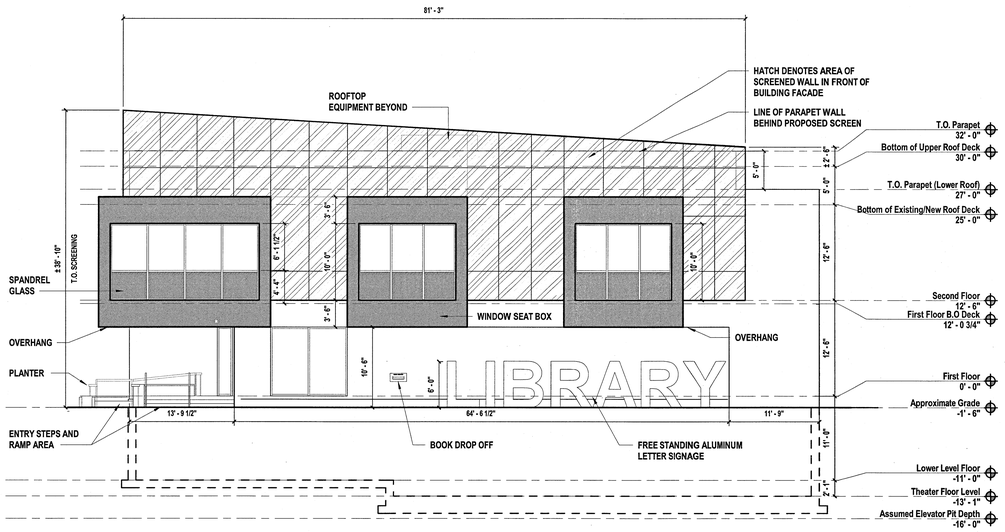
APPENDIX F

EXTERIOR BUILDING ELEVATIONS



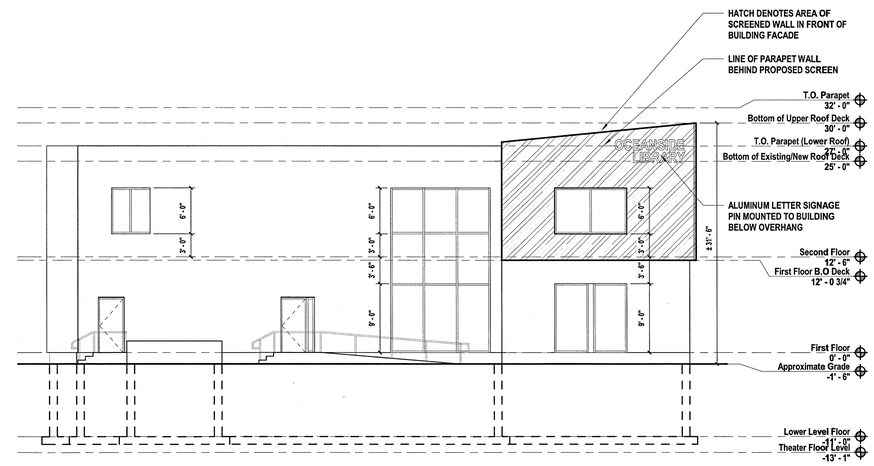
1 Exterior Building North Elevation

SCALE: 1/8" = 1'-0"



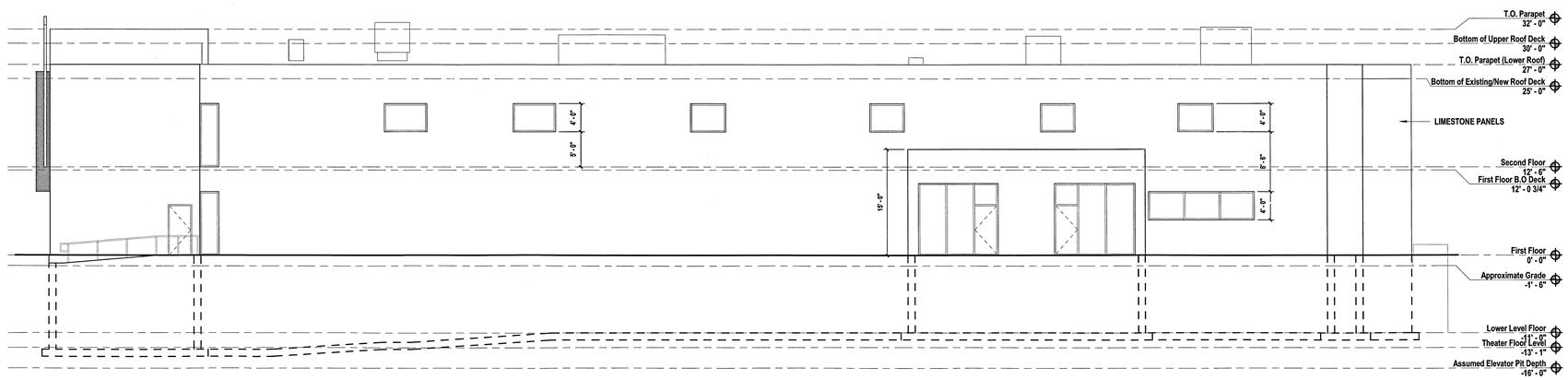
3 Exterior Building West Elevation

SCALE: 1/8" = 1'-0"



4 Exterior Building East Elevation

SCALE: 1/8" = 1'-0"



2 Exterior Building South Elevation

SCALE: 1/8" = 1'-0"

ARCHITECTS AND ENGINEERS:

H2M architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

INTERIOR ARCHITECTS:

MDA designgroup
Architects & Planners

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT ALEC W. MARSH 026024 STATE OF NEW YORK

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL"

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
ALC / KMS	RZ	KMS	
PROJECT No: OPLB2001	DATE: JUNE 2021	SCALE: AS SHOWN	

CLIENT

Oceanside Library

Addition and Alterations

OCEANSIDE LIBRARY

30 Davison Avenue
Oceanside, NY 11572

CONTRACT

CONTRACT G
GENERAL CONSTRUCTION

STATUS

REGULATORY REVIEW

SHEET TITLE

EXTERIOR BUILDING NORTH, EAST, WEST & SOUTH ELEVATIONS

DRAWING No.

A 200.00

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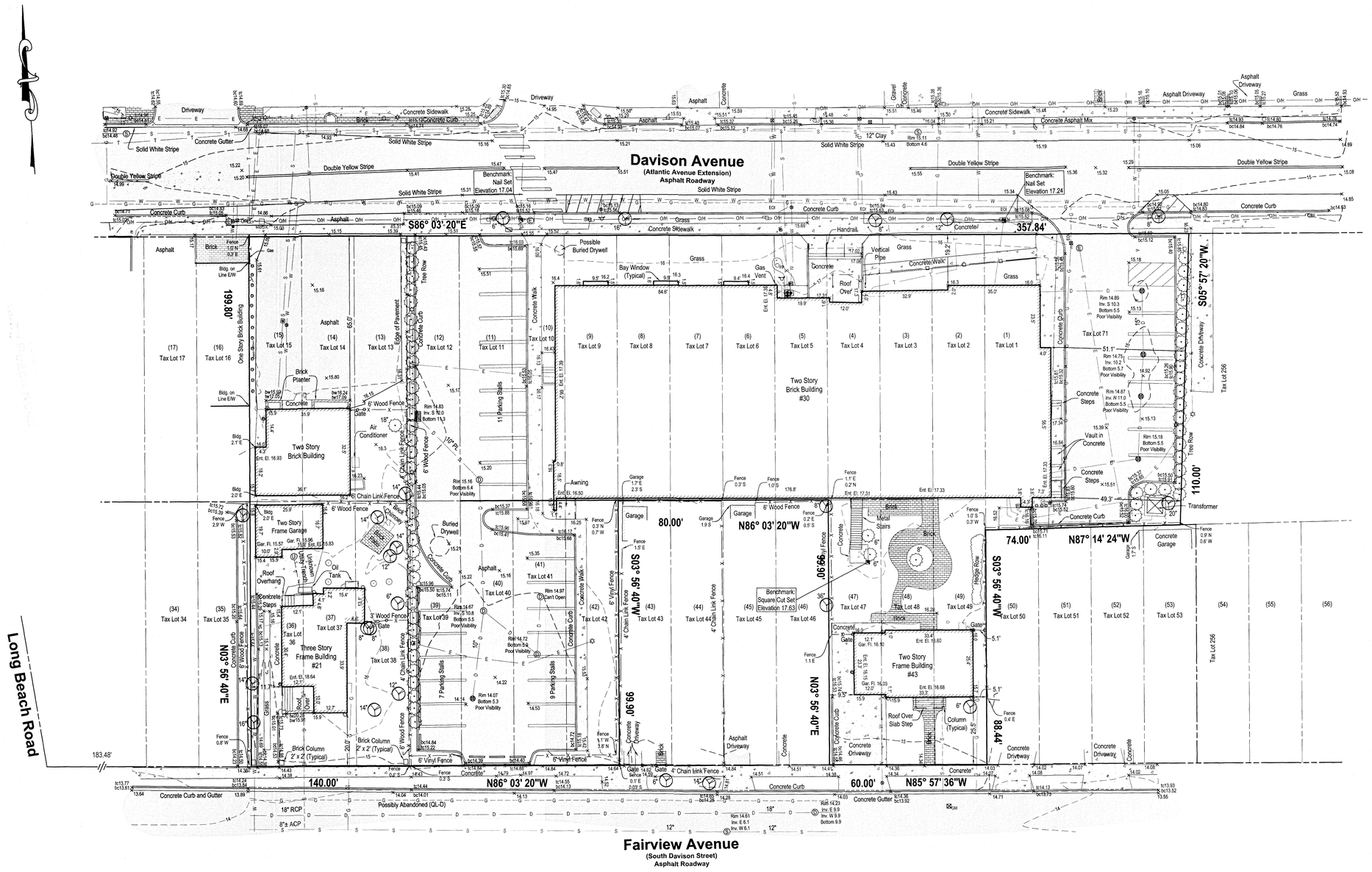
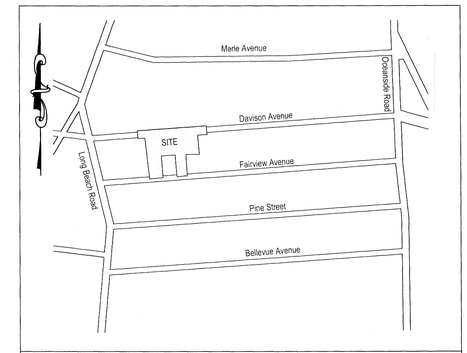
8/17/2021 11:12:27 AM

APPENDIX G

TOPOGRAPHIC AND BOUNDARY SURVEY FOR OCEANSIDE LIBRARY





LOCATION MAP

SCALE 1" = 500'

GENERAL NOTES:

1. PARCEL AREA IS 56,356.35 S.F. OR 1.29 ACRES
2. ELEVATIONS REFER TO N.A.V.D. 1988.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT.
4. THE OFFSETS AND DIMENSIONS SHOWN FROM STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE AND ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES WALLS POOLS PATIOS ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.
5. THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES AND/OR RECORD DRAWINGS AND MARKOUT PROVIDED BY SINGER UTILITY ENGINEERING, P.C. ON DECEMBER, 2020. LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED STRUCTURES AND UTILITIES MAY BE ENCOUNTERED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

UTILITY NOTES

SUBSURFACE UTILITY ENGINEERING (SUE) QUALITY LEVELS OF SERVICE (ACCURACY)
ALL UTILITIES ARE QUALITY LEVEL B (QL-B) UNLESS OTHERWISE NOTED

QL-A = QUALITY LEVEL A (TEST HOLES)
DATA TYPICALLY ACQUIRED AT ONE POINT ON AN UNDERGROUND UTILITY FEATURE EXPOSED BY AIR VACUUM EXCAVATION OR OTHER MEANS. THE HORIZONTAL AND VERTICAL LOCATION OF THIS REFERENCE POINT IS ACQUIRED AND REPORTED TO ACCEPTABLE SURVEY TOLERANCES. THE ACQUIRED DATA FULFILLS SECTION 5.4.5 ON PAGE 6 OF ASCE STANDARD 38-02.

QL-B = QUALITY LEVEL B (UTILITY DESIGNATION)
DEPICTION OF AN UNDERGROUND UTILITY LINE ESTABLISHED BY SENSING THE LOCATION WITH ELECTRONIC INSTRUMENTATION. LINEWORK AND UTILITY SURFACE FEATURES ARE ACQUIRED BY SURVEYING POINTS ALONG ALIGNMENT TO ACCEPTABLE SURVEY TOLERANCES.

QL-C = QUALITY LEVEL C (RECORDS PLOTTING)
UTILITY INFORMATION OBTAINED FROM RECORD INFORMATION AND PLOTTED TO CORRELATE WITH SURFACE UTILITY FEATURES WHICH HAVE BEEN SURVEY LOCATED AND ACCURATELY REDUCED ON TO DESIGN/CONSTRUCTION DOCUMENTS.

QL-D = QUALITY LEVEL D (RECORDS DRAFTING)
DEPICTION OF UNDERGROUND UTILITY LINES BY TRANSPOSITION FROM UTILITY RECORDS OR PLACED FROM VERBAL RECOLLECTIONS WITHOUT BENEFIT OF SURVEYED SURFACE FEATURES. ACCURACY OF INFORMATION IS QUESTIONABLE.

EOI
END OF INFORMATION PERTAINS TO THE LOSS OF SIGNAL THAT HAS BEEN APPLIED TO AN UNDERGROUND UTILITY AND THEN DETECTED TO ELECTRONICALLY LOCATE THE UTILITY. COMMONLY FOUND WHERE UTILITIES CHANGE TO NON-CONDUCTIVE MATERIALS, ARE CUT OR AT END OF UTILITY.

LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
BENCHMARK		SIGN		UNDERGROUND GAS (QL-D)	G
DRAINAGE MANHOLE		TRAFFIC SIGNAL POLE		UNDERGROUND ELECTRIC	E
CATCH BASIN		MANHOLE		UNDERGROUND ELECTRIC (QL-D)	E
INLET		BOLLARD		UNDERGROUND TELEPHONE	T
HYDRANT		FLAG POLE	FP	UNDERGROUND TELEPHONE (QL-D)	T
WATER VALVE		EVERGREEN TREE		OVERHEAD WIRES	OH
ROOF DRAIN/LEADER		DECIDUOUS TREE		FENCE	X
SANITARY MANHOLE		DECIDUOUS SHRUB		EDGE OF PAVEMENT	
CLEAN OUT		CURB		CONTOUR	100
ELECTRIC MANHOLE		DROP CURB		SPOT ELEVATION	100.0
ELECTRIC RISER	ER	STORM DRAIN	D	TOP/BOT CURB GRADE	tc 100.50 bc 100.00
LIGHT		STORM DRAIN (QL-D)	D	HANDICAP PARKING STALL	
PULL BOX		WATER MAIN	W	ASPHALT PAVEMENT	
UTILITY POLE/GUY POLE		WATER MAIN (QL-D)	W	CONCRETE PAVEMENT	
GAS METER	GM	SANITARY SEWER	S	BRICK/PAVER PAVEMENT	
GAS VALVE		SANITARY SEWER (QL-D)	S	GRAVEL	
GAS RISER	GR	UNDERGROUND GAS	G	DETECTABLE WARNING PAD	
IRRIGATION CONTROL BOX					

20 0 10 20
(IN FEET)
1 inch = 20 ft.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

FIELD CREW:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:	SCALE:
BLC/BIB	JSG/EMF	JSG	OPLB-2001	1/7/2021	1" = 20 FEET

STATE OF NEW YORK
JOHN SCHNURR
No. 49
LICENSED LAND SURVEYOR

JOHN SCHNURR, P.L.S.

TOPOGRAPHIC AND BOUNDARY SURVEY FOR OCEANSIDE PUBLIC LIBRARY

OCEANSIDE
TOWN OF HEMPSTEAD

NASSAU COUNTY
NEW YORK

SURVEY OF LOTS 1-15, 36-42 & 47-49 MAP OF FAIRVIEW PARK AND DESCRIBED PROPERTY

FILED: JULY 8, 1907 FILE NO.: 29
NCTM: SECTION 38, BLOCK 363, LOTS 1-15, 36-42, 47-49 & 71

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APPENDIX H

CORRESPONDENCE FROM NYS OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

April 22, 2020

Kim Gennaro-Oancea
Vice President
PW Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716

Re: SEQRA
Proposed Expansion of Oceanside Library
30 Davison Ave, Oceanside, NY 11572
20PR02524

Dear Kim Gennaro-Oancea:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 04, 2021

Kim Gennaro-Oancea
Vice President
PW Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716

Re: SEQRA
Proposed Expansion of Oceanside Library
30 Davison Ave, Oceanside, NY 11572
20PR02524

Dear Kim Gennaro-Oancea:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (5NYCRR Part 617).

We have reviewed the materials regarding the modification of the project to include the acquisition of 21 Fairview Avenue. OPRHP continues to recommend that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact me via email.

Sincerely,

Tim Lloyd, Ph.D.
Scientist - Archaeology
timothy.lloyd@parks.ny.gov

via e-mail only