

**DRAFT SCOPE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**LIFELONG CYCLES, INC.
PROPOSED HARLEY-DAVIDSON DEALERSHIP
1324 JERICHO TURNPIKE, INCORPORATED VILLAGE OF NEW HYDE PARK, NY**

Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for a special permit, site plan approval and variances (for setbacks and parking stall dimensions) for a proposed Harley-Davidson dealership to be located on the 0.61±-acre property at 1324 Jericho Turnpike in the Incorporated Village of New Hyde Park, Nassau County, New York (the “subject property”). The subject property is designated on the Nassau County Land & Tax Map as Section 33 – Block 492 – Lots 21-24. The proposed project includes the construction of a two-story, 16,012± square-foot (SF) building and associated parking, access driveways, and landscaping (hereinafter the “proposed action”). The subject property is currently commercially developed with Miller Bros. Plumbing & Heating, Inc., surrounded primarily by a combination of commercial and residential land uses. As part of the proposed action, the buildings associated with the existing plumbing and heating business (approximately 5,684±-SF) would be demolished.

In July 2016, the applicant submitted an Expanded Environmental Assessment (EEA) (hereinafter, referred to as the “EEA July 2016”), which addressed the following potential impacts: Construction-Related Impacts, Land Use and Zoning, Community Services and Utilities, Transportation and Parking, Noise, and Aesthetics, Visual Resources and Community Character. As part of the EEA July 2016, a traffic and parking impact assessment and noise study, among other analyses, were prepared. Public hearings have been held by the Village Board of Trustees of the Incorporated Village of New Hyde Park (Village Board). On February 7, 2017, the Village Board commenced coordinated review with the potentially involved agencies and declared itself lead agency pursuant to 6 NYCRR §617.6(b)(3) on June 13, 2017.

The Village Board, as lead agency, classified the proposed action as “Unlisted” and issued a Positive Declaration on June 13, 2017 and to ensure that the DEIS will address all significant issues, has elected to conduct formal scoping pursuant to the New York State Environmental Quality Review Act (SEQRA) regulations set forth at 6 NYCRR §617.8. This Draft Scope provides a description of the proposed action and the applicant’s proposed content for the DEIS, based upon the “Analysis of Expanded Environmental Assessment July 2016” and the “Review of Traffic Impact and Parking Report June 30, 2016,” as prepared by the Village Board’s consultants (hereinafter, referred to as the “Village’s EEA Analysis”) and attached hereto.

This Draft Scope has been prepared in accordance with 6 NYCRR §617.8(f) and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts

- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered

Description of the Proposed Action

The proposed action involves a special permit and site plan approval for development of a Harley-Davidson dealership at the subject property. The subject property is currently developed with an existing 5,684±-SF plumbing and heating business (and associated buildings) and, as part of the proposed action, would be demolished and replaced with a two-story, 16,012±-SF Harley-Davidson sales and service (repair) center. The ground floor, totaling 8,006±-SF, would be used primarily for sales with ancillary spaces. The second floor would contain 1,800±-SF of office space. A 6,206±-SF cellar would be used as a service center accessed via a ramp on the south side of the building. The proposed Harley-Davidson dealership would be strictly a sales and service center.

Regarding events, it would be expected that the proposed dealership would have an annual sales event over a period of several days, similar to an annual sales event held by automobile dealerships. The only potential special event would relate to an annual Ride for a Cure, a one-day charity fundraising event when riders participate in a pre-determined route. While customers of the proposed dealership may elect to participate, the applicant is not proposing to host any pre- or post-ride events at the subject property (e.g., bike wash, barbeque).

The new building would be located on the central portion of the subject property, with paved and landscaped areas to the north, east, and south. A pylon sign for the dealership would be installed in the northeast corner of the subject property, near the intersection of Jericho Turnpike and Herkomer Street. The majority of the on-site parking for the dealership (i.e., 21 spaces) would be located north of the building, adjacent to Jericho Turnpike, but separated by new landscaping. The remainder of the parking (i.e., three spaces), as well as a loading area would be situated on the south side of the building. An additional paved area would abut the north and east sides of the building, with the north side used for the display of a limited number of motorcycles. The west side of the proposed building would directly abut an existing, adjacent, mixed-use (commercial/residential) building. New landscaping and plantings would be installed along the northern border of the property, between the proposed parking lot and Jericho Turnpike; the western boundary of the proposed parking lot on the northern side of the building; the eastern border of the subject property, along Herkomer Street; and the southern boundary of the subject property. A sound buffer would be installed along the south side of the ramp to the service center.

Site access to the subject property would be provided by three site driveways. The primary site driveway would be on the south side of Jericho Turnpike, across from Central Boulevard. Two ancillary accesses would be provided on Herkomer Street, which borders the east side of the site. The southeastern access would provide access to the service center at the back (southern side) of the proposed building. The existing curb cuts along the frontage of the subject property on Jericho Turnpike (one total) and Herkomer Street (two total) would be closed. A designated loading area would be provided on the south side of the building.

A total of 25 surface parking spaces would be provided, with 22 spaces (including one land banked space) on the north side of the proposed building, and three spaces on the south side of the building. A variance is required for the proposed parking stall dimensions, as the Village of New Hyde Park requires parking stalls to measure 10-feet-by-25-feet, while the proposed parking stalls would measure 9-feet-by-20-feet.

In order to implement the proposed action, the following approvals are required:

Agency	Permit/Approval
Village of New Hyde Park Planning Board	Architectural Review, Preliminary Site Plan Approval
Village of New Hyde Park Board of Trustees	Special Use Permit, Final Site Plan Approval
Village of New Hyde Park Zoning Board of Appeals	Setback and Parking Stall Dimension Variances
Village of New Hyde Park Department of Public Works	Curb Cuts
Water Authority of Western Nassau County	Water Connection
Nassau County Planning Commission	239-m
Nassau County Department of Public Works	Sewer Connection, 239-f
Nassau County Health Department	Sewer Connection, Water Connection
New York State Department of Transportation	Highway Work Permit

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the proposed action and of the existing conditions on the approximately 0.61±-acre subject property. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to the following:

- Description of the proposed action, including appropriate maps, aerial photographs, tables, etc.;
- Physical characteristics of the site, such as the boundaries, size and existing pervious and impervious areas and site conditions;
- Utilities and existing on-site and adjacent infrastructure systems;
- Summary of surrounding land use and roadway/highway network;
- Information about the proposed development, including operational information, building area, landscaping, and buffers;
- Summary of proposed traffic and circulation, parking and access;
- Infrastructure requirements, including water supply, wastewater treatment and stormwater management;
- Projected construction schedule and potential construction impacts; and
- Required local, county and state approvals.

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, the proposed plan and the EEA July 2016, a Positive Declaration was issued by the Village Board on June 13, 2017 identifying the following potential impact issues: construction-related impacts; noise; aesthetics, visual resources and community character; land use and zoning; transportation and parking; air quality and odors; community services and utilities; and subsurface conditions.

It is noted that the Village's EEA Analysis included several comments related to the potential impacts associated with special events held on-site. As stated above, the applicant is not proposing to host special events (e.g., bike washes, barbecues). The proposed application is for the development and operation of a Harley-Davidson dealership, providing sales and repair services to customers. Accordingly, the potential impacts of special events are not relevant to the proposed application and are not, therefore, appropriate for consideration or analysis in the DEIS. Based upon the above, the identified potential significant adverse impacts, as well as other relevant issues, will be fully addressed in the various DEIS sections, as briefly outlined below.

Construction-Related Impacts

This section of the DEIS will summarize the analyses and findings of the EEA July 2016, with supplemental analyses of the potential impacts identified in the Village's EEA Analysis, including fugitive dust during demolition, construction-related debris, and solid waste management and disposal. This section will summarize the proposed construction schedule and phasing. A description of mitigation measures proposed to address and minimize the potential demolition and construction impacts also will be summarized in this section of the DEIS.

Noise

This section of the DEIS will include quantitative analyses of the existing and potential noise levels of the proposed Harley-Davidson dealership. A complete Noise Study will be prepared by an acoustical engineering firm and appended to the DEIS and summarized in the body of the text. The Noise Study will include the use a 1/3 octave band spectrum analyzer to identify existing noise ambient (or background noise levels) at the proposed construction location in New Hyde Park, in both the morning and the evening. At both times, the acoustical engineer will also take four (4) readings at four (4) different locations for 20 minutes each with pictures taken at each location at the time of each reading. Noise-sensitive locations will be included in the noise study, including the existing church and residential properties to the south and east of the subject property. The acoustical engineer will also measure sound levels in locations proximate to a working motorcycle, including the noise resulting from idling and from driving. A 1/3 octave band spectrum analyzer will also be used to identify the ambient noise levels over a 24-hour period at an existing Harley-Davidson dealership located in Great Neck, as well as sound levels due to motorcycles.

Using the data collected, the noise from the existing Great Neck dealership, as received in adjacent locations, will be evaluated and compared to the maximum levels set forth in Chapter 122 of the Village Code. The potential maximum noise levels from the proposed Harley-Davidson dealership as received in the four (4) locations will also be evaluated and compare to the maximum levels set forth in the Village

Noise Ordinance. If the noise analysis determines the potential for exceedances, as included in the Village Noise Ordinance, mitigation measures will be presented. As no special events unrelated to a dealership function will be held on-site, all comments related to the need to expand analyses to address the potential impacts associated with special events on-site are not relevant to the proposed application. As such, this section of the DEIS will not address special events.

Aesthetics, Visual Resources and Community Character

This section of the DEIS will summarize the analyses and findings of the EEA July 2016, with supplemental analyses of the potential impacts identified in the Village's EEA Analysis. This section of the DEIS will discuss the existing sound levels and ambient noise conditions as it relates to the community character, as identified in the Noise Study to be prepared and discussed above. The projected changes in sound levels or the noise environment as it relates to the character of the community will be assessed. This section of the DEIS will discuss the prior real estate assessment prepared and included in the EEA July 2016, and as part of the DEIS, such assessment will be updated to include quantitative analyses of the potential impacts to property values, community character and the pattern of development. As there would be no special events held on-site, all comments related to the potential impacts associated with special events are not relevant to the proposed application. As such, this section of the DEIS will not address special events.

Land Use and Zoning

This section of the DEIS will summarize the analyses and findings of the EEA July 2016, with supplemental analyses identified in the Village's EEA Analysis with respect to the criteria for issuance of a special permit, as set forth in §195-7(B) of the Village Code. Such analyses will consider the potential impacts associated with the projected changes to noise levels, pursuant to the Noise Study discussed above. As there would be no special events held on-site, all comments related to the potential impacts associated with special events are not relevant to the proposed application. As such, this section of the DEIS will not address special events.

Transportation and Parking

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and parking pursuant to the comments set forth in the Village's EEA Analysis. The analysis will utilize verified data from the previously submitted Traffic Impact and Parking Analysis Report (TIS) prepared by VHB Engineering, Surveying and Landscape Architecture, P.C. and included in the EEA July 2016, as well as supplemental analyses to address the Village's EEA Analysis. Specifically, the following will be performed:

- Assessment of the directional distribution of traffic for trips originating south of the subject property that may potentially utilize the side streets (specifically Herkomer Street and S. Park Place) rather than New Hyde Park Road and Jericho Turnpike (NYS Route 25).
- Perform an expanded accident analysis to include the intersections of Jericho Turnpike (NYS Route 25) at Central Boulevard and Jericho Turnpike (NYS Route 25) at Herkomer Street, in addition to the roadway segment of Jericho Turnpike (NYS Route 25) to Central Boulevard.

- Conduct additional observations at an existing Harley Davidson facility in Great Neck to confirm the level of traffic and parking demand and to assess how the level of activity would translate to the proposed facility.

As the applicant will not host special events on-site, the comments related to the potential impacts of such events are not relevant. As such, the traffic and parking analyses conducted as part of the DEIS will not include an assessment of such events. A complete Traffic Impact Study (TIS) will be prepared and appended to the DEIS and summarized in the body of the text.

Air Quality and Odors

This section of the DEIS will include the performance of an air quality analysis, which will be appended to the DEIS and summarized in the body of the text. As part of the air quality analysis, a screening evaluation will be performed and Best Management Practices will be proposed, as necessary. A comparative discussion of the existing and projected traffic data and its effect on air quality and potentially sensitive receptors will also be included. This comparative discussion will be based upon the average daily traffic volumes (ADTs), Vehicle Miles of Travel (VMTs), vehicular speeds, and vehicular capacity (v/c) and level of service (LOS) for the proposed project and the years studied. The air quality analysis will research and collect existing air monitoring data from the nearest monitors to the subject property. Data for all nonattainment or maintenance pollutants for all projects and nonattainment or maintenance pollutants plus hazardous air pollutants (HAPs) of concern (such as mobile source air toxics) for regionally significant projects being monitored within the area will be summarized from USEPA/NYSDEC records. Direct, Indirect (Secondary) and cumulative air quality impacts will also be assessed. The air quality analysis will also include a general discussion of air pollutant emissions expected during construction and any construction mitigation measures, if required. The potential for odors to be generated and best management practices to be implemented for those potential emission sources will also be discussed. As there will be no special events held on-site, the potential air quality impacts associated with such events will not be evaluated.

Community Services and Utilities

This section of the DEIS will summarize the analyses and findings of the EEA July 2016, with supplemental analyses of the potential impacts associated with site security, as identified in the Village's EEA Analysis. As the proposed Harley Davidson dealership would function solely as a sales and repair facility, with no special events proposed to be held on-site, the DEIS will assess the ability of the Nassau County Police Department – Third Precinct (NCPD) to accommodate the proposed commercial development. The impact assessment will include consultations with the NCPD to determine the ability to serve the proposed future development as a Harley Davidson dealership. As part of the DEIS, consultations with the New Hyde Park Fire Department will also be undertaken. Regarding utilities, this section of the DEIS will include consultations with the Nassau County Department of Public Works (NCDPW) and the Water Authority of Western Nassau County to confirm the availability of services for the proposed development.

Subsurface Conditions

This section of the DEIS will include a summary of the existing conditions, as it relates to recognized environmental conditions (RECs) and/or potential environmental concerns (PECs), as determined from a Phase I Environmental Site Assessment (ESA). A Phase II ESA will be performed, if required, and discussed. With respect to toxic and hazardous waste handling and disposal, this section of the DEIS will address wastes generation, on-site handling and disposal methods for the service center. The relevant County, State, and Federal regulatory requirements as they relate to the site and the proposed project will also be discussed.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed, and empirical information will be developed. Relevant information from the EEA July 2016 will be incorporated, as appropriate. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Construction-Related Impacts

- Construction schedule
- Local noise and construction ordinances
- Relevant standards and regulations governing sediment and erosion control

Noise

- Noise measurements utilizing 1/3 octave band spectrum analyzer at the subject property and similar facility
- Incorporated Village of New Hyde Park Noise Ordinance (Chapter 122 of the Village Code)

Aesthetics, Visual and Community Character

- Noise Study, as prepared by acoustical engineer
- Real estate assessment (updated)
- Relevant information, attachments and analyses within the EEA July 2016

Land Use and Zoning

- Section 195-7(B) of the Village Code of the Incorporated Village of New Hyde Park
- Technical reports prepared as part of this DEIS (e.g., Noise Study, Air Quality Analysis, real estate assessment, etc.)
- Relevant information, attachments and analyses included within the EEA July 2016

Transportation and Parking

- Supplemental Traffic Impact Study, based on the Highway Capacity Manual (HCM), latest edition
- Institute of Transportation Engineers (ITE) publications and recommended practices.
- New York State Department of Transportation (NYSDOT) Highway Design Manual
- NYSDOT Yearly Traffic Data Report and Traffic Data Viewer
- VHB Traffic Impact and Parking Analysis Report dated June 30, 2016

Air Quality and Odor

- New York State Department of Transportation (NYSDOT) Environmental Procedures Manual (EPM)
- New York Department of Environmental Conservation (NYSDEC) published air quality data, Rules for Indirect Sources and Air Quality Technical Manuals
- SCREEN3
- VISCREEN

Community Services and Utilities

- Consultations with the NCPD, NCDPW, New Hyde Park Fire Department and the Water Authority of Western Nassau County

Subsurface Conditions

- Phase I and/or II Environmental Site Assessment
- Relevant County, State and Federal regulations

Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts.

Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a No-Action alternative, and a description and evaluation of any reasonable alternatives to the proposed action. The DEIS will analyze the impacts of the No-Action alternative (site remains as it currently exists) and will be quantitatively and qualitatively compared to the impacts to those associated with implementation of the proposed action.

Organization of DEIS

Although not required as part of a Draft Scope, so that involved agencies and interested parties can comment on the proposed sections of the DEIS, a proposed table of contents follows:

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