

Glen Cove *Smart Growth* Comprehensive Plan with *Sustainability Elements*



Final Generic Environmental Impact Statement



May 2024

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FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FGEIS)

**CITY OF GLEN COVE
SMART GROWTH COMPREHENSIVE PLAN WITH SUSTAINABILITY ELEMENTS**

City of Glen Cove
Nassau County, New York

SEQRA Classification: Type 1 Action

Lead Agency: Glen Cove City Council
City of Glen Cove
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Date the DGEIS was accepted by the Lead Agency: April 9, 2024

Closing date of the Comment Period: May 13, 2024

Date the FGEIS was accepted by the Lead Agency: June 25, 2024

Website where FGEIS can be viewed: <https://www.glencovecomprehensiveplan.com>

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Introduction

This Final Generic Environmental Impact Statement (FGEIS) has been prepared pursuant to the State Environmental Quality Review Act (SEQR) and its implementing regulations (6 NYCRR Part 617). Under those regulations, the FGEIS serves as the basis for the Lead Agency Findings. The City of Glen Cove City Council (“City Council”) is the Lead Agency for this environmental review. This FGEIS has been prepared to include all substantive environmental comments made on the Draft Generic Environmental Impact Statement (DGEIS), if any, and responses to those comments. In accordance with Section 617.9(b)(7) of the SEQR regulations, this FGEIS incorporates by reference the DGEIS. The proposed action analyzed in the DGEIS is the adoption the 2024 Smart Growth Comprehensive Plan with Sustainability Elements (“Comprehensive Plan” or “Plan”). This action constitutes the Proposed Action. The Comprehensive Plan and the proposed zoning amendments are incorporated herein by reference¹.

The following steps have been or will be undertaken during this SEQR review process:

- **Environmental Assessment Form (EAF)** – a Part 1 EAF was prepared and submitted to the City Council in November/December 2023. The Board declared itself lead agency on December 12, 2023. Parts 2 and 3 provided a preliminary analysis of the potential impacts associated with the Proposed Action. Following review, the City Council determined that the Proposed Action had the potential for significant adverse environmental impacts on water supply and traffic and would require the preparation of GEIS. Pursuant to this determination, the City Council (SEQR lead agency) issued a positive declaration for the Proposed Action on January 23, 2024.
- **Scoping** – a process to elicit comments from involved and interested agencies and the public on the content and scope of the GEIS (scoping was held from January 24 to February 26, 2024).
- **DGEIS** – a draft document accepted by the City Council and released for public and agency review and comment. On April 9, 2024, the City Council accepted the DGEIS dated March 27, 2024 as adequate and complete for the purpose of commencing public review and comment regarding issues addressed in the Final Scope for the Proposed Action.
- **Public review** – written comments regarding the DGEIS were accepted from April 10 until May 13, 2024.
- **Final GEIS (FGEIS)** – acceptance and publication by the City Council as Lead Agency, which incorporates relevant comments and responses, if any, made during public review of the DGEIS.
- **Findings Statement** – adopted and passed by the City Council as Lead Agency no sooner than 10 days, no more than 30 days after publication of the FGEIS. The Findings Statement must: 1) consider the relevant environmental impacts, facts and conclusions presented in the GEIS; 2) provide a rationale for the agency’s decisions; 3) certify that SEQR’s requirements have been met; and 4) certify that consistent with social, economic, and other essential considerations, from among the reasonable alternatives available, the action is one that avoids or minimizes

¹ The Draft 2024 Comprehensive Plan can be found here: <https://www.glencovecomprehensiveplan.com>

adverse environmental impacts to the maximum extent practicable, and that the adverse environmental impacts will be avoided or minimized to the maximum extent practicable.

This FGEIS is organized into two sections: Section 1 describes the purpose of the GEIS, summarizes the Proposed Action and identifies the project location and environmental setting; and Section 2 describes the public review period and contains written comments received on the DGEIS (if any) and responses to each of those comments.

1.1 Generic Environmental Impact Statement

This environmental impact statement for the adoption of the Comprehensive Plan has been prepared as a Generic Environmental Impact Statement (GEIS). Importantly, the Proposed Action is legislative and generic in nature, not project-specific, and does not directly result in physical changes to the environment. The proposed adoption of the Comprehensive Plan may affect the size, type and form of development permitted to be developed in the City. As such, the Proposed Action is “generic” in nature in that it is not a specific development change, but rather it constitutes policy and regulatory changes that would alter the range of future development options for the City of Glen Cove.

Under SEQR (§617.10), a “Generic” EIS, or GEIS, is prepared when a proposed action represents a comprehensive program having wide application and defining the range of future projects in the affected area. A Generic EIS, according to New York State Department of Environmental Conservation (NYSDEC) SEQR handbook, is “...A type of EIS that is more general than a site-specific EIS, and typically is used to consider broad-based actions or related groups of actions that agencies are likely to approve, fund, or directly undertake.” As noted in the SEQR handbook, “... A Generic EIS differs from a site or project specific EIS by being more general or conceptual in nature...” In addition, Section 617.10(c) of the SEQR regulations requires that a GEIS set forth the specific conditions under which future actions will be undertaken or approved.

1.2 Environmental Setting

The Comprehensive Plan covers the entire geographic area of the City of Glen Cove. Glen Cove is located on the North Shore of Long Island, in Nassau County, New York (Figure 1). Glen Cove borders several villages and hamlets in the Town of Oyster Bay, including the Village of Lattingtown to the northeast, the Village of Matinecock to the southeast, the hamlet of Locust Valley to the east, and Glen Head hamlet and the Village of Sea Cliff to the south. The waterfronts of Hempstead Harbor and Long Island Sound make up the City's western and northern borders, respectively.

Glen Cove is part of Nassau County and is well connected to the rest of Nassau County and the New York Metropolitan Region due to its close proximity to Route 25A (Northern Blvd.) and Interstate 495 (I-495), which are both situated south of the City. Glen Cove Road (Route 107) is the key north-south arterial road that connects the City to these regional east-west roadways. Other local County roads (Glen Cove Avenue and Shore Road) also provide connection to these key roadways.

The Metropolitan Transportation Authority (MTA) Long Island Rail Road (LIRR) operates three train stations in Glen Cove. County and municipal buses provide additional public transportation connecting the City to destinations in Nassau County, New York City, and the greater region.

According to U.S. Decennial Census data, Glen Cove’s population grew from 26,964 in 2010 to 28,365 in 2020 (see Table 1). During this period, the City experienced a 5.2% increase in population, a slightly higher percent change in population than Nassau County, which grew by 4.2%.

Table 1: Population Change Over Time (2010-2022)

	2010 Population	2020 Population	Percent Change 2010-2020	2022 Population*
Glen Cove	26,964	28,365	5.2%	28,132
Nassau County	1,339,532	1,395,774	4.2%	1,389,160

*Source: U.S. Decennial Census (2010, 2020), *American Community Survey 5-Year Estimates (2022)*

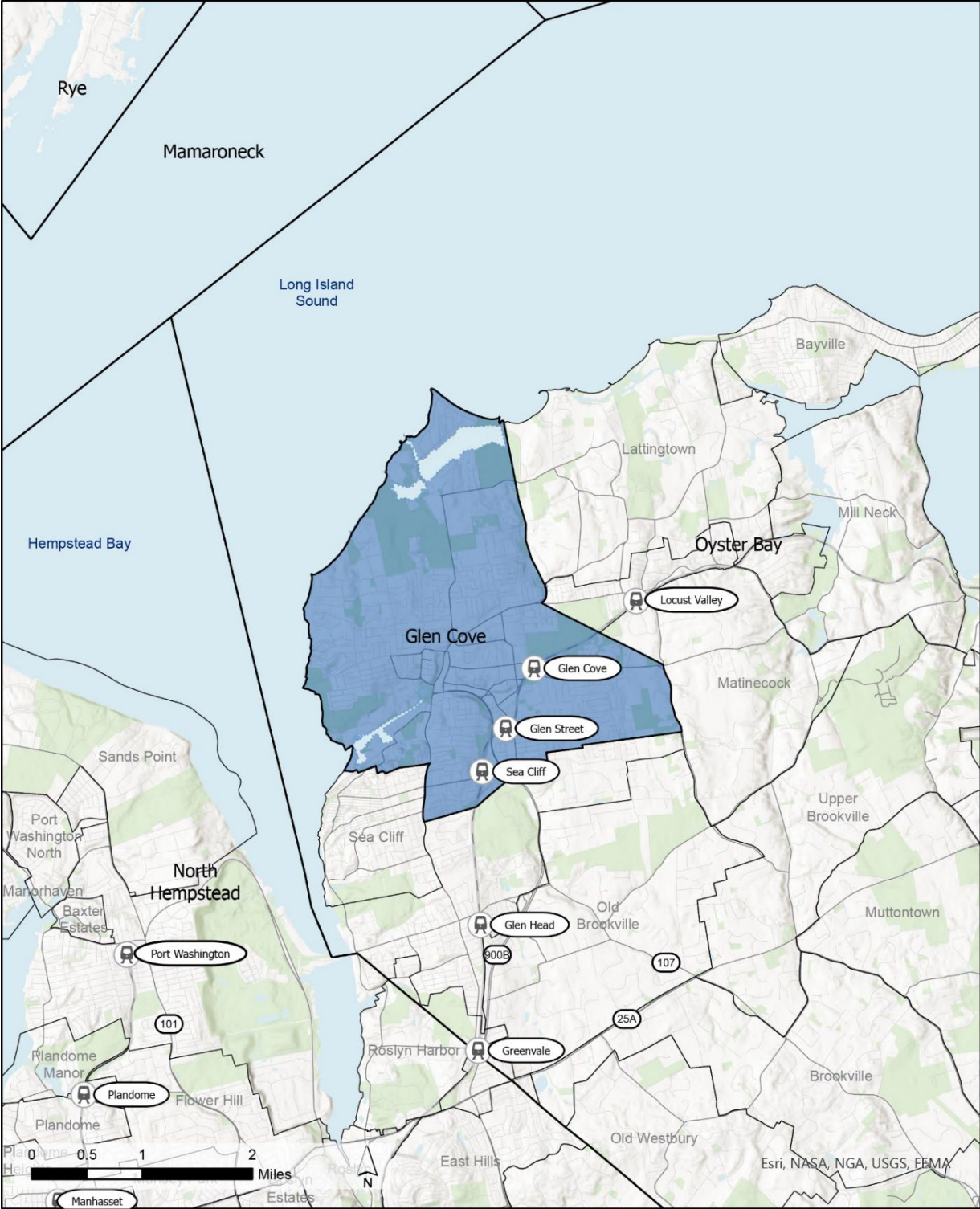


Figure 1: Regional Context

2. Comments and Responses on the Draft Generic Environmental Impact Statement (DGEIS)

The public review period for the DGEIS for adoption of the 2024 Comprehensive Plan was open from April 10 to May 13, 2024. This is longer than the required period of 30 days as per SEQR regulations. During this period, no comments were received on the DGEIS.

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