8. Will blasting occur during construction? □Yes □No
9. Number of jobs generated: during construction? □300; after project is complete? □240
10. Number of jobs eliminated by this project? □0
11. Will project require relocation of any projects or facilities? □Yes □No; if yes, explain
12. 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
13. Is subsurface liquid waste disposal involved? □Yes □No □Type
14. Will surface area of an existing water body increase or decrease by proposal? □Yes □No
   If yes, explain
15. Is project, or any portion of project, located in a 100 year flood plain? □Yes □No
16. Will the project generate solid waste? □Yes □No
   a. If yes, what is the amount per month? □18 tons; 0 lb./m S/F.
   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
17. 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.
18. Will project use herbicides or pesticides? □Yes □No
19. Will project routinely produce odors (more than one hour per day)? □Yes □No
20. Will project produce operating noise exceeding the local ambient noise levels? □Yes □No
21. Will project result in an increase in energy use? □Yes □No
   If yes, indicate type(s) □Electricity for office use
22. If water supply is from wells, indicate pumping capacity: □N.A. gallons/minute.
23. Total anticipated water usage per day: □17.205; gallons/day. *0.80 gallons per day per 1,000 square feet
24. Does project involve Local, State or Federal funding? □Yes □No
   If yes, explain
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: 8.5677 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: 155; 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: 1,300 ft.
   * Includes frontage on both New Hyde Park Road and Long Island Expressway Service Road.

2. Environmental impacts
   a. Percentage of proposed project site with slopes:
      - 0-10%: 500 %
      - 10-15%: 0 %
      - 15% or greater: 0 %
   b. Is the proposed project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Register of Historic Places? Yes No
   c. Project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
   d. What is the depth of the water table? 40 ft. (in feet)
   e. Is the site located over a primary, principal, or sole source aquifer? Yes No
   f. Does hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
   g. Does the project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
   h. According to the New Hyde Park Road Draft Environmental Impact Statement, identify each species.
   i. Are there any unique or unusual land forms on the project site? (e.g., cliffs, dunes, other geological formations) Yes No Describe.
   j. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
   k. If yes, explain.
   l. Does the present site include scenic views known to be important to the community? Yes No
   m. Streams within or contiguous to project area: None
      a. Name of Stream and name of River to which it is tributary.
   n. Lakes, ponds, wetland areas within or contiguous to project area:
      a. Name: None
      b. Size (in acres).
   o. 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
   p. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-aa, Section 303 and 3047? Yes No
   q. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? Yes No
   r. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

3. Other considerations
   a. Description of any other significant factors that should be considered.

4. Conclusion
   a. Recommendation for approval or denial of project.

5. Certification
   a. I certify that the above information is true and correct to the best of my knowledge and belief.
      Signature Date

6. Attachments
   a. Drawings, plans, maps, photographs, and other supporting materials.

7. Contact information
   a. Name: ____________________________
   b. Telephone: ________________________
   c. Email: ____________________________

8. Review
   a. Reviewers' names and comments.

9. Approval
   a. Signatures of approving officials.

10. Revise
    a. Date of revision.

11. Revisions
    a. List of changes made to the document.

12. Final version
    a. Date of final version.
PART 1 – PROJECT INFORMATION
Prepared by Project Sponsor

The 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.

<table>
<thead>
<tr>
<th>NAME OF ACTION</th>
<th>Proposed X-Cell Realty Office Building</th>
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<tbody>
<tr>
<td>LOCATION OF ACTION</td>
<td>(Include Street Address, Municipality and County)</td>
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<tr>
<td>New Hyde Park Road, Village of North Hills, Nassau County</td>
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<tr>
<td>NAME OF APPLICANT/SPONSOR</td>
<td>X-Cell Realty Associates</td>
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<tr>
<td>ADDRESS</td>
<td>1615 Northern Boulevard</td>
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<td>CITY/PO</td>
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<td>NAME OF OWNER (If different)</td>
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<tr>
<td>DESCRIPTION OF ACTION</td>
<td>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.</td>
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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: 6.5077 acres

   APPROXIMATE ACREAGE

   Forested: 0.6 acres

   Agricultural (includes orchards, cropland, pasture, etc.): 0 acres

   Wetland (Freshwater or tidal as per Articles 24, 25 or ECL): 0 acres

   Water Surface Area: 0 acres

   Unvegetated (Rock, earth or fill): 0 acres

   Roads, buildings and other paved surfaces: 0 acres

   Other (Indicate type): 0 acres

   Landscaped Areas: 0 acres

3. What is predominate soil type(s) on project site? Montauk Silt Loam

   a. Soil drainage: □ Well drained □ Moderately well drained □ Poorly drained

   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 NYCCR 370).

4. Are there bedrock outcappings on project site? □ Yes □ No

   a. What is depth to bedrock? 6' (in feet)
Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Part EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

Determination of Significance - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on the EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in Part 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Proposed X-Cell Realty Office Building
Name of Action

Village of North Hills Board of Trustees
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from responsible officer)

May 1, 1996 Date
### NOISE AND ODOR IMPACTS

**Are there objectionable odors, noise, or vibration as a result of the proposed action?** □ No □ Yes

- Odors will occur routinely (more than one hour per day).
- Proposed action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed action will remove natural barriers that would act as a noise screen.
- Other impacts:

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### IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? □ No □ Yes

Examples that would apply to column 2:
- Proposed action may cause a risk of explosion or release of hazardous substances (i.e., oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed action may result in the burial of "hazardous waste" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquid or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts:

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### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community? □ No □ Yes

Examples that would apply to column 2:
- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g., schools, police and fire, etc.)
- Proposed action will set an important precedent for future projects.
- Proposed action will create or eliminate employment.
- Other impacts:

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20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? □ Yes □ No

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3.
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**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? □ NO □ YES
   (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
   Examples that would apply to column 2:
   - Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
   - Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
   - Project components that will result in the elimination of significant screening of scenic views known to be important to the area.
   - Other Impacts:

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance? □ NO □ YES
   Examples that would apply to column 2:
   - Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic places.
   - Any impact to any archaeological site or fossil bed located within the project site.
   - Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
   - Other Impacts:

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will the Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? □ NO □ YES
   Examples that would apply to column 2:
   - The permanent encroachment of a future recreational opportunity.
   - A major reduction of an open space important to the community.
   - Other Impacts:
- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated roadway.
- 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
   - Proposed Action 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, or on 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.)
SURVEY OF PROPERTY

SITUATED AT

NORTH HILLS
NASSAU COUNTY, NEW YORK

SCALE: 1" = 50'

ALL DIMENSIONS ARE IN THE UNITED STATES STANDARDS
C. Zoning and Planning Information

1. 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

2. What is the zoning classification(s) of the site? C-1A District

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
   106,370 square feet of office building area - Inclusive of allowable bonuses

4. What is the proposed zoning of the site? No Change

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? No Change

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. 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-2 to East, R-7 to South)

8. Is the proposed action compatible with adjoining/surrounding lands use within a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
   a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. 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

12. 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 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

Signature: KEVIN P. WALSH

Title: PROJECT MANAGER

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.
1. Name and address of owner/developer: [Redacted for privacy]

2. Name and address of agent for owner/developer: [Redacted for privacy]

3. Name and address of person to whom plans are to be submitted: [Redacted for privacy]

4. Description of material (i.e., rock, earth, etc.) to be removed from the site: [Redacted for privacy]

5. Area to be reclaimed: [Redacted for privacy]

6. Nature of material to be reclaimed: [Redacted for privacy]

7. Method of future reclamation: [Redacted for privacy]

8. For what intended purpose is the site being reclaimed? [Redacted for privacy]

9. Will topsoil be stockpiled for reclamation? [Redacted for privacy]

10. Will upper subsoil be stockpiled for reclamation? [Redacted for privacy]

11. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? [Redacted for privacy] acres.

12. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? [Redacted for privacy]

13. If single phase project: Anticipated period of construction, [Redacted for privacy] months, (including demolition).

   a. Total number of phases anticipated [Redacted for privacy] (number).
   b. Anticipated date of commencement phase [Redacted for privacy] month [Redacted for privacy] year, (including demolition).
   c. Approximate completion date of final phase [Redacted for privacy] month [Redacted for privacy] year.
   d. Is phase 1 functionally dependent on subsequent phases? [Redacted for privacy]

15. Will blasting occur during construction? [Redacted for privacy]

16. Number of jobs generated during construction? [Redacted for privacy]

17. Number of jobs eliminated by this project? [Redacted for privacy]

18. Will project require relocation of any projects or facilities? [Redacted for privacy]

19. Is surface liquid waste disposal involved? [Redacted for privacy]
   a. If yes, indicate type of waste (sewage, industrial, etc.) and amount [Redacted for privacy]
   b. Name of water body into which effluent will be discharged [Redacted for privacy]

20. Is subsurface liquid waste disposal involved? [Redacted for privacy]
   a. Yes ☐ No ☐
   b. Type [Redacted for privacy]

21. Will surface area of an existing water body increase or decrease by project? [Redacted for privacy]

22. Is project, or any portion of project, located in a 100 year flood plain? [Redacted for privacy]

23. Will the project generate solid waste? [Redacted for privacy]
   a. Yes ☐ No ☐
   b. If yes, what is the amount per month? [Redacted for privacy] tons/month.
   c. If yes, will an existing solid waste facility be used? [Redacted for privacy]
   d. If yes, where is the location? [Redacted for privacy]

24. Will any wastes not go into a sewage disposal system or into a sanitary landfill? [Redacted for privacy]

25. Will the project involve the disposal of solid waste? [Redacted for privacy]
   a. Yes ☐ No ☐
   b. If yes, what is the anticipated rate of disposal? [Redacted for privacy] tons/month.

26. Will the project use herbicides or pesticides? [Redacted for privacy]

27. Will project routinely produce odors (more than one hour per day)? [Redacted for privacy]

28. Will project produce operating noise exceeding the local ambient noise levels? [Redacted for privacy]

29. Will project result in an increase in energy use? [Redacted for privacy]

30. If yes, indicate type(s) of energy:[Redacted for privacy]

31. If water supply is from wells, indicate pumping capacity [Redacted for privacy] gallons/minute.

32. Total anticipated water usage per day [Redacted for privacy] gallons/day.

33. Does project involve Local, State or Federal funding? [Redacted for privacy]

34. If yes, explain [Redacted for privacy]
### Description of Problem or Reasons for This Application:

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### Incorporation Village of North Hills

Town of North Hempstead, Nassau County, N.Y.

### BD. Appeals

- Variance Request
- Special Exception
- Special Use Permit (Conditional Uses)
- Irregular Lot
- Sign Permit
- Appeal from Admin. Order
- Non-Conforming Use
- Renew Variance or Permit
- Planned Parking Area
- Other

### BD. Trustees

- Public Utility Use
- Special Use
- Special Exception
- Change of Zoning
- Excavation Permit (Gen'l Ordin. No. 8)
- Other Zoning Incentives or Bonuses

### Planning BD.

- Subdivision or Partitioning:
  - Preliminary
  - Final
- Site-Plan Approval
- Sanitary Facilities Approval
- Other

#### 1. Name and Address of Owner of Land:

X-Cell Realty Associates, 1615 Northern Boulevard, Manhasset, NY 11030

#### 2. Description of Property and Location:

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>Section</th>
<th>Block</th>
<th>Lot</th>
</tr>
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<tbody>
<tr>
<td>8.5877</td>
<td>8</td>
<td>A</td>
<td>715</td>
</tr>
</tbody>
</table>

Bounded by or abutting what streets:

Long Island Expressway eastbound service road and New Hyde Park Road

#### 3. When Was Property Acquired by Owner:

December 27, 1984

#### 4. How Is Property Presently Used:

The property is vacant.