

Lighthouse

SEQR

State Environmental Quality Review
NOTICE OF COMPLETION OF A DRAFT GENERIC EIS (DGEIS)
AND
NOTICE OF SEQR HEARING

Date: July 7, 2009
Lead Agency: Town of Hempstead Town Board
Address: Hempstead Town Hall
1 Washington Street
Hempstead, New York 11550

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Generic Environmental Impact Statement (DGEIS) has been completed and accepted by the Town of Hempstead Town Board acting as Lead Agency for the Proposed Action described below. Comments on the DGEIS are requested and will be accepted by the contact person until August 17, 2009, which is at least 10 calendar days after the close of the public hearing and at least 30 calendar days from the filing of this notice and the DGEIS. A public hearing on the DGEIS is scheduled for August 4, 2009 at 9:30 A.M. at the John Cranford Adams Playhouse, located on the South Campus of Hofstra University, Hempstead Turnpike, Hempstead, New York. The meeting will end at 5:00 p.m. with a lunch recess from 1 p.m. to 2 p.m.

Name of Action: Creation of a Planned Development District (PDD), Change of Zone, and Approval of a Conceptual Master Plan for Redevelopment of the Nassau Veterans Memorial Coliseum Site and Other Adjacent Properties as the Lighthouse at Long Island

SEQRA Classification: Type I

Description of Action: The Proposed Action involves the creation of a Planned Development District (PDD), a change of zone in connection with the redevelopment of the Nassau Veterans Memorial Coliseum site and other adjacent properties from the B Residence District, Mitchel Field Hotel District, Mitchel Field Office District and Mitchel Field Office II District to the proposed PDD, and approval of a Conceptual Master Plan for the Lighthouse at Long Island.

The rezoning is for the purpose of constructing a new mixed-use community, offering sports and entertainment facilities (centered around an upgraded and renovated Nassau Veterans Memorial Coliseum), residential, hotel, retail, office and open space land uses, as well as off-street parking and other site improvements with the following development program:

- Nassau Coliseum upgrade and renovation: 1,203,000 square feet (416,000 square feet existing);
- Hotels: 917 rooms (617 rooms existing);
- Convention facilities: 200,000 square feet (82,000 square feet existing);
- Office space: 2,636,254 square feet (1,636,254 square feet existing);
- Retail space: 500,000 square feet; and
- Residential: 2,306 dwelling units.

Location: North and south sides of Hempstead Turnpike, east of Earl Ovington Boulevard, in the Hamlet of Uniondale, Town of Hempstead, New York

Potential Environmental Impacts: Based on the scale and density of the Proposed Action, said action may be reasonably expected to result in significant environmental impacts including but not limited to the following areas:

1. Geology and soils including hazardous materials;
2. Ground and surface water quality and quantity including water supply;
3. Stormwater management;
4. Ecological resources;
5. Land use, zoning and community character;
6. Traffic, transportation and parking;
7. Air quality;
8. Noise;
9. Socio-economics including schools
10. Community services and facilities including fire and police protection, and emergency services;
11. Solid waste production and waste water handling;
12. Visual resources;
13. Cultural resources;
14. Construction;
15. Use, production and conservation of energy;
16. Sustainability

Filing and Publication: This notice and the DGEIS shall be filed with the Town of Hempstead Town Clerk and with the New York State Department of Environmental Conservation, Division of Regulatory Services, 625 Broadway, Albany, NY 12233-1750. This notice shall be emailed to enb@gw.dec.state.ny for publication in the Environmental Notice Bulletin. Further, the DGEIS shall be posted on the Town website.

A Copy of the Draft Generic EIS May Be Obtained From:

Contact Person: Joseph J. Ra, Esq., Town Attorney

Address: Hempstead Town Hall, 1 Washington Street
Hempstead, New York 11550

Telephone Number: 516-489-5000, ext. 3188

A Copy of the Draft Generic EIS May Be Viewed on the Town website www.TOH.LI, at the Office of the Hempstead Town Clerk and at the:

Hempstead Public Library
115 Nichols Court
Hempstead, NY 11550

Garden City Public Library
60 7th Street
Garden City, NY 11530

East Meadow Public Library
Front & East Meadow Avenue
East Meadow, NY 11554

Uniondale Public Library
400 Uniondale Avenue
Uniondale, NY 11553

This Notice and the DGEIS Shall Be Sent to:

Involved Agencies

Supervisor Kate Murray and the Town of Hempstead Town Board
Town Hall Plaza
Hempstead, NY 11550

County Executive Thomas R. Suozzi and the Nassau County Legislature
1 West Street
Mineola, NY 11501

Patricia Bourne, AICP, Executive Commissioner
Nassau County Planning Commission
400 County Seat Drive
Mineola, NY 11501

Raymond A. Ribeiro, P.E., Commissioner
Nassau County Department of Public Works
1194 Prospect Street
Westbury, NY 11590

Abby J. Greenberg, M.D., M.P.H., Acting Commissioner
Nassau County Department of Health
240 Old Country Road
Mineola, NY 11501

Subimal Chakraborti, Regional Director
Region 10, New York State Department of Transportation
State Office Building
250 Veterans Memorial Highway
Hauppauge, NY 11788

Peter A. Scully, Regional Director
Region 1, New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790

Commissioner
Town of Hempstead Water Department
1995 Prospect Avenue
East Meadow, New York 11554
516-794-8300

Commissioner
Town of Hempstead Highway Department
350 Front Street
Hempstead, New York 11550
516-489-5000

Interested Agencies

Commissioner
Town of Hempstead Department of Planning and Economic Development
200 North Franklin Street
First Floor
Hempstead, New York 11550
516-538-7100

Commissioner
Town of Hempstead Building Department
Town Hall
One Washington Street, 2nd Floor
Hempstead, New York 11550
516-538-8500

Town of Hempstead Engineering Department
350 Front Street
Hempstead, New York 11550
516-812-3484

Town of Hempstead Traffic Control Department
1580 Merrick Rd
Merrick, New York 11566
516-378-2260

Superintendent of Schools
Uniondale Union Free School District
933 Goodrich Street
Uniondale, New York 11553
516-560-8824

President
Metropolitan Transportation Authority/LIRR
Jamaica Station
9302 Sutphin Blvd
Jamaica, New York 11435
718-558-8070

Commanding Officer
Nassau County Police Department
1490 Franklin Avenue
Mineola, New York 11501
516-573-7000

Clerk
Town of North Hempstead
220 Plandome Road
Manhasset, New York 11030
516-869-6311

Clerk
Town of Oyster Bay
54 Audrey Avenue
Oyster Bay, New York 11771
516-624-6300

LIPA
333 Earle Ovington Blvd
Uniondale, New York 11553
516-222-7700

Clerk
Village of Garden City
351 Stewart Avenue
Garden City, New York 11530
516-465-4000

Clerk
Village of Hempstead
99 Nichols Court
Hempstead, New York 11550
516-489-3400

Clerk
Village of Westbury
235 Lincoln Place
Westbury, New York 11590

Clerk
Village of Mineola
155 Washington Avenue
Mineola, New York 11501
516-746-0750

Clerk
Village of East Williston
2 Prospect Street
East Williston, New York 11596
516-746-0782

Clerk
Village of Old Westbury
1 Store Hill Road
Old Westbury, New York 11568
516-626-0800

Hofstra University
c/o Richard V. Guardino, Jr., Esq., Vice President for Business Development
Scott Skodnek Business Development Center
145 Hofstra University
Hempstead, NY 11549-1450
516-463-6333

Nassau Community College
c/o Dr. Sean A. Fanelli, President
One Education Drive
Garden City, NY 11530-6793
516-572-7501

Hempstead Public Library
Attn: Angela
115 Nichols Court
Hempstead, NY 11550

Garden City Public Library
60 7th Street
Garden City, NY 11530

East Meadow Public Library
Attn: Rocco Cassano
Front & East Meadow Avenue
East Meadow, NY 11554

Uniondale Public Library
400 Uniondale Avenue
Uniondale, NY 11553

Lighthouse Development Group, LLC
1236 RexCorp Plaza
Uniondale, New York 11556