

**Part 3 – Environmental Assessment Form
Evaluation of the Magnitude and Importance of Project Impacts**

**Proposed Amendments To The Town Of Hempstead Zoning Ordinance
Baldwin Mixed-Use Overlay District
Grand Avenue Corridor, Baldwin
Town of Hempstead, Nassau County, New York**

Attachment

Introduction

This Attachment to the Part 3 - Environmental Assessment Form (Part 3 - EAF) has been prepared to assess the magnitude and importance of potential impacts that may result from the implementation of the proposed action, which involves the adoption of the Baldwin Mixed-Use Overlay District ("B-MX District" or "Overlay District") and associated Design Standards to facilitate high-quality and economically viable development within the Grand Avenue corridor of the hamlet of Baldwin, Town of Hempstead, Nassau County. To ensure a comprehensive evaluation in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations, this Part 3 – EAF addresses adoption and implementation of the B-MX District and the impacts associated therewith.

Impact on Land

Implementation of the proposed action would allow new development to an extent not currently permitted under existing zoning, which has the potential to result in physical changes to land. Such development is expected to occur over a period of multiple years, may involve the excavation of material (e.g., for foundations and basements, drainage infrastructure) and potential transport of material, and may result in the alteration of land surfaces. As such, the proposed action has the potential to result in construction-related impacts, and may alter local stormwater runoff patterns. Given the scale of the proposed action (i.e., in terms of geography and the extent of construction activity that may be allowed upon implementation of the proposed action), these impacts are potentially significant. These potential construction and redevelopment impacts must be assessed, and mitigation measures for those impacts must be identified.

Impact on Groundwater

With respect to water supply, projected water use is expected to increase under the proposed action as redevelopment occurs. The impacts of such projected potable water use and mitigation measures for those impacts must be assessed.

Under current conditions at the time of preparation of this Part 3 – EAF, there is a potential National Grid gas moratorium as the outcome of permitting for the Northeast Supply Enhancement Project is unknown. Information available to date, is that National Grid may impose a gas moratorium on Long Island if the aforesaid Project is not approved. Accordingly, it is possible that redevelopment within the study areas may include the storage of petroleum or chemicals over a sole source aquifer. The potential for associated groundwater impacts must be analyzed, and the need for mitigation measures must be assessed if natural gas is not available.

Impact on Flooding

The proposed action would result in development of lands within the 100 and 500 year floodplain. It is anticipated that the proposed action would improve flooding conditions through the implementation of green infrastructure, as set forth in the proposed Design Guidelines. However, the study area has been

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subject to flooding from storm events historically, and, therefore, impacts of future development must be assessed. The potential impacts relating to climate change and sea level rise must also be assessed. During overall redevelopment, the issues of erosion and sediment control and stormwater controls must also be considered.

Impact on Aesthetic Resources

Although the proposed action is expected to have an overall positive impact on the aesthetics of the Grand Avenue corridor with the implementation of Design Guidelines and anticipated redevelopment of currently vacant properties, the proposed action may permit the development of land in a manner that is different from existing conditions with respect to visual character. Furthermore, as Grand Avenue and Sunrise Highway are two main thoroughfares in Baldwin, and the Baldwin station of the Long Island Rail Road is located within the study area, development within the study area would be visible to residents during travel to and from work. This issue must be evaluated.

Impact on Historic and Archeological Resources

There are two properties located within the study area that have been determined by the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing in the State and National Registers of Historic Places: the Koch Building and the Baldwin Public Library. Portions of the study area are also designated as sensitive for archaeological sites. These properties have the potential to be impacted directly or indirectly by the proposed action and future redevelopment. The impact of the proposed action on the identified eligible properties within the study area must be considered.

Impact on Transportation

Redevelopment of properties within the study area will increase the number of trips generated and parking demand beyond existing conditions. Given the size of the study area, and the land use density that the proposed action would facilitate, the anticipated increases in traffic and parking demand are potentially significant. A traffic and parking analysis must be performed to analyze the potential impacts of the proposed action and to identify required mitigation measures. Construction traffic impacts must also be considered and evaluated. Consistency with Nassau County's proposed Grand Avenue Complete Streets project must also be assessed.

Impact on Energy

The ultimate redevelopment of the study areas has the potential to increase energy use in the area. The size of the study area and the land use density that the proposed action would facilitate is such that the increase in energy use may be significant. As such, the impact of the increased energy use, and mitigation, including energy conservation measures must be analyzed. Consultations with potential services providers must also be conducted.

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Impact on Noise, Odor and Light

During construction, noise impacts may result and should be assessed. Potential light trespass impacts associated with redevelopment within the study area should be considered.

Impact to Human Health

Although there are schools and other potential sensitive uses in the study area, implementation of the proposed action would not result in significant impacts to human health.

Consistency with Community Plans and Impact on Community Character

Implementation of the proposed action would apply new zoning regulations to the study area and allow new development to an extent not currently permitted under existing zoning, and which is at a greater density and scale compared with the existing condition of the study area. Based on the foregoing, ultimate redevelopment under the proposed action may create a demand for additional community services and could strain existing infrastructure. Therefore, the proposed action's consistency with community character (including architectural scale and character) and community planning documents, as well as the potential impacts on community services must be evaluated.