

Roslyn O-S SEQR Resolution

A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency at 1550 Franklin Avenue, Mineola, Nassau County, New York, on June 24, 2014, at 5:00 p.m. local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Timothy Williams	Chairman
John Coumatos	Vice Chairman
Gary Weiss	Secretary

ABSENT:

Christopher Fusco	Asst. Secretary
Michael Rodin	

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Joseph J. Kearney	Executive Director
Joseph Foarile	Chief Financial Officer
Colleen Pereira	Administrative Director
Nicholas Terzulli	Director of Business Development
Edward Ambrosino, Esq.	General Counsel
Paul O'Brien, Esq.	Bond/Transaction Counsel

The attached resolution no. 2014-53 was offered by G. Weiss, seconded by J. Coumatos:

Resolution No. 2014-53

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A
CERTAIN PROJECT FOR ROSLYN O-S HOTEL PARTNERS LLC WILL NOT HAVE A
SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "project" (as defined in the Act) or to cause said project to be acquired, constructed, reconstructed and installed and to convey said project or to lease said project with the obligation to purchase; and

WHEREAS, ROSLYN O-S HOTEL PARTNERS LLC, a limited liability company organized and existing under the laws of the State of New York (the "Applicant"), presented an application (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in a certain parcel of land located at 3 Harbor Park Drive, Port Washington, Town of North Hempstead, County of Nassau, New York (Section: 6; Block: 87; Lot: 9) (the "Land"), (2) the construction of an approximately 103,800 square foot, four-story, 165-room hotel facility on the Land, including a lounge/bar area, a fitness center and a swimming pool (collectively, the "Building"), together with related improvements to the Land, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "Equipment"), all of the foregoing for use by the Applicant and its affiliates as a hotel facility (collectively, the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and (D) the sublease thereof to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of

the State of New York, being 6 NYCRR Part 617, et. seq., as amended (the "Regulations" and collectively with the SEQRA Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Applicant submitted to the Agency: (1) a Short Environmental Assessment Form dated October 10, 2013, and (2) Applicant's Application for Financial Assistance dated August 28, 2013 (collectively, the "Project Environmental Documents"); and

WHEREAS, on May 13, 2014, the Town Board of the Town of North Hempstead (the "Board"), as lead agency, undertook a review of the Project and adopted a Negative Declaration pursuant to SEQRA finding that the Project will not result in any significant adverse environmental impacts based upon information developed by the Applicant; and

WHEREAS, pursuant to SEQRA, the Agency now desires to conduct an independent review of the Project to determine whether the Project may have a significant adverse impact on the environment and whether an Environmental Impact Statement must be prepared with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project Environmental Documents and upon the Agency's knowledge of the area surrounding the Land and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

(A) The Agency is undertaking an uncoordinated review of the proposed action in accordance with the requirements of SEQRA;

(B) Prior to making a recommendation about the potential environmental significance of the Project, the Agency has consulted several information sources, and has considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

(C) The Project is an Unlisted action pursuant to SEQRA.

Section 2. No potentially adverse significant impacts on the environment are noted in the EAF and none are known to the Agency.

Section 3. Based upon the foregoing investigations of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact indicated, the Agency makes the following determinations with respect to the Project.

The Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. The Project consists of the construction of a 165-room, four-story hotel, containing meeting space, a lounge/bar area, a fitness center and a swimming pool, which will replace an abandoned building that had once been used as a health club.
2. Land use conditions at the Project Facility will not change as a result of the Project. The Project is consistent with the Planned Industrial Park zoning classification of the Land. In its resolution approving the site plan and special use permit application for the Project, the Town Board found that the hotel is not inconsistent with the permitted accessory and incidental uses authorized within the Planned Industrial Park zoning district, is appropriate to and in harmony with surrounding properties, and will provide a desirable service to the area, among other findings.
3. The Land is in a developed industrial area with no scenic views known to be important to the community.
4. The Land does not contain, nor lie in the immediate vicinity of any surface waterbody.
5. The Project will discharge sanitary wastewater to a piped municipal sanitary sewer system and will not entail the types of activities or operations that are associated with a significant potential for groundwater contamination. The Project will include an on-site stormwater management system. Subsurface drainage containment/leaching structures will be used to contain stormwater on-site. Drainage design will be in conformance with Town and County requirements.
6. The Project will not be a significant source of air emissions or odors. The Project will not result in a significant increase in traffic. The Project is expected to generate approximately 115 trips during peak weekday evening hours. The existing roadway system has the capacity to accommodate additional traffic volumes and a minor increase in traffic would not be a significant impact to air quality.
7. The Land is already developed and does not possess significant ecological value.
8. The Project does not involve any agricultural land.

9. The Project Facility does not contain historically significant resources. Because the Land is located in an urban, industrial area, it lacks the characteristics which would suggest the potential presence of significant archaeological resources.
10. The Land is located in an industrial area and does not comprise public open space and is not used for recreation.
11. The Project Facility is not located in or substantially contiguous to any Critical Environmental Area.
12. Existing utility lines serve the Project Facility and no significant improvements are necessary to accommodate the Project.
13. Operation of the Project Facility is not expected to appreciably increase ambient noise or odor levels.
14. The Project will not result in any impacts to public health, because the Project will be used as a hotel and does not involve those activities that increase risk of public exposure to hazardous or toxic materials.
15. The Project will not result in population growth, and generally is in character with adjacent development. The proposed hotel will generate economic activity in the form of construction jobs, purchase of building materials, creation of permanent jobs, and the replacement of a vacant blighted structure with a new, aesthetically pleasing structure. The Project will also result in the long-term and substantial increase of the real estate tax base for the County, Town and local school district. The Project will also serve a need in the community for quality hotel facilities.
16. The Project will not result in any significant impacts associated with solid waste generation.
17. There will be no significant adverse environmental impacts as a result of the Project.

Section 4. The Chairman, Administrative Director and Executive Director of the Agency are each hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Timothy Williams	VOTING	Aye
John Coumatos	VOTING	Aye
Gary Weiss	VOTING	Aye
Christopher Fusco	ABSENT	
Michael Rodin	ABSENT	

The foregoing Resolution was thereupon declared duly adopted.


STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

I, the undersigned [~~Assistant~~] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 24, 2014, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 24th day of June, 2014.



[~~Assistant~~] Secretary
(SEAL)

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF SIGNIFICANCE**

This notice is issued by the Nassau County Industrial Development Agency (hereinafter the "Agency"), acting as lead agency, in an uncoordinated environmental impact review, pursuant to and in accordance with Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA").

On June 24, 2014, ROSLYN O-S HOTEL PARTNERS LLC, a limited liability company organized and existing under the laws of the State of New York (the "Applicant"), presented an application (the "Application") to the Agency, requesting that the Agency undertake a project consisting of: (A)(1) the acquisition of an interest in a certain parcel of land located at 3 Harbor Park Drive, Port Washington, Town of North Hempstead, County of Nassau, New York (Section: 6; Block: 87; Lot: 9) (the "Land"), (2) the construction of an approximately 103,800 square foot, four-story, 165-room hotel facility on the Land, including a lounge/bar area, a fitness center and a swimming pool (collectively, the "Building"), together with related improvements to the Land, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "Equipment"), all of the foregoing for use by the Applicant and its affiliates as a hotel facility (collectively, the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and (D) the sublease thereof to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency (collectively, the "Project"). The members of the Agency determined that the Project will not have a significant adverse impact upon the environment.

Reasons supporting this determination are fully explained below.

Project Name: Port Washington Hilton Garden Inn Hotel

SEQR Status: Type I _____ Unlisted: X

Project Description: The Project consists of: (A)(1) the acquisition of the Land, (2) the construction of the Building, and (3) the acquisition and installation of the Equipment; (B) the granting of certain "financial assistance"; (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and (D) the sublease thereof to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

Project Site: 3 Harbor Park Drive, Port Washington, Town of North Hempstead, County of Nassau, New York.

Reasons Supporting This Determination:

1. The Project consists of the construction of a 165-room, four-story hotel, containing meeting space, a lounge/bar area, a fitness center and a swimming pool, which will replace an abandoned building that had once been used as a health club.
2. Land use conditions at the Project Facility will not change as a result of the Project. The Project is consistent with the Planned Industrial Park zoning classification of the Land. In its resolution approving the site plan and special use permit application for the Project, the Town Board found that the hotel is not inconsistent with the permitted accessory and incidental uses authorized within the Planned Industrial Park zoning district, is appropriate to and in harmony with surrounding properties, and will provide a desirable service to the area, among other findings.
3. The Land is in a developed industrial area with no scenic views known to be important to the community.
4. The Land does not contain, nor lie in the immediate vicinity of any surface waterbody.
5. The Project will discharge sanitary wastewater to a piped municipal sanitary sewer system and will not entail the types of activities or operations that are associated with a significant potential for groundwater contamination. The Project will include an on-site stormwater management system. Subsurface drainage containment/leaching structures will be used to contain stormwater on-site. Drainage design will be in conformance with Town and County requirements.
6. The Project will not be a significant source of air emissions or odors. The Project will not result in a significant increase in traffic. The Project is expected to generate approximately 115 trips during peak weekday evening hours. The existing roadway system has the capacity to accommodate additional traffic volumes and a minor increase in traffic would not be a significant impact to air quality.
7. The Land is already developed and does not possess significant ecological value.
8. The Project does not involve any agricultural land.
9. The Project Facility does not contain historically significant resources. Because the Land is located in an urban, industrial area, it lacks the

characteristics which would suggest the potential presence of significant archaeological resources.


10. The Land is located in an industrial area and does not comprise public open space and is not used for recreation.
11. The Project Facility is not located in or substantially contiguous to any Critical Environmental Area.
12. Existing utility lines serve the Project Facility and no significant improvements are necessary to accommodate the Project.
13. Operation of the Project Facility is not expected to appreciably increase ambient noise or odor levels.
14. The Project will not result in any impacts to public health, because the Project will be used as a hotel and does not involve those activities that increase risk of public exposure to hazardous or toxic materials.
15. The Project will not result in population growth, and generally is in character with adjacent development. The proposed hotel will generate economic activity in the form of construction jobs, purchase of building materials, creation of permanent jobs, and the replacement of a vacant blighted structure with a new, aesthetically pleasing structure. The Project will also result in the long-term and substantial increase of the real estate tax base for the County, Town and local school district. The Project will also serve a need in the community for quality hotel facilities.
16. The Project will not result in any significant impacts associated with solid waste generation.
17. There will be no significant adverse environmental impacts as a result of the Project.

Supporting Documentation:

- 1) Application for Financial Assistance dated August 28, 2013.
- 2) Short Environmental Assessment Form dated October 10, 2013.

For Further Information Contact:

Joseph J. Kearney
Executive Director
Nassau County Industrial Development Agency
Theodore Roosevelt County Executive &
Legislative Building
1550 Franklin Ave., Suite 235
Mineola, NY 11501
516-571-1945



Authorized Signature

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Port Washington Hilton Garden Inn Hotel			
Project Location (describe, and attach a location map): 3 Harbor Park Drive South, Port Washington, Nassau County. Site is located at the northeast corner of Harbor Park Dr. and Industrial Park Dr.			
Brief Description of Proposed Action: The proposed project is a site plan approval and Special Use permit for the construction of a 4-story, 103,775 square foot (SF) hotel, containing 165 rooms, and re-configuration and repaving to provide parking for 191 vehicles (where 174 are required under pending code revisions). The existing 3.08 acre site is entirely developed with an abandoned three story masonry building and parking lot, with minimal vegetative buffer along the property boundaries. The existing building would be demolished to allow for the proposed project. The site is located within an existing Planned Industrial Park (PIP) zone. The proposed project will require a Town Board Special Use permit for a hotel within the PIP, and would be consistent with pending modifications to the zoning code for height and parking setbacks.			
Name of Applicant or Sponsor: Roslyn O-S Hotel Partners LLC		Telephone: 516-935-2000	
		E-Mail:	
Address: c/o Oxford & Simpson, Two Jericho Plaza, 3rd Floor			
City/PO: Jericho		State: New York	Zip Code: 11753
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town Board Special Use Permit and site plan approval, Town Board adoption of pending modifications to the zoning code, Port Washington Water Pollution Control District for sewer connection.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.08	acres
b. Total acreage to be physically disturbed?		3.08	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.08	acres
The entire 3.08 acres is currently developed.			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	Permitted use by Special Use permit	NO	YES	N/A
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? Minimal bus service is provided within the Industrial Park. c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <u>The site plan will be designed to contain stormwater on site using subsurface drainage containment/leaching structures.</u> <u>Drainage design will accommodate the appropriate design storm in conformance with Town/County requirements. Existing site is 100% developed and has subsurface drainage that will be modified and/or newly installed to contain runoff on-site.</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Charles J. Voorhis, CEP, AICP (Agent; Environ. Consultant)</u>		Date: <u>October 10, 2013</u>
Signature: _____ <i>Charles J. Voorhis</i> _____		

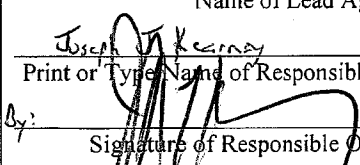
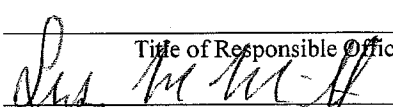
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No moderate to large impacts were identified.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Nassau County Industrial Development Agency	_____
Name of Lead Agency	Date
Joseph J. Kearney	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
By: 	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT