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VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Date: July 8, 2021

To: All Involved and/or Interested Agencies

From: Kim A. Gennaro-Oancea, M.S., AICP CEP
Vice President, P.W. Grosser Consulting, Inc., as Environmental Consultant to the Board of Trustees of the Oceanside Library

Re: State Environmental Quality Review Act (SEQRA)
Notice of Determination of Significance (Negative Declaration)
Board of Trustees of the 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

The Board of Trustees of the Oceanside Library, as Lead Agency for the above-referenced action, adopted the enclosed Determination of Significance (Negative Declaration) on June 29, 2021.

If you should have any questions, please feel free to contact Kim A. Gennaro-Oancea, M.S., AICP CEP at kgennaro@pwgrosser.com, as the environmental consultant to the Lead Agency, or Mr. Anthony Iovino of the Oceanside Library at aiovino@oceansidelibrary.com.

Thank you.

enc.
cc. Anthony Iovino, Oceanside Library
William Bonesso, Esq.

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

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

Project Location: 30 Davison Avenue, 26 Davison Avenue, and 21 Fairview Avenue
Hamlet of Oceanside, Town of Hempstead, Nassau County, NY

Project Sponsor: Board of Trustees of the Oceanside Library

Date: June 29, 2021

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), consultation 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 topographic and boundary survey 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 adjacent properties. 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.

In 2019, the Board of Trustees 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 acquisition and improvements to 26 Davison Avenue along with the Library improvements were reviewed under SEQR and a Negative Declaration was issued on June 2, 2020. The prior action was approved by voters in the Fall of 2020. The Board of Trustees was then approached by the owner of a neighboring parcel at 21 Fairview Avenue (NCTM Nos. Section 38 - Block 363 - Lot 36-38) as a willing seller. With funds from general savings, the Board of Trustees acquired 21 Fairview Avenue for utilization for surface parking. Accordingly, this modified SEQR review includes 21 Fairview Avenue and is now the "modified proposed action."

26 Davison Avenue is 0.14±-acre and is currently improved with a two-story, commercial-and residential-use structure with a large paved parking area that fronts on Davison Avenue. 21 Fairview Avenue is 0.137-acre and is currently improved with a two-story two-family residence with detached garage that fronts on Fairview Avenue. The proposed action includes demolition of the existing structures and the utilization of the parcels solely for surface parking accessory to the Library. An interior connection from the existing library to the new surface parking would allow for the library to increase parking availability by 25 spaces, for a total on-site parking availability of 61 spaces. The existing curb cuts would be maintained on Davison Avenue; however, a modification to the driveway movements to improve site circulation includes a one-way ingress driveway on 26 Davison Avenue and a one-way egress driveway at the existing curb cut for the library. 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 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-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 (H2M Architects & Engineers), 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 approximate 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, 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. At the completion of the proposed project, the overall roof height would decrease from 39'-6" to 38'-10" (eight inches), which is below that which is permitted in the B Residence and C Residence Districts (45 feet and 50 feet, respectively). The proposed action would also include the replacement of and/or upgrades to all major infrastructure, including a new PV-ready roof, new HVAC system, new generator, new bathrooms, LED lighting, new energy/noise efficient windows, and two elevators.

The existing library is connected to the municipal sewer system of the Nassau County Department of Public Works (Nassau County DPW). Potable water is supplied by New York American Water. The existing utilities include natural gas from National Grid, and electrical service is provided by PSEG Long Island. These services would continue under the proposed action.

The Oceanside Library is located within the B Residence and C Residence Zoning Districts, and 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 would continue to use the Library Parcel but with an expanded building. The parcels acquired would be converted from a mixed-use (commercial and residential) building and two-family residence to all surface parking for use by the library patrons. Pursuant to Section 272.F.1 of the Town of Hempstead Building Zone Ordinance (BZO), 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 (BOA). The proposed action also requires area variances from the BOA for minimum side yard depth, building area, minimum rear yard depth, and 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 (DASNY) (bonding/financing for prior action); Board of Education of the Oceanside Union Free School District (bond authorization/guarantee of bond); Nassau County DPW (sewer connection; curb cut and sidewalk modifications, 239-f referral); Nassau County Department of Health (NCDOH) (standby power facility [diesel fuel storage] and demonstration kitchen [food services]); Town of Hempstead Building Department (building permit), Town of Hempstead Highway Department (modification of curb cut – Fairview Avenue), and NY American Water (water availability). It is noted that coordinated review was performed with these agencies for the prior action. Coordinated review for the modified action was also undertaken.

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 (DASNY), Board of Education of the Oceanside Union Free School District, Nassau County DPW, NCDOH, Town of Hempstead BOA, 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. Groundwater and Surface Water Quality and Quantity, Wetlands and Coastal Resources - Based on the proposed post-development building size (45,704 SF), the proposed action would result in an increase in sanitary discharge (additional 405± gpd) and water usage (additional 405± gpd plus a minimal volume for the 0.27± acre of lawn/landscaped area to be irrigated). However, it is noted that the proposed building expansion would accommodate the existing programs and services offered by the Oceanside Library in spaces that are appropriately sized or laid out for such programs and 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 Nassau County DPW municipal sewer system and this connection would be maintained. The subject property is also serviced with potable water from New York American 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 there would be no overland flow off-site. New drainage collection structures would be installed and designed to capture and contain stormwater runoff associated with a five-inch rain event (waiver required from the Nassau County DPW). Davison Avenue is a Nassau County roadway and therefore the drainage infrastructure is subject to the NCDPW drainage requirements. 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 would include 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 in conformance 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 the Federal Emergency Management Agency (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 from 26 Davison Avenue as part of the overall project. The proposed development plan includes a one-way ingress driveway on 26 Davison Avenue and a one-way egress driveway at the existing curb cut. Additionally, the proposed action would create an additional parking area with 25 spaces for library use, thus modifying internal circulation patterns. As part of the environmental review, the potential impacts on transportation and parking of the prior action 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. As the modified action increases on-site parking availability without any increase in traffic from Fairview Avenue due to the closure of the driveway, no significant adverse impacts from the modification would result.

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 760 persons would require 127 parking spaces and 61 spaces are proposed. As such, the relief requested is 66 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 areas is a Town-owned parking field 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 41 percent (from 36 stalls to 61 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, there would be no significant adverse traffic or parking impacts upon implementation of the proposed action.

4. Air Quality – The proposed action would result in a minimal increase in traffic, and thus, any 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 and Vibration – 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 and ground vibrations. Additionally, vibration monitoring would be conducted on adjacent properties to ensure there are no impacts to the building foundations during construction. As such, no significant adverse construction noise or vibration 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 25 additional vehicles to park on-site. Additionally, the vibration environment would be similar to the current conditions following construction.

6. Solid Waste Generation and Management – Based on a factor of 0.04 pounds. per SF per week, the volume of solid waste generation for the expanded library is projected to increase from 2.8± to 3.96± tons per month. However, this projection considers use of the library based on square footage and not patronage. As part of the proposed action, the patronage at the library is not anticipated to change from existing conditions. The library currently has biweekly municipal trash pickup services provided by the Town of Hempstead and contracts carting services 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 – After reviewing the NYSDEC EAF Mapper Application and the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS), there are no noted cultural resources on or adjacent to the subject property. Consultations were undertaken with the NYS ORPHP for the prior action, 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." NYS OPRHP evaluated the project modification and in correspondence dated May 4, 2021, the same determination was issued (i.e., no impacts to cultural resources).

   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 a 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 eight inches. The proposed design also considers the two residential properties to the south with the window types and placement of windows on the south façade. Also, all site and building lighting would be dark-sky compliant and would be designed for limited to zero spillover to neighboring properties. The proposed demolition of the commercial/residential building and two-family residential building for the development of surface parking would be consistent with the Town-owned parking field 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, building area, 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 BZO, 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 the subject site is 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 PV-ready roof, new HVAC system, new generator, LED lighting, and energy-efficient windows. 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 as 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. 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. Review of the New York State Spills Information Database (NYSPILLS) indicated a spill had occurred during the removal of a 275-gallon waste oil tank at the property to the west of 21 Fairview Avenue on December 12, 2002 (NYSDEC Spill #02-25357, closed December 1, 2011). A 2,000-gallon gasoline Underground Storage Tank (UST) was also removed at the property. Accordingly, the implementation of the proposed action is 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 would 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 would 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 is 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 three vacant retail storefronts located at 56 Atlantic Avenue in the hamlet of Oceanside 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.) and the Board of Trustees will submit applications for all necessary permits and approvals (e.g., the Town of Hempstead Building Department) for said relocation. 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 Davison Avenue. The existing curb cut at 21 Fairview Avenue would be closed and no road closure is expected on Fairview Avenue. 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.

For Further Information:

Contact Person: Mr. Anthony Iovino, Oceanside Library

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Telephone: 516-766-2360

Email: aiovino@oceansidelibrary.com

This Determination has been sent to the following agencies:

Dormitory Authority of the State of New York
Attn: Mr. Robert Derico
Director, Office of Environmental Affairs
515 Broadway
Albany, NY 12207-2964

Board of Education of the Oceanside Union Free School District
Attn: Sandie Schoell, President
145 Merle Avenue
Oceanside, NY 11572

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

Nassau County Department of Health
Attn: Lawrence E. Eisenstein, MD, MPH, FACP, Commissioner
200 County Seat Drive
Mineola, NY 11501

Town of Hempstead Board of Appeals
Attn: David P. Weiss, Chairman
One Washington Street, Ground Floor
Hempstead, NY 11550

Town of Hempstead Building Department
Attn: Mr. John Rottkamp, Commissioner
One Washington Street, 2nd Floor
Hempstead, NY 11550

Town of Hempstead Highway Department
Attn: Mr. Thomas Toscano, Commissioner
350 Front Street
Hempstead, NY 11550

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