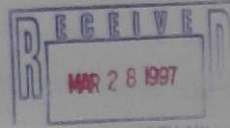


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One Shelter Rock Road
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1. Will all material (i.e., rock, earth, etc.) will be removed from the site? TO BE DETERMINED
2. Will areas be reclaimed? Yes No N/A
3. If yes, for what intended purpose is the site being reclaimed? Lawn and Landscaping
4. Will topsoil be stockpiled for reclamation? Yes No
5. Will upper subsoil be stockpiled for reclamation? Yes No N.A.
6. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 8.6 acres.
7. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
8. If single phase project: Anticipated period of construction 16 months, (including demolition).
9. If multi-phased: N.A.
10. a. Total number of phases anticipated _____ (number).
b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
c. Approximate completion date of final phase _____ month _____ year.
d. Is phase 1 functionally dependent on subsequent phases? Yes No
11. Will blasting occur during construction? Yes No
12. Number of jobs generated: during construction? 300; after project is complete? 740.
13. Number of jobs eliminated by this project? 0.
14. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
15. Is surface liquid waste disposal involved? Yes* No *County System
a. If yes, indicate type of waste (sewage, industrial, etc.) and amount Sewage
b. Name of water body into which effluent will be discharged Atlantic Ocean
16. Is subsurface liquid waste disposal involved? Yes No Type _____
17. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
18. Is project, or any portion of project, located in a 100 year flood plain? Yes No
19. Will the project generate solid waste? Yes No
a. If yes, what is the amount per month? 19* tons. *(@7 lbs./1,000 S.F./day)
b. If yes, will an existing solid waste facility be used? Yes No
c. If yes, give name Transfer Station; location Town of North Hempstead
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
e. If Yes, explain Recyclable Material
20. Will the project involve the disposal of solid waste? Yes No
a. If yes, what is the anticipated rate of disposal? N.A. tons/month.
b. If yes, what is the anticipated site life? N.A. years.
21. Will project use herbicides or pesticides? Yes No
22. Will project routinely produce odors (more than one hour per day)? Yes No
23. Will project produce operating noise exceeding the local ambient noise levels? Yes No
24. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Electricity for office use
25. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
26. Total anticipated water usage per day 17,205* gallons/day. *(@ 80 gallons per day per 1,000 square feet)
27. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

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Village Hall
One Shelter Rock Road
North Hills, New York

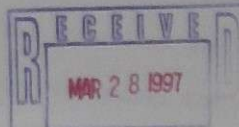


- Percentage of proposed project site with slopes: 0-10% 100 % 10-15% _____ %
 15% or greater _____ %
8. Is the project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Register of Historic Places? Yes No
9. Is the project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
10. What is the depth of the water table? 40+ (in feet)
11. Is site located over a primary, principal, or sole source aquifer? Yes No
12. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
13. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
According to 3400 New Hyde Park Road Draft Environmental Impact Statement
Identify each species _____
14. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
15. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
16. Does the present site include scenic views known to be important to the community?
 Yes No
17. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary _____
18. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (in acres) _____
19. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
20. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
21. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 6177? Yes No
22. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 8,567.7 acres.
 - b. Project acreage to be developed: 8.6 acres initially; 8.6 acres ultimately.
 - c. Project acreage to remain undeveloped 0 acres.
 - d. Length of project, in miles: N.A. (if appropriate).
 - e. If the project is an expansion, indicate percent of expansion proposed N.A. %.
 - f. Number of off-street parking spaces existing 0; proposed 866.
 - g. Maximum vehicular trips generated per hour 308 (upon completion of project).
 - h. If residential, Number and type of housing units: N.A.
 - i. Dimensions (in feet) of largest proposed structure See notes below* height: 150 width: 185 length.
*Maximum height of roof: 62 feet
*Maximum height of parapet: 65 feet
*Maximum height of roof-top mechanical enclosure: 74.5 feet
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 1,300* ft.
* Includes frontage on both New Hyde Park Road and Long Island Expressway Service Road.

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PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Proposed X-Cell Realty Office Building		
LOCATION OF ACTION (Include Street Address, Municipality and County) New Hyde Park Road, Village of North Hills, Nassau County		
NAME OF APPLICANT/SPONSOR X-Cell Realty Associates		BUSINESS TELEPHONE (516) 627-8700
ADDRESS 1615 Northern Boulevard		
CITY/PO Manhasset	STATE NY	ZIP CODE 11030
NAME OF OWNER (if different)		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	BUSINESS TELEPHONE
DESCRIPTION OF ACTION: Construction of a 5-story, 185,000 square foot, high quality office building, with associated loading area, PARKING, landscaping, etc. The Applicant is also requesting approval from the Village Board of Trustees for the use of bonuses and incentives pursuant to § 174-13.02 of the Village Code.		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 8.5877 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>8.6</u> acres	<u>0</u> acres
Agricultural (includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>0</u> acres
Other (indicate type) <u>Landscaped Areas</u>	<u>0</u> acres	<u>6.5</u> acres
		<u>2.1</u> acres

3. What is predominate soil type(s) on project site? Montauk Silt Loam
 a. Soil drainage: Well drained _____ % of site Moderately well drained 90 % of site
 Poorly drained 10 % of site
 b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N.A. acres (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
 a. What is depth to bedrock? 6+ (in feet)

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- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: Alter current drainage flows to collect stormwater in on-site retention system

IMPACT ON AIR

7. Will Proposed Action affect air quality? ■NO □YES
Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
 - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
 - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTUs per hour.
 - Proposed Action will allow an increase in the amount of land committed to industrial use.
 - Proposed Action will allow an increase in the density of industrial development within existing industrial areas.
 - Other impacts: _____

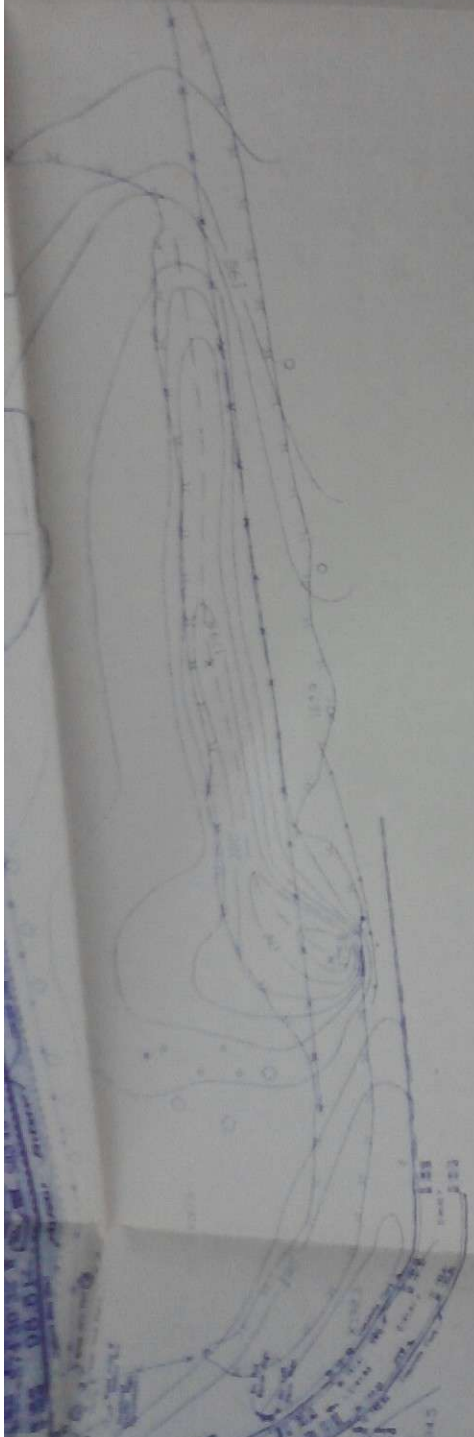
IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ■NO □YES
Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
 - Removal of any portion of a critical or significant wildlife habitat.
 - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
 - Other impacts: _____
9. Will Proposed Action substantially affect non-threatened or non-endangered species? ■NO □YES
Examples that would apply to column 2
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
 - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ■NO □YES
Examples that would apply to column 2
- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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SURVEY OF PROPERTY

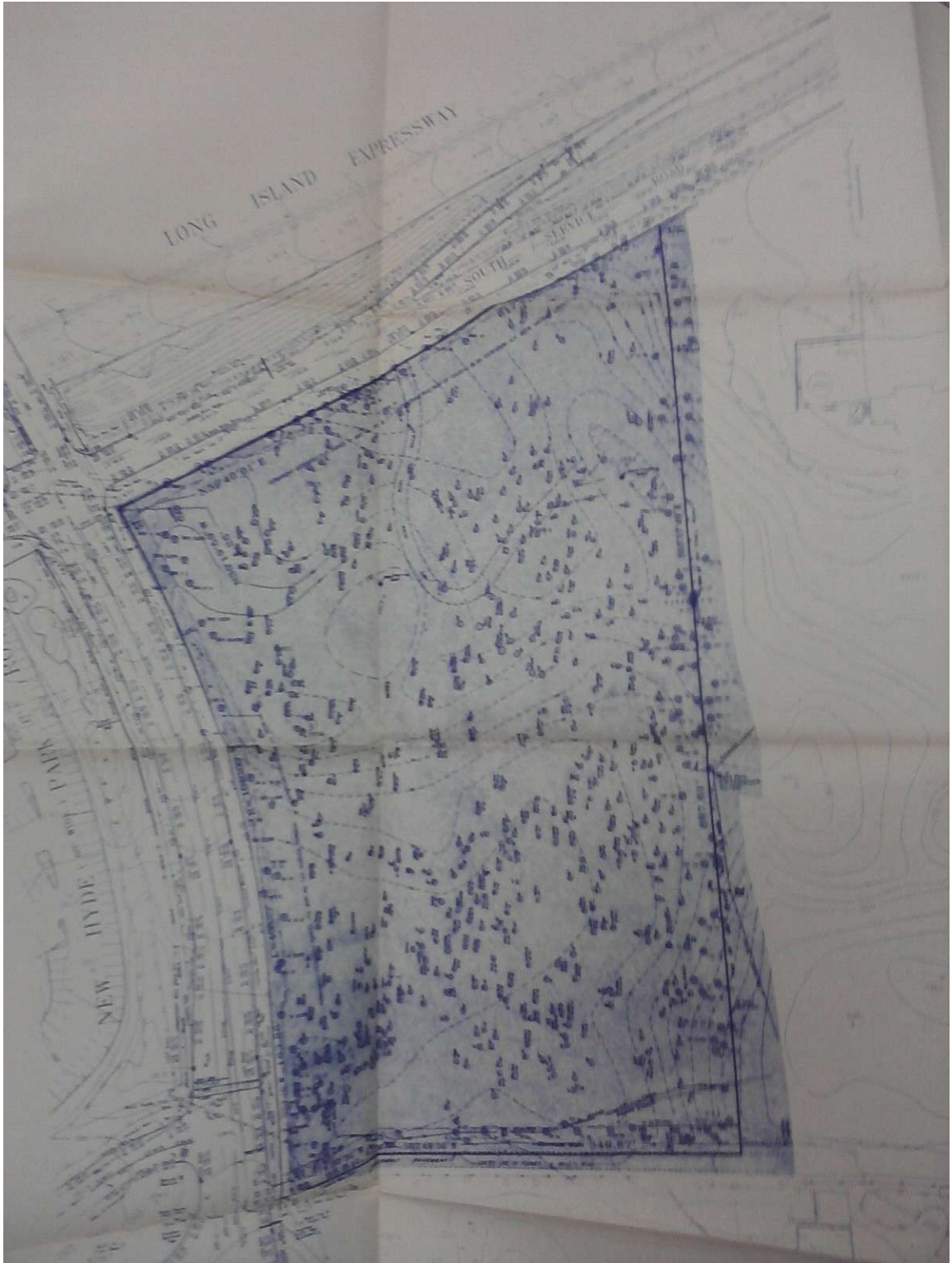
SITUATED AT

NORTH HILLS

NASSAU COUNTY, NEW YORK

SCALE: 1" = 50'

ALL DIMENSIONS ARE IN THE UNITED STATES STANDARD⁵



MAR 28 1997

Required:	Type	Submittal Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Bonuses & Incentives	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan & Equipment Enclosures	3/28/97
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Roof-top Appurtenances & Ground Signs	3/28/97
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewer Permit / ROAD OPENING	3/28/97
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Referral	3/28/97
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Work Permit	3/28/97
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other Zoning Incentives or bonuses
- What is the zoning classification(s) of the site? C-1A District
- What is the maximum potential development of the site if developed as permitted by the present zoning?
195,270 square feet of office building area - inclusive of allowable bonuses
- What is the proposed zoning of the site? No Change
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
No Change
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Expressway to North, Parkway to South, Commercial (C-1) to West and Residential (R-1 to North, R-3 to East, R-7 to South)
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N.A.
a. What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes* No *With Improvements

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.
 Applicant/Sponsor Name X-Cell Realty Associates Date 3.20.97
 Signature *Kevin P. Walsh* Title PROJECT MANAGER
 KEVIN P. WALSH

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

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- ... material (i.e., rock, earth, etc.) will be removed from the site? TO BE DETERMINED
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7. If multi-phased: N.A.
- a. Total number of phases anticipated (number).
- b. Anticipated date of commencement phase 1 month year, (including demolition).
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12. Is surface liquid waste disposal involved? Yes* No *County System
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Explain
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If yes, explain

