SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: February 1, 2022
Project Applicant: Oceanside Library
Project Name: *2022 Financing of the Proposed Expansion of the Oceanside Library and Development of Surface Parking on Adjacent Properties and Refunding*
Program: Public Libraries Program
Project Location: 30 Davison Avenue, Hamlet of Oceanside, Town of Hempstead, Nassau County, New York
Project Number: 361910
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"),* Article 6 of the New York State *Environmental Conservation Law ("ECL").*[1] Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY's authorization of the issuance of one or more series of tax exempt, and/or taxable, fixed and/or variable rate Series 2022 bonds (the "Bonds") in an amount not to exceed $35,000,000. The bond proceeds would be used to fund all, or a portion of, the Proposed Project, which would consist of the expansion and renovation of the library building and the acquisition and redevelopment of adjacent properties to be converted into additional parking for the Library. More specifically, the existing one-story, western portion of the Library building would be removed, and a two-story addition with basement would be constructed within the same building footprint. The expanded library would include a basement level and a second floor to the existing Children's Room. An approximately 432-gross-square-foot ("gsf") addition for use as a reading room is also proposed on the rear of the Library building. Upon implementation, the library building would increase from approximately 32,205 gsf to 45,704 gsf, which represents an approximate 42 percent expansion in gross floor area. The Proposed Project would also include repairs to or replacement of major infrastructure, including the heating, ventilating and air conditioning ("HVAC") system, generator, roof, bathrooms, windows, lighting, elevators, parking lots and sidewalks. The Proposed Project would also include demolition of the existing structures on the 26 Davison Avenue and 21 Fairview Avenue properties and the utilization of those parcels for additional surface parking accessory to the Library. The proceeds from the Series 2022 Bonds would also be used to refund all or a portion of DASNY's Oceanside Public Library Insured Revenue Bonds, Series 2005.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Project Site is fully developed and is serviced with municipal infrastructure and public utilities. The existing library is connected to the municipal sewer system of the Nassau County Department of Public Works (Nassau County DPW), and 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 adjacent properties at 26 Davison Avenue and 21 Fairview Avenue would be redeveloped for additional parking for the Library.

[1] https://www.nysenate.gov/legislation/laws/ENV/A6

2. Is the project located wholly or partially in a **municipal center**,[2] characterized by any of the following: Check all that apply and explain briefly:
   - ☐ A city or a village
   - ☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
   - ☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
     - ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center)
     - ☐ Main streets (i.e., primary retail street of a village, town, or small city)
     - ☐ Downtown areas (i.e., city's core, center or central business district)
     - ☐ Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)
     - ☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)
     - ☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
     - ☐ Environmental justice areas (https://www.dec.ny.gov/public/911.html)
     - ☐ Hardship areas

   The Project Site is centrally located within the hamlet of Oceanside, Town of Hempstead, and is proximate to Long Beach Road, which is one of the hamlet's main streets and commercial corridors running north to south. The Project Site is fully serviced with municipal infrastructure and public utilities.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Oceanside Library has occupied the property at 30 Davison Avenue in the hamlet of Oceanside since 1940. The Library building is located in a developed area approximately 500 feet east of Long Beach Road, which is Oceanside's primary retail street. Therefore, the Proposed Project would be generally consistent with this criterion.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☒ No ☐ Not Relevant

   Oceanside is an unincorporated area within the Town of Hempstead. As noted above, the Project Site is proximate to the hamlet's municipal center, which is consistent with criterion 3 above.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Oceanside Library is located in a wholly developed area within the hamlet of Oceanside, Town of Hempstead, Nassau County. The Project Site is 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. The building was expanded and renovated in 1950, 1962 and 1997. Upon implementation of the proposed action, the Board of Trustees of the Oceanside Library ("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. The proposed surface parking on 26 Davison Avenue and 21 Fairview Avenue would require a Special Permit from the Town of Hempstead Board of Appeals ("BOA"). The proposed action would also require area variances from the BOA for minimum side yard depth, building area, minimum rear yard depth, and parking. Therefore, the Proposed Project would be generally consistent with this criterion.

[2] DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would preserve the state's resources by utilizing previously developed land to accommodate the proposed expansion and renovation of the Library building. No significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeologic resources are anticipated as a result of the Proposed Project. Therefore, the Proposed Project would be generally consistent with this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Project Site is within a developed area consisting of mixed commercial, residential and institutional land uses. Expansion and renovation of the existing Library building and redevelopment of the adjacent parcels for parking would support the mix of land uses in the vicinity. Therefore, the Proposed Project would be generally consistent with this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☐ Yes ☒ No ☐ Not Relevant

   The Project Site is within 0.1 mile of the Davis Avenue/Long Beach N15 bus stop. The Proposed Project would increase parking availability for the Library by approximately 25 spaces, for a total on-site parking availability of approximately 61 spaces. While the Proposed Project would not reduce automobile dependency, it is not expected to result in a significant increase in traffic congestion in the area.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?[3] Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Board of Trustees, as lead agency, conducted a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act ("SEQRA").* The Board of Trustees issued a *SEQR Negative Declaration Notice of Determination of Non-significance ("Negative Declaration")* for the Proposed Project (as modified with respect to parcel acquisition) on June 29, 2021. DASNY was an involved agency during the Board of Trustees' coordinated *SEQR* process. Other involved agencies and interested parties included the New York State Department of Transportation ("NYSDOT"), New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), the Nassau County Department of Public Works, the Town of Hempstead Board of Appeals, and others. Therefore, the Proposed Project would be generally supportive of this criterion.

10. Does the project involve community-based planning and collaboration?
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project was developed in collaboration with the interested community groups, and formal public hearings were held with respect to the permits and approvals needed for the project. The planning and review process for the Proposed Project involved many stakeholders and required review under *SEQR*. Therefore, the Proposed Project would be generally supportive of this criterion

11. Is the project consistent with local building and land use codes?
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

[3] Demonstration may include *State Environmental Quality Review ["SEQR"]* coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

As noted above, the Project Site is 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. 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. The proposed surface parking on 26 Davison Avenue and 21 Fairview Avenue would require a Special Permit from the Town of Hempstead BOA. The Proposed Project would also require area variances from the BOA for minimum side yard depth, building area, minimum rear yard depth, and parking. With these approvals, the Proposed Project would be generally consistent with this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project would involve the expansion and renovation of the existing Oceanside Library, and the redevelopment of adjacent parcels to accommodate additional surface parking for Library patrons. The Proposed Project would include many energy efficiency measures to promote sustainability goals. The Proposed Project would not create new greenhouse gas emissions that would compromise the needs of future generations. Therefore, the Proposed Project would be generally supportive of this criterion.

13. During the development of the project, was there broad-based public involvement?[4]
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    As previously noted, the Board of Trustees served as lead agency and conducted a coordinated review of the Proposed Project in accordance with *SEQRA.* Involved and interested agencies included DASNY, NYSDOT, NYSDEC, OPRHP, the Nassau County Department of Public Works, the Town of Hempstead Board of Appeals and others. Hence, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Board of Trustees maintains an on-going governance structure to support the development and implementation of projects serving the community. Therefore, the Proposed Project would be consistent with this criterion.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    According to the FEMA Flood Zone Map, the subject property is in "Zone X," which is an area of minimal flood hazard. 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 3-inch storm event, as required by the Town of Hempstead. The erosion and sedimentation controls and methods by which stormwater would be accommodated during construction would be designed consistent with applicable NYSDEC guidelines and regulations, including the 2016 New York Standards and Specifications for Erosion and Sediment Control and the 2015 New York State Stormwater Management Design Manual. Based on the above, the implementation of the proposed action would not result in any substantial increase in the potential for erosion or flooding. Therefore, the Proposed Project would be consistent with this criterion.

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[4] Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin ["ENB"]* or other published notices, letters of support, etc.

DASNY has reviewed the available information regarding this project and finds:

☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

_____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.

2/1/2022

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title