

Final Scope for  
Draft Environmental Impact Statement  
For Proposed St. Paul's School  
Demolition for Additional Open Space  
Stewart Avenue  
Incorporated Village of Garden City  
Nassau County, New York

Overview

This document is a Final Scope for the Draft Environmental Impact Statement (DEIS) for the proposed demolition of the Main Building and Ellis Hall at St. Paul's School to provide new open space ("Proposed Action"). To ensure comprehensive environmental review in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, the potential environmental impacts associated with implementation of the Proposed Action will be evaluated in the DEIS.

Because the Proposed Action may have significant adverse environmental impacts, the Village Board of The Incorporated Village of Garden City (the Village Board), as Lead Agency, has issued a Positive Declaration requiring the preparation of a DEIS. To ensure that the DEIS will address all significant issues, the Village Board conducted formal scoping pursuant to 6 NYCRR 617.8. The public Scoping Meeting was conducted on June 5, 2009 in Village Hall. After brief presentations by Mayor Rothschild and the Board's environmental consultant, the meeting was opened to the public for scoping comments. There were two speakers. During the ensuing period for receipt of written comments, which concluded June 16, 2009, the board received two letters. Following is a summary of the substantive comments:

- The pages should be numbered.
- The scope should provide details on the issues of Public health and safety and community character.
- The “mothballing” alternative should be changed to “preservation”.

In consideration of these comments, the Village Board has prepared this final scope, which provides a description of the Proposed Action and the content for the DEIS. This scope has been prepared in accordance with 6 NYCRR 617.8 and sets forth the following:

- Brief description of the proposed action
- Discussion of the impact categories to be analyzed in the DEIS and the analysis methodologies
- Discussion of the reasonable alternatives to be considered
- Other sections to be included in the DEIS

#### Description of the Proposed Action

The Proposed Action is the demolition of the Main Building and Ellis Hall at the vacant St. Paul’s School, which is now owned by the Village. The area of the building footprints will be used by the Village as open space.

The demolition is anticipated to occur in five phases. In phase one, any historic elements of the buildings identified as required to be preserved during preparation of the DEIS and Final Environmental Impact Statement (FEIS), will be removed and appropriately preserved. In Phases two and three (order to be determined), all asbestos

containing materials, lead paint, petroleum products, and other hazardous materials will be dealt with appropriately, in accordance with all Federal, State and County regulations and guidelines. Also in phases two and three, all non-structural recyclable materials will be removed and transported to recycling facilities. In phase four, the building structures themselves will be demolished. Additional recyclable materials will be salvaged as warranted, and the remaining debris will be removed to an approved construction and demolition debris disposal facility. Finally, in phase five, the site will be appropriately graded, restored and landscaped for its intended use as open space.

#### Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with the Final Scope to be issued by the Village Board in accordance with 6 NYCRR 617.9 (b). The Final Scope will be issued after appropriate consultation with interested members of the public. The DEIS will assess any significant adverse environmental impacts that may be caused by the Proposed Action in the following areas, several of which are discussed in further detail below:

- Aesthetic Resources
- Historic Resources
- Open Space
- Hazardous Materials
- Public Health and Safety
- Community Character

- Construction

#### Impact on Aesthetic Resources

This section of the DEIS will assess any significant changes in the views of the project site and surrounding communities from various public locations should the Proposed Action be approved and the buildings removed. The DEIS will discuss the changes in the visual landscape.

#### Impact on Historic Resources

St. Paul's School is listed on the National Register of Historic Places. Specifically The St Paul's Main Building is of historic significance, as Ellis Hall was added later and is not considered significant. The section of the DEIS will provide a description of the significance of the existing buildings and any impacts caused by their removal if the Proposed Action is approved. The services of a qualified historic resource consultant will be employed for this analysis.

#### Impact on Open Space

This section of the DEIS will assess any impacts on open space caused by the removal of the Main Building and Ellis Hall and the use of the cleared land as additional open space.

### Impacts Due to Hazardous Materials

This section of the DEIS will include an analysis of the potential for significant adverse impacts due to the presence of hazardous materials on the project site. This will include analyses related to asbestos containing materials, lead paint, mold and other hazardous materials that could be disturbed by demolition. A description of the existing conditions and necessary hazardous materials remediation, transportation, and disposal will be included in the DEIS. Although these are construction-related issues, they will be dealt with in a separate section.

### Public Health and Safety

This section is largely related to the issue of hazardous materials, and may be combined with it in the DEIS. It relates to the potential for release of any hazardous materials to the environment, and the consequent exposure of persons and properties in the vicinity. The procedures to prevent such an occurrence will be detailed as well as the need for a response plan in the event that a release occurs.

### Community Character

Community character is generally defined by the nature of the surrounding land use, in this case, residential and recreational. The impacts of the demolition of the St Paul's structures on the existing character of the community will be assessed.

### Construction Related Impacts

With respect to the Proposed Action, “construction” includes demolition of the existing buildings and restoration of the project site for open space. The hazardous materials aspect of the demolition operation will be addressed in a separate section, as discussed above. Other construction-related impacts include the generation of fugitive dust, construction noise, and construction-generated traffic, primarily from materials being removed from the site. The issue of fugitive dust will be handled through a description of appropriate measures to be implemented to prevent its generation and migration. Construction noise will be analyzed both qualitatively and quantitatively, with calculations of anticipated construction-related noise levels at the nearest residential properties. Construction-related truck traffic will be assessed through identification and discussion of the routing of construction vehicles.

### Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action. The following alternatives are anticipated to be assessed in the DEIS:

- No action (site remains as it currently exists)
- Stabilization of the historic St Paul’s Main Building and preservation for a yet to be determined future use
- Adaptive reuse of the buildings

Other alternatives may be included as information is collected and developed during the SEQR process.

#### Mitigation

This section of the DEIS will identify reasonable mitigation measures for any significant adverse environmental impacts caused by the Proposed Action.

#### Unavoidable Impacts

Any significant impacts for which no mitigation can be put forth or implemented will be presented as unavoidable adverse impacts and described in this section.

#### Irretrievable Commitments of Resources

This section will summarize the Proposed Action and its impacts in terms of the loss of environmental resources, both in the immediate future and the long term.