

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Island Park Transit Oriented Development Overlay District		
Project Location (describe, and attach a general location map): Various parcels along Long Beach Road, Austin Boulevard, Railroad Place and Quebec Road, Village of Island Park, Nassau County (see attached ITOD Overlay Map and Tax Parcel table in Exhibits A and B, respectively)		
Brief Description of Proposed Action (include purpose or need):  See Attachment		
Name of Applicant/Sponsor: Village of Island Park - Michael McGinty, Mayor		Telephone: 516-431-0600
		E-Mail: mmcginty@villagofishlandpark.com
Address: 127 Long Beach Road		
City/PO: Island Park	State: New York	Zip Code: 11558
Project Contact (if not same as sponsor; give name and title/role): Village of Island Park - Constance Conroy, Village Clerk		Telephone: 516-431-0600
		E-Mail: clconroy@villageofislandpark.com
Address: 127 Long Beach Road		
City/PO: Island Park	State: New York	Zip Code: 11558
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

See Attachment for complete list of potential future approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of Transit Oriented Development Overlay District	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral to Nassau County Planning Commission - GML 239m	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**C. Planning and Zoning****C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Business, Commercial A, Commercial B, Commercial C

b. Is the use permitted or allowed by a special or conditional use permit? N/A ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Proposed Island Park Transit Oriented Development Overlay District

### C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?

Nassau County Police Department - Fourth Precinct

c. Which fire protection and emergency medical services serve the project site?

Island Park Fire Department

d. What parks serve the project site?

All the parks located within the Village would serve the potential new development (both residential and commercial) under the proposed Transit Oriented Development

Overlay District.

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_

- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year

- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

  

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

  

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

  

**D.2. Project Operations**

  

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____	

  

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	



*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

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

\_\_\_\_\_

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

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

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

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

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

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

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

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

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

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

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

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

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

\_\_\_\_\_

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

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____          _____          _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____          _____          _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____          _____          _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____          _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____          _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
     • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
     • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

## E. Site and Setting of Proposed Action

<b>E.1. Land uses on and surrounding the project site</b>			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____</p> <p><i>iii. Provide date and summarize results of last inspection:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>          _____          _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____          _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>          _____          _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>          _____          _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No           <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <ul style="list-style-type: none"> <li>If yes, DEC site ID number: _____</li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: _____</li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>Explain: _____  _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site </div>	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, describe: _____ _____	
h. Surface water features. <div style="margin-top: 10px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. </div> <div style="margin-top: 5px;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <div style="margin-top: 5px;"> <ul style="list-style-type: none"> <li>Streams:      Name _____ Classification _____</li> <li>Lakes or Ponds:      Name _____ Classification _____</li> <li>Wetlands:      Name _____ Approximate Size _____</li> <li>Wetland No. (if regulated by DEC) _____</li> </ul> </div> </div>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>



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

#### F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

VHB Engineering, Surveying, Landscape Architecture and  
Geology, P.C. as Environmental Consultant to the Applicant

Applicant/Sponsor Name \_\_\_\_\_ Date March 15, 2021

Signature Gail A. Pesner Title Senior Project Manager  
 Gail A. Pesner, AICP

Attachment  
New York State Full Environmental Assessment Form – Part 1

Island Park Transit Oriented Development Overlay District  
Village of Island Park, Nassau County, New York

**Page 1, Question A – Brief Description of the Proposed Action (including Purpose or Need)**

The Proposed Action is the adoption of amendments to the Village of Island Park Zoning Code and Zoning Map to create a Transit-Oriented Development Overlay District ("TOD Overlay"). The TOD Overlay would facilitate the creation of high-quality multi-family residences and mixed-use buildings close to the Island Park Long Island Rail Road (LIRR) station (see Exhibit A for a copy of the TOD Overlay text and map). The TOD Overlay is generally centered on Long Beach Road and would also include portions of the Island Park waterfront and areas around the LIRR station and Austin Boulevard. The proposed TOD Overlay would apply to approximately 22 acres within the existing Business, Commercial A, Commercial B and Commercial C zoning districts within the Village (see Exhibit B for a list of tax parcels to which the TOD Overlay would apply). As an overlay district, the proposed TOD Overlay would retain the underlying zoning, while allowing the potential for additional uses, with modified bulk and dimensional regulations and parking requirements.

After Superstorm Sandy devastated the Village of Island Park in 2012, the New York Rising Community Reconstruction Plan (the "NY Rising Study") was prepared in 2014 to identify ways the community could "bolster its resilience for future storm events."<sup>1</sup> The Island Park Downtown Revitalization and Transit-Oriented Development Plan ("TOD Study") prepared in 2017 by Perkins Eastman in partnership with the Governor's Office of Storm Recovery (GOSR), the Dormitory Authority of the State of New York (DASNY) and the Village introduced a "vision for a vibrant, walkable Long Beach Road corridor, oriented around transit, welcoming to residents, visitors, and new development" .<sup>2</sup> Both of these studies which entailed extensive community engagement, recommended the introduction of transit-oriented development, forming the basis for the proposed TOD Overlay that is being examined.

Stagnant economic performance, vacant storefronts, lack of diversified housing options, deficient pedestrian activity and underutilization of the waterfront have left Island Park's downtown with empty storefronts and a lack of economic vigor. The existing commercial districts do not allow residential uses, and existing business districts permit only age-restricted residential uses. This zoning limits the village from offering diversified housing options and meeting the growing demand for mixed-use multi-family housing near transit. Current zoning does not provide the tools necessary to encourage a vibrant, walkable downtown that would revitalize Island Park's central business district.

The TOD Overlay is designed to provide specific guidance for the development of properties within such District in order to foster a greater mix of uses, including additional housing options, in the downtown area. The proposed TOD Overlay would:

- › Allow diversified housing options in the Village
- › Help achieve specific planning and redevelopment goals while not changing the underlying zoning
- › Support redevelopment of commercial and business corridors suffering from stagnant economic performance
- › Reduce traffic congestion and parking demand

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<sup>1</sup> New York Rising Reconstruction Program. *Barnum Island/Oceanside/the Village of Island Park/Harbor Isle NY Rising Community Reconstruction Plan*. March 2014. Available from: [https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/bi-o-vip-hi\\_final-20140701\\_high.pdf](https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/bi-o-vip-hi_final-20140701_high.pdf)

<sup>2</sup> Village of Island Park. *Island Park Downtown Revitalization & Transit-Oriented Development Plan*. July 2017, adopted February 2021.

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Island Park Transit Oriented Development Overlay District  
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- › Improve resiliency and sustainability
- › Provide housing within walking distance of transit and the downtown
- › Maintain the overall character of the village while ensuring that the Village's resources are not overburdened by future development.

As noted, implementation of the Proposed Action would build upon prior planning studies that recommend transit-oriented and walkable neighborhood development centered around the downtown, the LIRR station, and Austin Boulevard. The TOD Overlay would facilitate the revitalization of the downtown by providing a framework for future development of the village and encouraging development and redevelopment within business and commercial districts close to the LIRR station.

The proposed TOD Overlay would be divided into two subdistricts, the Business Subdistrict and the Waterfront Subdistrict (see attached map in Exhibit A). The Business Subdistrict would be applicable to properties located within the Village's existing Business District and Commercial B District. The Waterfront Subdistrict would be applicable to properties located along the Village's waterfront and zoned either Commercial A or Commercial C. The uses permitted within each subdistrict are presented in Table 1. Uses permitted in the underlying zoning district would remain. See Exhibit A for a copy of the proposed zoning text.

**Table 1 Subdistrict Permitted Uses**

Business Subdistrict	Waterfront Subdistrict
Existing permitted uses in underlying zoning districts	Existing permitted uses in underlying zoning districts
Apartment houses or multiple dwellings	Apartment houses or multiple dwellings
Mixed-use buildings	Off-street parking
Off-street parking and loading	Boat slips associated with multiple dwelling units
Open space or plaza areas	Indoor/outdoor recreational facilities associated with multiple dwelling units
Signage	Signage

Table 2 presents the proposed bulk and dimensional regulations for each subdistrict. The Business Subdistrict would not have a minimum lot size because many of the lots in that portion of the TOD Overlay are already quite small. Under existing zoning, the maximum height permitted is two stories under Business B and three stories under Commercial B. Additional height was added to the TOD Overlay in order to provide the ability to allow for parking below buildings, due to the limited parcel sizes, particularly along Long Beach Road, as well as to allow for a higher residential development density, given the proximity to the Island Park LIRR Station.

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Island Park Transit Oriented Development Overlay District  
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**Table 2 Subdistrict Bulk and Dimensional Regulations**

	Business Subdistrict	Waterfront Subdistrict
Minimum Lot Size	None	2 acres
Maximum Building Coverage	80%	30%
Maximum Building Height Without Surface Parking Below	3 stories and 45 feet	3 stories and 40 feet
With Surface Parking Below	4 stories and 50 feet	4 stories and 50 feet
Minimum Front Yard	10 feet	25 feet
Minimum Side Yard(s)	0 feet	20 feet each side yard
Minimum Rear Yard	10 feet	25 feet

Additionally, adjusted parking ratios have been provided for retail/commercial uses and new parking ratios have been included for multifamily residential units, based on the number of bedrooms. Due to the location (within walking distance of the train station), such parking requirements have been designed to discourage automobile usage, but would still allow residents the ability to park on-site or within 1,500 feet of a development site.

The TOD Overlay also recognizes that sustainability and development of green buildings include the practice of creating buildings using a process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Therefore, new or reconstructed buildings must be designed for resiliency, durability, and adaptability.

A two-step application process for approval by the Village Board of Trustees ("the Board") is included in the Proposed Action. The first step requires the applicant to petition the Board and file with the Superintendent of Buildings. If the Board advances the preliminary application for further consideration within 60 days of the petition, the applicant would be required to submit various materials including a detailed set of plans. A public hearing would be scheduled within 60 of this submission and the Board would deny or approve the application within 60 days of closing the public hearing.

In order to comprehensively evaluate the potential environmental impacts that would be expected from future development in the TOD Overlay for a particular site, all projects requesting the use of the TOD Overlay would be required to submit site-specific New York State Environmental Quality Review documentation.

Generally, when an overlay zone is applied, new development can be expected to occur on selected, rather than all, parcels within the overlay boundary. A list of selected parcels was developed based on a field inventory of parcels within the overlay district boundary, discussions with Village representatives and a review of the TOD Study, which previously identified the parcels along Long Beach Road and Austin Boulevard. Applying reasonable assumptions, data gathered during the field inventory, discussions with the Village, and review of the TOD Study, several properties were identified that exhibited characteristics of a site most likely to be developed or redeveloped. These assumptions were as follows:

- › larger parcels are more likely to be redeveloped, as smaller parcels would likely have to be assembled into single ownership
- › vacant parcels or buildings with existing vacancies would provide fewer barriers to redevelopment

Attachment  
New York State Full Environmental Assessment Form – Part 1

Island Park Transit Oriented Development Overlay District  
Village of Island Park, Nassau County, New York

- › sites previously identified as targeted for redevelopment would be more likely to be redeveloped
- › underutilized properties, particularly those properties close to the LIRR station, would provide a greater incentive for redevelopment.

Based on the foregoing, nine parcels were identified that exhibited some or all of these characteristics, referred to hereafter as the Properties of Interest (POI). These POI's were assumed to be the most likely to be developed or redeveloped in the near future (Exhibit C and Table 3). To assess the potential environmental effects of the Proposed Action on the community, maximum potential development under existing zoning (potential Build-Out Scenarios) and maximum potential development under the contemplated TOD Overlay were established for the nine POIs.

More specifically, a development program and maximum potential square footages/number of units were identified for each POI, assuming that the identified POI would be developed to the maximum extent practicable pursuant to both existing zoning and the proposed TOD Overlay. The development program for each parcel was established based on the size of the parcel and the bulk and dimensional regulations for the existing underlying zoning and the proposed in the particular subdistrict in which the POI is located. The potential Build-Out Scenarios included restaurant and office uses and designated any additional commercial uses that would fall under the permitted uses in the TOD Overlay as retail. Although senior residential is permitted in the Business B District, it was assumed that there would be no residential development under existing zoning.

Table 3 provides a summary of the potential Build-Out Scenarios under both existing zoning and TOD Overlay. As shown, the potential Build-Out Scenario under existing zoning consists of 100,000 sf of marine/retail use, 50,100 sf of retail uses, 82,400 sf of office space, and 38,400 sf of restaurant space (1,390 seats) while the TOD Overlay Build-Out Scenario includes the development of 459 residential units, and 61,050 sf of retail space. As seen by the results of these theoretical build-out projections, future potential development under the Proposed Action could result in more residential units and less commercial (retail and office) development as compared to maximum potential development under existing zoning.

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**Table 3      Summary of Programmatic Information for the Proposed TOD Overlay Zoning District**

Property of Interest	District (Existing → Proposed)	Address	Section -Block - Lot	Existing Site Conditions <sup>3</sup>	Potential Build-Out Under Existing Zoning	Potential Build-Out Under TOD <sup>4</sup>	Incremental Change (+/-)
Waterfront Subdistrict							
POI 1	Commercial A District → TOD Waterfront Subdistrict	15 Railroad Place (Pop’s Seafood Shack and Grill)	S: 43 B: 014 L: 1-8, 111, 113, 115, 117, 174, 175, and 194	<u>1<sup>st</sup> Floor:</u> Boat slip, Warehouse, paved parking <u>2<sup>nd</sup> Floor:</u> Full-service restaurant	<u>Height:</u> 2 stories / 35 feet <u>Marine:</u> 100,000 sf <u>Surface Parking:</u> 150 spaces	<u>Area:</u> 2.5 acres <u>Height:</u> 3 stories over parking (50 feet) <u>Residential:</u> 100,000 sf <u>Number of Units:</u> 100 units <u>Surface Parking:</u> 130 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (-) 100,000 sf <u>Residential:</u> (+) 100,000 sf <u>Number of Units:</u> (+) 100 units <u>Surface Parking:</u> (-) 20 spaces
POI 2	Commercial C District → TOD Waterfront Subdistrict	1 Private Right of Way	S: 43 B: 042 L: 234	Vacant, no structures	<u>Height:</u> 2 stories / 35 feet <u>Marine Retail:</u> 44,000 sf <u>Surface Parking:</u> 110	<u>Area:</u> 1.86 acres <u>Height:</u> 3 stories over parking (44 feet) <u>Residential:</u> 57,000 sf <u>Number of Units:</u> 57 units <u>Surface Parking:</u> 88 spaces	<u>Height:</u> (+) 9 feet <u>Retail:</u> (-) 40,000 sf <u>Residential:</u> (+) 57,000 sf <u>Number of Units:</u> (+) 57 units <u>Surface Parking:</u> (-) 22 spaces
Business Subdistrict							
POI 3	Business District → TOD Business Subdistrict	255 Long Beach Road (Village)  and 263 Long Beach Road (Perkins Eastman – suggested adding these parcels together)	S: 43 B: 047 L: 39 - 44, 487 and 488	<u>1<sup>st</sup> Floor:</u> single story auto service garage, associated paved parking, and utility building	<u>Height:</u> 2 stories / 30 feet <u>Restaurant:</u> 4,700 sf <u>Office:</u> 4,700 sf <u>Surface Parking:</u> 45	<u>Area:</u> 0.53 acres <u>Height:</u> 3 Stories (45 feet) <u>Retail</u> (1 <sup>st</sup> Floor): 8,800 sf <u>Residential</u> (2 Floors): 28,600 sf <u>Number of Units:</u> 36 units <u>Surface Parking:</u> 36 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (-) 600 sf <u>Residential:</u> (+) 28,600 sf <u>Number of Units:</u> (+) 36 units <u>Surface Parking:</u> (-) 9 spaces
POI 4	Business District → TOD Business Subdistrict	221-203 Long Beach Road	S: 43 B: 047 L: 23, 25, 27-31	<u>1<sup>st</sup> Floor:</u> mixed use commercial building, office space	<u>Height:</u> 2 stories / 30 feet <u>Retail:</u> 2,000 sf <u>Office:</u> 2,000 sf <u>Surface Parking:</u> 40	<u>Area:</u> 0.42 acres <u>Height:</u> 3 Stories (45 feet) <u>Retail</u> (1 <sup>st</sup> Floor): 7,100 sf <u>Residential</u> (2 Floors): 23,100 sf <u>Number of Units:</u> 29 units <u>Surface Parking:</u> 29 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (+) 3,100 sf <u>Residential:</u> (+) 23,100 sf <u>Number of Units:</u> (+) 29 units <u>Surface Parking:</u> (-) 11 spaces
POI 5	Business District → TOD Business Subdistrict	256 Long Beach Road (Pop’s Wine and Spirits)	S: 43 B: 046 L: 87-89, 192, 195-196, 201-202	<u>1<sup>st</sup> Floor:</u> Single occupancy retail commercial building and associated parking	<u>Height:</u> 2 stories / 30 feet <u>Retail:</u> 4,100 sf <u>Office:</u> 4,100 sf <u>Surface Parking:</u> 82	<u>Area:</u> 0.81 acres <u>Height:</u> 3 Stories (45 feet) <u>Retail</u> (1 <sup>st</sup> Floor): 13,200 sf <u>Residential</u> (2 Floors): 42,900 sf <u>Number of Units:</u> 54 units <u>Surface Parking:</u> 54 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (+) 5,000 sf <u>Residential:</u> (+) 42,900 sf <u>Number of Units:</u> (+) 54 units <u>Surface Parking:</u> (-) 28 spaces
POI 6	Business District → TOD Business Subdistrict	373-395 Long Beach Road	S: 43 B: 007 L: 91-98	<u>1<sup>st</sup> Floor:</u> one story, multi-occupant commercial	<u>Height:</u> 2 stories / 30 feet <u>Restaurant:</u> 3,700 sf <u>Office:</u> 3,700 sf <u>Surface Parking:</u> 41	<u>Area:</u> 0.46 acres <u>Height:</u> 3 Stories (45 feet) <u>Retail</u> (1 <sup>st</sup> Floor): 8,900 sf <u>Residential</u> (2 Floors): 27,900 sf <u>Number of Units:</u> 35 units <u>Surface Parking:</u> 35 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (-) 3,100 sf <u>Residential:</u> (+) 27,900 sf <u>Number of Units:</u> (+) 35 units <u>Surface Parking:</u> (-) 6 spaces

<sup>3</sup> Existing site conditions were gathered from the Nassau County Land Record Viewer  
<sup>4</sup> Number of units was calculated using the parking ratio of 1.0 parking space per unit (Business Subdistrict) and 1.5 parking spaces per unit (Waterfront Subdistrict), as referenced in the proposed zoning ordinance. Units are assumed to be 1,000 sf per unit.

Attachment  
New York State Full Environmental Assessment Form – Part 1  
Island Park Transit Oriented Development Overlay District  
Village of Island Park, Nassau County, New York

POI 7	Business District → TOD Business Subdistrict	344 Long Beach Road	S: 43 B: 010 L: 375	<u>1<sup>st</sup> Floor:</u> small one-story commercial	<u>Height:</u> 2 stories / 30 feet <u>Office:</u> 5,900 sf <u>Surface Parking:</u> 20	<u>Area:</u> 0.24 acres <u>Height:</u> 3 Stories (45 feet) <u>Retail</u> (1 <sup>st</sup> Floor): 4,300 sf <u>Residential</u> (2 Floors): 10,400 sf <u>Number of Units:</u> 13 units <u>Surface Parking:</u> 13 spaces	<u>Height:</u> (+) 15 feet <u>Retail:</u> (-) 1,600 sg <u>Residential:</u> (+) 10,400 sf <u>Number of Units:</u> (+) 13 units <u>Surface Parking:</u> (-) 7 spaces
POI 8	Business District -> TOD Business Subdistrict	4584-4588 Austin Boulevard; 13-15 Station Plaza; 4 California Place	S: 43 B: 053 L: 3-11	<u>1<sup>st</sup> Floor:</u> commercial	<u>Height:</u> 2 stories / 30 feet <u>Office:</u> 2,000 sf <u>Surface Parking:</u> 5	Parking Garage <u>Area:</u> 0.08 acres <u>Height:</u> 4 Stories/Levels <u>Parking:</u> 280 spaces	<u>Height:</u> (+) 2 stories <u>Retail:</u> (-) 2,000 sf <u>Surface Parking:</u> (+) 275 spaces
POI 9	Commercial B -> TOD Business Subdistrict	4540-4556 Austin Boulevard; 3 California Place; Long Beach Road	S: 43 B: 049 L:101-122, 133- 135, 213, 216-219	<u>1<sup>st</sup> Floor:</u> auto service garage, large parking area, restaurant, medical office	<u>Height:</u> 3 stories / 45 feet <u>Restaurant/food service:</u> 30,000 sf <u>Office:</u> 60,000 sf <u>Surface Parking:</u> 225	<u>Area:</u> 3.45 acres <u>Height:</u> 4 Stories/Levels <u>Retail:</u> 18,750 sf <u>Residential</u> (3 floors): 112,500 sf <u>Number of Units:</u> 135 units <u>Surface Parking:</u> 182 spaces	<u>Height:</u> (+) 1 story <u>Retail:</u> (-) 71,250 sf <u>Residential:</u> (+) 112,500 sf <u>Surface Parking:</u> (-) 43 spaces <u>Number of Units:</u> (+) 135 units

This table assumes that no variances would be granted, and that structures adhere to the 75’ no disturbance setback from the mean high-water elevation.

Attachment  
New York State Full Environmental Assessment Form – Part 1  
Island Park Transit Oriented Development Overlay District  
Village of Island Park, Nassau County, New York

**Page 2, Question B – Government Approvals**

Though the adoption of the TOD Overlay would only require approval from the Village Board, and referral to the Nassau County Planning Commission, there are other agencies that could potentially have approval authority over or would review future development or redevelopment projects within the TOD Overlay. Such agencies include, but are not limited to, the following:

- › Nassau County Highway Department
- › Nassau County Department of Health
- › Nassau County Department of Public Works
- › Nassau County Planning Commission
- › New York State Department of Environmental Conservation
- › Long Island American Water Corporation
- › National Grid
- › PSEG Long Island



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# **Exhibit A**

## **Transit-Oriented Development Overlay**

### **Zoning Text and Map**

**VILLAGE OF ISLAND PARK, NASSAU COUNTY, NEW YORK**

**Chapter 625 Zoning Ordinance**

**Draft: February 2021**

**Article \_\_. Island Park Transit Oriented Development Overlay District (TOD Overlay)**

**§ \_\_. Statement of intent and purpose.**

**A. Background.**

- (1) The Incorporated Village of Island Park's Business District, centered on Long Beach Road, is located within the Town of Hempstead, New York along the south shore of Nassau County. Despite its location as a gateway to the City of Long Beach and the presence a Long Island Rail Road (LIRR) station within walking distance of its downtown, efforts by the Village to support redevelopment of the Business and Commercial districts have suffered from stagnant economic performance, vacant storefronts, lack of diversified housing options, deficient pedestrian activity, and underutilization of the waterfront.
- (2) The existing Commercial Districts do not permit residential uses. The existing Business District does not permit non-age-restricted residential uses. This limits the Village from offering diversified housing options and meeting the growing demand for mixed-use, multi-family housing near transit. Furthermore, the current zoning code does not provide the Village with the tools necessary to encourage a vibrant, walkable downtown or business/commercial district.
- (3) In 2012, Superstorm Sandy caused substantial damage to many of the businesses along Long Beach Road, the Village's commercial corridor. This event, along with damage from other storms, high tides and flooding, resulted in businesses being closed for months, with some businesses not reopening at all.
- (4) As indicated in both the *Barnum Island/Oceanside/the Village of Island Park/Harbor Isle NY Rising Community Reconstruction Plan* and the subsequent Perkins Eastman/Dormitory Authority of the State of New York (DASNY) and Governor's Office of Storm Recovery (GOSR) report entitled *Island Park Downtown Revitalization & Transit-Oriented Development Plan*, implementing transit-oriented and walkable neighborhood development (TOD), centered around the downtown, the LIRR station and Austin Boulevard "would provide local business with options for connecting to patrons and create linkages between neighborhood and that waterfront that have been previously separated." TOD should also include a variety of housing and mixed-use development.

**B. Purpose and legislative intent.**

- (1) Based on the Village's background and current conditions, it is the intent of the Village to grow and solidify the tax base, reduce traffic congestion and parking demand, improve resiliency and sustainability, and provide housing options within walking distance to downtown and transit. It is also critical that the overall character of the Village is maintained with any future development that may result from implementation of the proposed zoning amendments and that Village resources are not over-burdened by future development.

- (2) Based on the forgoing, the Village is seeking to facilitate revitalization through the implementation of a new Transit-Oriented Development (TOD) Overlay District. The proposed TOD Overlay would be located within the Business and Commercial Districts in order to encourage development and redevelopment of properties within these districts, which are proximate to the LIRR station.
- (3) The Island Park community has long recognized its assets and envisions Island Park as a commercially vibrant, pedestrian-friendly downtown, with a multi-modal LIRR station area at its center. The proposed TOD Overlay District will provide a framework for future development to support this vision of the revitalization of the Village.
- (4) Applying the foregoing principles, the Village of Island Park finds:
  - a. It is appropriate to encourage residential development and redevelopment on suitable sites within walking distance of:
    - i. The Long Island Rail Road station in the Village; and
    - ii. The Business District of the Village;
  - b. It is desirable to allow mixed use redevelopment/redevelopment, including residential uses within the Business District.
  - c. It is also desirable to allow residential development within the Commercial Districts.
- (5) The purpose of the TOD Overlay District will be to facilitate in the Business and Commercial districts, the envisioned vibrant transit-oriented redevelopment incorporating a mix of new housing options, together with existing retail, commercial and other compatible uses that contribute to the enhancement and long-term sustainability of the community, while maintaining the underlying zoning in order not to create non-conforming uses.
- (6) The TOD Overlay District regulations set forth in this Article are designed to (i) build upon the strengths of Island Park and its Business and Commercial areas, including its location proximate to the LIRR train station; (ii) infuse new energy and activity to enhance Island Park's Business and Commercial areas; (iii) make Island Park more economically and environmentally sustainable for the future; and (iv) foster and improve the existing aesthetic appearance of the Long Beach Road corridor.
- (7) All new construction (whether development or redevelopment) within the TOD Overlay District shall adhere to the regulations of Chapter 264, Flood Damage Prevention, of the Village of Island Park Village Code.
- (8) With the stated goals in view, this Article is enacted with the intention of promoting the health, safety and general welfare of the Village of Island Park and its residents.
- (9) This Article is enacted under the authority of § 7-703 of the Village Law of the State of New York and § 10 of the Municipal Home Rule Law of the State of New York, which permits the use of incentive zoning.

**§ \_\_. Title.**

This Article shall be known and cited as the "Island Park Transit Oriented Development Overlay District (TOD Overlay) Article" of the Village of Island Park.

**§ \_\_\_. Definitions.**

In addition to the definitions of this Zoning Chapter, the following special definitions are applicable to this Article. In the event of conflict, the following definition shall be controlling:

**Mixed-Use Building**

A building containing a business or commercial use on the first or ground floor with residential or other permitted use above.

**§ \_\_\_. Amended zoning map; Schedule of regulations.**

This enactment shall include (i) the approval and filing of a new zoning map reflecting changes described herein (hereinafter the "updated Zoning Map" or "Zoning Map"); and (ii) the approval and adoption of the *Schedule of Bulk and Dimensional Regulations*.

**§ \_\_\_. Applicability; Subdistricts.**

In the TOD Overlay District, the following regulations shall apply:

- A. The area within Island Park designated as the TOD Overlay District is largely developed. As a result, the TOD Overlay District has been designed as an overlay district, with its regulations applicable to new development, redevelopment, and building expansions which result in a ten percent or greater increase in the building's floor area. For existing uses and rehabilitations and expansions less than 10% of the gross floor area, existing zoning regulations shall still apply.
- B. For purposes of this Article, the TOD Overlay District shall be divided into two subdistricts as indicated on the Zoning Map described in § \_\_\_ of this Article. These subdistricts are:
  - (1) TOD Overlay - Business Subdistrict, which is applicable to properties located within the existing Business District and Commercial B District
  - (2) TOD Overlay - Waterfront Subdistrict, which is applicable to properties located along the Village's waterfront and zoned either Commercial A or Commercial C

**§ \_\_\_. Permitted uses in the TOD Overlay – Business Subdistrict**

In the TOD Overlay Business Subdistrict, no lot or building shall be erected, altered or used other than as follows:

- A. Principal Uses.
  - (1) Existing uses permitted within the Business District and Commercial B District, except those uses permitted in the Commercial A District
  - (2) Apartment Houses or Multiple Dwellings.
  - (3) Mixed-use buildings, as defined in this Article
- B. Accessory uses. The following uses customarily incidental to permitted uses shall be permitted in the TOD Overlay District:
  - (1) Off-street parking and loading.
  - (2) Open space or plaza areas.
  - (3) Signage.

### § \_\_\_. Permitted uses in the TOD Overlay – Waterfront Subdistrict

In the TOD Overlay Waterfront Subdistrict, no lot or building shall be erected, altered or used other than as follows:

- A. Principal Uses.
  - (1) Existing uses within the Commercial A District and Commercial C District.
  - (2) Apartment Houses or Multiple Dwellings.
- B. Accessory uses. The following uses customarily incidental to permitted uses shall be permitted in the TOD Overlay District:
  - (1) Off-street parking.
  - (2) Signage.
  - (3) Boat slips associated with Multiple Dwelling units
  - (4) Indoor and outdoor recreational facilities associated with Multiple Dwelling units.

### § \_\_\_. Schedule of Bulk and Dimensional Regulations

- A. Consistent with primary goals of the TOD Overlay District, the lot and bulk controls allow for greater intensities of development for properties along Long Beach Road and along the waterfront, closest to the Island Park LIRR station. The lot and bulk controls for the TOD Business subdistrict facilitate appropriately scaled mixed-use commercial and residential development, and economic development within the area along Long Beach Road. The TOD Waterfront subdistrict facilitates residential development along the Waterfront. The Schedule of Bulk and Dimensional Regulations is included at the end of this Article.

### § \_\_\_. Off-street Parking.

Accessory parking. Accessory off-street automobile parking spaces shall be provided on the same lot or premises or off the premises within 1,500 feet of such premises. A minimum of one parking space per unit shall be provided on-site. The minimum number of accessory parking spaces required shall be determined by the type of each included use and shall be calculated as follows.

Use	TOD Business District	TOD Waterfront District
Retail/Commercial	1 space per 300 SF	See §625-35
Multiple Dwelling/Apartment House: Studios	1 space per unit	1 space per unit
Multiple Dwelling/Apartment House: One-bedroom units	1 space per unit	1.3 spaces per unit
Multiple Dwelling/Apartment House: Two-bedroom units	1.5 spaces per unit	1.75 spaces per unit
Multiple Dwelling/Apartment House: Three or more bedroom units	1.75 spaces per unit	2 spaces per unit
All Other Permitted Uses	Shall comply with the parking requirements outlined in §§625-35 and/or 625-38 of the Village Zoning Code	

## **§ \_\_. Sustainability and Green Building Design.**

Sustainability and green building refer to the practice of creating buildings using a process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Buildings shall be designed for resiliency, durability, and adaptability. New buildings created under this Chapter shall be compliant with Federal and State guidelines related to environmental regulations, including but not limited to the Federal Emergency Management Agency and New York State Energy Conservation Construction Code.

## **§ \_\_. Application Procedures.**

The procedure for any application for development under this Article shall involve a preliminary application, as well as the approval of a final detailed site plan and subdivision plat, if applicable, by the Board of Trustees. For the sake of clarity, all development proposals for land situated within the TOD Overlay District must originate by a petition to the Board of Trustees, filed with the Superintendent of Buildings, and must be brought under this Article in lieu of any other provisions of the Village Code.

### **A. Procedure for approval.**

- (1) In its discretion, the Board of Trustees may determine, at any time, with or without a public hearing, and with or without review pursuant to SEQRA and its implementing regulations, that an application which requires discretionary approval by the Board of Trustees will be denied or not entertained.
- (2) If the Board of Trustees determines to entertain a preliminary application for approval pursuant to this section, the applicant shall be required to submit to the Village a final detailed set of plans including a final site plan and subdivision plan (if applicable) and such additional materials and information as the Board of Trustees may require. Once all submissions have been made to the satisfaction of the Board of Trustees, the Board of Trustees shall promptly schedule and hold a public hearing on the application pursuant to the same notice and procedural requirements that are prescribed for Village local law adoption.
- (3) The requirements of SEQRA and its implementing regulations shall be complied with for any application pursuant to this section.

### **B. Preliminary Application.**

A preliminary application for development, redevelopment or expansion of a property/building located within the TOD Overlay District under this Article shall be made by submitting a petition to the Board of Trustees. Such petition shall be accompanied by the following:

- (1) The names and addresses of the property owner(s), the applicant(s), if other than the owner(s), and the planner, engineer, architect, surveyor, and/or other professional engaged to work on the project.
- (2) Where the applicant(s) is/are not the owner(s) of the property, written authorization from the owner(s) for the submission of the application.
- (3) Concept Plan for inclusion of the subject property into the TOD Overlay District
- (4) Description of the proposed development program.

- (5) Any such other materials deemed necessary by the Board of Trustees to make a preliminary determination as to whether to further consider the application.

The Board of Trustees shall, within 60 days of the receipt of a completed preliminary application, decide, by resolution, to advance the preliminary application for further consideration pursuant to the requirements of this section or to deny the preliminary application and end the consideration of such application.

C. Final Application for Implementation of the TOD Overlay under this Article.

Where the Board of Trustees votes to advance a preliminary application for further consideration, the applicant shall submit the following materials to the Board of Trustees in connection with its final application:

Should the Board of Trustees entertain the petition as noted in Section \_\_\_\_B, above, the petitioner/applicant shall provide, at a minimum, the following:

- (1) 10 copies of all documents and plans, in conformance with §625-79. A – C of the Village Code, including site plan application, survey, site plans, floor plan, radius map with a complete and accurate list of names of property owners
- (2) 10 copies of a completed New York State Part 1 – Full Environmental Assessment Form
- (3) Applicable application fee
- (4) A conflict of interest disclosure statement on forms provided by the Village
- (5) A written undertaking of applicant, in form acceptable to the Village, agreeing that applicant shall reimburse the Village for its actual out-of-pocket expenses of counsel and consultants (engineering, environmental, etc.) to be retained by the Village to assist the Village in considering the application, together with a deposit, in an amount to be determined by the Board of Trustees, as an advance against such reimbursement obligations. Applicant shall, if requested by the Village, make additional advances to the Village as necessary to restore such deposit as expenses are incurred and the advance depleted.
- (6) Such other information as may be determined necessary by the Board of Trustees in order to properly enable them to review and decide upon the application.

D. Decision by the Board of Trustees.

- (1) Within 60 days of the receipt of a complete final application, the Board of Trustees shall hold a public hearing on such application pursuant to the applicable provisions of the Village Law.
- (2) The Board of Trustees will render a decision on the final application after it closes the public hearing. The Board of Trustees may deny, approve or approve with modifications or conditions the application. The Board of Trustees shall render such decision within 60 days of the close of the public hearing and provide such decision in writing to the petitioner/applicant.

- (3) The Board of Trustees may require, incident to granting an approval, that the applicant(s) submit a declaration, to be recorded in the Office of the Nassau County Clerk, imposing such covenants and restrictions on the property included in such district as the Board of Trustees may deem necessary or desirable in order to protect the interests of the Village and assure that such property will be developed and maintained in accordance with, and will not be used in violation of, the purposes and provisions of this section. The Board of Trustees may also require, incident to any approval, a community benefit or similar agreement which documents certain aspects of the applicant's responsibilities with regards to the project.
  - (4) Approval of the site plan, subdivision plan and/or approvals on a proposed development shall expire two years after the applicable approval; within such period the applicant shall have filed for, received and is constructing pursuant to a building permit for such development. The Board of Trustees, upon written request of the applicant, may extend the above time period for two additional periods of not more than six months each.
  - (5) No building permit shall be issued and no commencement of use shall be permitted unless and until a site plan and all other permits and approvals shall have been issued by the Board of Trustees.
  - (6) Where a proposed TOD Overlay District development involves a subdivision or re-subdivision of land, no development may proceed unless and until the Board of Trustees has granted final subdivision plat approval, it being the intention of the Board of Trustees to retain the power to review and approve subdivision applications related to applications brought under this Article.
  - (7) In its discretion, the Board of Trustees may require Bonding. The Board of Trustees is authorized to impose a requirement for the posting of a bond or other security necessary to secure the completion of any public improvements that any applicant agrees to undertake in connection with an application filed under this Article. The Board of Trustees shall fix the nature, amount and terms of release of such security within the resolution approving a final application for inclusion in the TOD where any part of such application relates to the completion of a public improvement of land or infrastructure.
  - (8) Referrals. The Board of Trustees may, by resolution of the Board of Trustees, in its discretion, refer any application, or any aspects thereof, to a Village board or commission whose input may be deemed appropriate by the Board of Trustees for recommendation and/or decision.
- E. Waiver. The Board of Trustees may waive any submission it deems not necessary in order to evaluate an application. No failure on the part of the Village to exercise any right or power under this Article, or to insist upon strict compliance with the provisions of this Article, and no custom or practice of any party at variance with the terms and conditions of this Article, shall constitute a waiver of the Village's right to demand exact and strict compliance with the terms and conditions of this Article.
- F. Statutory authority and supersession. This section, and any local law adopted pursuant to this Article, shall be deemed to have been adopted pursuant to the provisions of Municipal Home Rule Law § 10(1)(ii)(a)(14) and the Statute of Local Governments, §§ 10(6) and 10(7), and this section shall supersede any provision of Article 7 of the New York Village Law and, specifically, §§ 7-718 and 7-725-a thereof, that are inconsistent with the provisions of this section.



## § \_\_. Severability

If any provision of this section shall be annulled or held unenforceable by a court of competent jurisdiction, the provision affected by such order or judgment shall be severed and such order or judgment shall not affect the continued application and enforceability of the remaining provisions of this section.

### Schedule of Bulk and Dimensional Regulations

	TOD Overlay - Business Subdistrict	TOD Overlay - Waterfront Subdistrict
Minimum Lot Size	None	2 acres
Maximum Building Coverage	80%	30%
Maximum Building Height Without Surface Parking Below	3 stories and 45 feet	3 stories and 40 feet
With Surface Parking Below	4 stories and 50 feet	4 stories and 50 feet
Minimum Front Yard	10 feet	25 feet
Minimum Side Yard(s) (1)	0 feet	20 feet each side yard
Minimum Rear Yard	10 feet	25 feet

Notes:

(1) If there is more than one principal building on a lot, the minimum side yard shall be calculated to the property line, and the minimum distance between buildings shall be 10 feet.



**Proposed Transit Oriented Development Overlay District** | Island Park, NY

**TOD Overlay Subdistricts**

Incorporated Village of Island Park  
Town of Hempstead  
Nassau County

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# **Exhibit B**

## **Tax Parcels**



### Tax Parcels within the Proposed TOD Overlay

Nassau County Tax Map Number	Current Land Use Category	Total Parcel Acreage
<b>Business Subdistrict</b>		
43-010-369	Vacant	.0269
43-010-164-172 & 362, 363, 374	Community Services	.4936
43-010-375	Commercial	.0918
43-010-84 & 370	Community Services	.1607
43-010-154 & 155	Commercial	.0918
43-010-373	Community Services	.1286
43-010-149, 150 & 372	Commercial	.101
43-010-347	Commercial	.1148
43-010-345	Commercial	.1148
43-010-341	Community Services	.2755
43-010-337	Community Services	.023
43-010-336	Community Services	.0689
43-007-98	Commercial	.1338
43-007-96, 97	Commercial	.0918
43-007-91-95	Commercial	.2296
43-007-84-90	Community Service	.3214
43-007-75, 76, 501, 502	Community Services	.4132
43-007-73, 74	Commercial	.0918
43-007-62-72	Community Services	.5051
43-007-55-61, 104	Community Services	.3398
43-007-52, 53, 103	Commercial	.1309
43-046-202	Community Services	.0826
43-046-192, 195, 201	Commercial	.1469
43-046-87-89, 196	Commercial	.1607
43-046-85, 86	Commercial	.0918
43-046-204	Commercial	.0712
43-046-206	Commercial	.0459
43-046-205	Commercial	.0677
43-046-78-80	Community Services	.1377
43-046-77, 199	Commercial	.1377
43-046-200	Commercial	.023
43-046-173	Commercial	.0689
43-046-72	Commercial	.0459
43-046-59-71	Community Services	.5969
43-046-57, 58	Commercial	.0918
43-046-56, 155	Commercial	.0918
43-046-154	Commercial	.0463
43-046-53	Commercial	.0459
43-046-52	Commercial	.0459
43-046-50, 51	Commercial	.0918
43-046-48, 49	Commercial	.0918
43-047-488	Commercial	.0803
43-047-39-44, 487	Commercial	.3444

Nassau County Tax Map Number	Current Land Use Category	Total Parcel Acreage
43-047-37, 38	Commercial	.0918
43-047-33-36	Commercial	Not Listed
43-047-32	Commercial	.2296
43-047-28-31	Commercial	.1837
43-047-23-27	Commercial	.2296
43-047-15-22	Community Services	.3673
43-047-11-14	Community Services	.1837
43-047-9, 10	Commercial	.0918
43-047-8	Commercial	.0459
43-047-1-7, 248	Community Services	.3921
43-047-87	Community Services	.1947
43-013-2-12	Community Services	.404
43-013-13-17, 333	Commercial	.4247
43-043-1, 202	Community Services	.1102
43-043-203	Community Services	.0459
43-043-205	Commercial	.1286
43-043-208	Commercial	.0643
43-043-9, 10	Commercial	.0918
43-043-11	Commercial	.0459
43-043-12	Commercial	.0459
43-043-13	Commercial	.0459
43-043-14	Commercial	.0459
43-043-15	Commercial	.0459
43-043-16	Commercial	.0459
43-043-18	Commercial	.1636
43-053-11, 12	Vacant	.0918
43-053-9, 10	Commercial	.0973
43-053-7, 8	Commercial	.0872
43-053-5, 6	Commercial	.0872
43-053-3, 4	Commercial	.0797
43-053-1, 2, 80	Community Services	.0735
43-053-201-212	Commercial	.3306
43-049-101-110 & 213-215	Community Services	.6084
43-049-111-113	Community Services	.1277
43-049-114	Community Services	.0611
43-049-115-117	Commercial	.1226
43-049-118-121, 218	Commercial	.2022
43-049-122, 133-135, 219	Commercial	.2934
43-049-217	Commercial	.011
43-014-180, 182, 183, 190	Recreation Entertainment	.8096
43-014-72	Commercial	.1244
43-014-191	Commercial	1.97
43-014-186-189	Not Listed	1.218
43-014-178	Commercial	.1329
43-014-78	Commercial	.9366

Nassau County Tax Map Number	Current Land Use Category	Total Parcel Acreage
43-014-76	Commercial	.0689
<b>Total Business Subdistrict</b>		<b>17.8085</b>
<b>Waterfront Subdistrict</b>		
43-042-234	Vacant	1.86
43-014-1-3	Recreation and Entertainment	0.168
43-014-4	Recreation and Entertainment	0.054
43-014-5, 6	Recreation and Entertainment	0.139
43-014-7, 8	Recreation and Entertainment	0.161
43-014-174	Recreation and Entertainment	0.040
43-014-111-117, 175	Commercial	0.673
43-014-194	Commercial	1.237
43-014-192	Utility	Not Listed
<b>Total Waterfront Subdistrict</b>		<b>4.332</b>
<b>Total TOD Overlay</b>		<b>22.1405</b>

Source: Tax parcel information was obtained from a review of the Nassau County Land Records Viewer. [www.mynassauproperty.com](http://www.mynassauproperty.com)

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# **Exhibit C**

## **TOD Overlay Boundary with Properties of Interest**





**Proposed Transit Oriented Development Overlay District** | Island Park, NY

- Properties Of Interest (POIs)
- Parcels
- Business Subdistrict
- Waterfront Subdistrict

**Properties of Interest**  
 Incorporated Village of Island Park  
 Town of Hempstead  
 Nassau County

Source Info: ESRI, Nassau County GIS