

5.0 PROPOSED MITIGATION MEASURES

5.1 SUBSURFACE CONDITIONS, SOILS AND TOPOGRAPHY

5.1.1 Subsurface Conditions

In order to address the issues discussed in Section 3.1 of this DEIS, the following are proposed:

Easement Issues

All efforts will be made to allow for the access and maintenance of monitoring wells installed on the subject property as part of the remediation of the adjacent GIC site. The owners of the wells would be responsible for their continued maintenance.

Representatives from the former General Instrument and Sylvania sites have written access agreements that specifically provide access for the purpose of completion of NYSDEC-required long-term groundwater sampling.

General Instrument, Sylvania, their representatives and consultants will be covered under their site-specific health and safety plan (“HASP”) as required by OSHA (see Section 4.1).

ACM Present in On-site C&D Debris

The C&D present in the former basement excavations of the on-site building would be evaluated for the presence of ACM and lead-based paint. The C&D would then be disposed of in accordance with prevailing regulations. For example, test pits would be completed to assess the former building basement construction debris for ACM. If no suspect ACM is encountered during the visual assessment, no further action would be taken. If suspect ACM is identified, the material would be sampled and if confirmed to be ACM, would be segregated for proper disposal in accordance with NYSDOH regulations by certified asbestos personnel. In accordance with ACM removal, dust suppression measures will be implemented. Additionally, personnel experienced with the recognition of ACM would be utilized for this project. Further, all ACM will be abated in accordance with prevailing regulations.

5.1.2 Soils and Topography

A Soil Erosion and Sediment Control Plan has been prepared for the proposed development in order to minimize impacts to soils and topography on the site and in the surrounding area. This Plan is divided into two Stages. Plans for Stage I and Stage II are included in Appendix B of this DEIS. Each of these plans contains detail construction sequence notes that are summarized in Section 2.6 of this DEIS. The Stage I Plan indicates the limit of disturbance, which essentially encompasses the entire site, with the exception of a portion of the westernmost driveway. It also illustrates the approximate area of existing debris to be excavated and replaced with structural fill. A construction pad will be installed on the interior of the westernmost driveway along West John Street to ensure that no debris is carried off-site by vehicles traversing the property. The Stage I plan shows the proposed area of topsoil stockpile (north-central to northeastern portion of the site). Silt fencing is shown at the southern portion of this topsoil stockpile on the downgradient site to prevent movement of the soil across the site.

A construction staging area is indicated on the Stage I Plan, adjacent to West John Street on the western portion of the property. This staging area will be composed of three inches of stone base with rock binder course underneath to stabilize it. Silt fencing will be placed along the southern and eastern borders of the site along the slopes that run off the property in order to prevent sediment from leaving the site. At this stage, inlet protection and groundwater monitoring protection measures will be installed. Stage I of the Soil Erosion and Sediment Control Plan also includes the cleaning and grubbing of the existing slope along Charlotte Avenue. Upon clearing, this slope will be immediately stabilized by seeding. Finally, Stage I includes the commencement of wall construction along the southern boundary of the property as the site is brought to the proposed grades.

The Stage II Plan involves the installation of the permanent measures including the installation of the storm drainage structures, the placement of the sub-base course and the installation of pavement and curbing. Other more permanent measures include the permanent stabilization of the exposed areas with landscaping, seeding and/or mulching.

Regarding maintenance, the contractor will be responsible for the installation and maintenance of all temporary erosion control measures. The contractor will all be responsible for the installation of the permanent control measures. The owner will be responsible for the maintenance of all permanent control measures.

Materials removed from any temporary control measures will be incorporated back into the earthwork as fill on the site. Such material will be distributed on-site in such a way as not to change drainage patterns as they exist on that particular day.

All silt fence installed on the project site will be maintained as follows:

- The fence condition will be inspected daily and after every storm event. Any necessary repairs will be made immediately; and
- Accumulated sediment will be removed, as required, to keep the fence functional.

All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.

There will be adherence to any manufacturer's recommendations for replacing filter fabrics due to weathering.

The construction entrance will be inspected at the end of each workday. The thickness will be constantly maintained to the specified dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose.

At the end of each construction day, any sediment deposited on public roadways will be removed by sweeping and will be returned to the construction site. Washing of the roadways with water will not be permitted.

5.2 WATER RESOURCES

In order to minimize the impact to water resources, the following measures will be employed:

- The proposed Costco would be connected to both the public sewer and water systems. These agencies have indicated their ability to adequately service the proposed project.
- Stormwater runoff generated on the property would be captured and recharged within the site in compliance with both NCDPW standards and Phase II regulations.
- The groundwater monitoring wells currently located on the site would be maintained after completion of construction.
- In addition, during the construction process, the *Soil Erosion and Sediment Control Plan* will be implemented to ensure that there will be no impacts to surrounding properties or roadways.
- The proposed project will adhere, to the maximum extent practicable, with the relevant recommendations of the *208 Study*, the *NURP Study*, the *Nonpoint Source Management Handbook* and the *1998 Nassau County Groundwater Study* as well as the relevant prevailing regulations regarding the protection of surface and groundwater resources.

5.3 ECOLOGY

No significant adverse impacts have been identified, therefore, no mitigation measures, other than the implementation of a landscaping plan have been proposed. The landscaping plan has been developed to provide some habitat to suburban birds and mammals, as well as enhance the site appearance, provide some shade and to meet Town of Oyster Bay zoning requirements. In addition, native species would be used within the landscape to the maximum extent practicable.

5.4 LAND USE, ZONING AND COMMUNITY CHARACTER

- It is the applicants' opinion that the proposed project meets or exceeds the criteria set forth for the granting of a special use permit to allow construction of the proposed project. In addition, no variances are being sought in order to construct the proposed Costco facility. Therefore, it is the applicants' opinion that the proposed project meets the zoning requirements of the LI zoning district within the Town of Oyster Bay.
- The proposed Costco includes a landscaping plan and a lighting plan that meet the requirements of the Town, while providing a pleasant and safe environment for future customers and employees.
- The proposed land use is compatible with the existing uses within the immediate area of the subject property.
- Since it is not expected that there would be a significant adverse impact on community character, no mitigation is proposed.

5.5 TRANSPORTATION

Traffic generated by the proposed development will contribute to the total intersection traffic volumes at the three locations in the vicinity of the Wantagh Parkway, and the three remote locations, where possible future improvements are recommended to solve the existing problems. The percentage of Costco-generated traffic for the six study locations is shown on Table 8:

Table 8 – Percentage of Costco-Generated Traffic at Certain Intersections

Intersection	Site Generated Traffic (Avg PM & SAT Peak Hours)	Total Intersection Volume (Avg PM & SAT Peak Hours)	Percentage Site Traffic
Old Country Road & Duffy Avenue/Wantagh Parkway North Ramp	214	4,562	4.7 %
Duffy Avenue & Wantagh Parkway Northbound Ramps	120	1,359	8.8 %
Old Country Road & Wantagh Parkway Southbound Ramps	153	4,911	3.1 %
Jericho Turnpike/Cantiague Rock Road/Brush Hollow Road	33	4,659	0.7 %
Newbridge Road/West John Street	289	4,300	6.7 %
Broadway/West John Street/Jerusalem Avenue	206	3,763	5.5 %

In order to provide full implementation of a specific mitigation measures, the applicant has agreed to provide 100 percent of the costs for the intersection of Old Country Road/Duffy Avenue and Wantagh Parkway northbound ramps, and the intersection of Duffy Avenue/Wantagh Parkway NB ramp. The following lists all of the traffic mitigation measures proposed by the applicant:

7. Installation of traffic signal at the intersection of Old Country Road/Duffy Avenue and Wantagh Parkway (see Exhibit Nos. 27, 28 and 29²⁵ in the TIS in Appendix G of this DEIS);
8. Elimination of the NB Parkway ramp connection to Duffy Avenue (Exhibit Nos. 27, 28 and 29 in the TIS within Appendix G of this DEIS) (see Footnote No. 20);
9. Intersection improvements at West John Street and Charlotte (see Exhibit No. 23 in Appendix G);
10. Intersection improvements at Charlotte Avenue and Duffy Avenue (see Exhibit No. 25 in Appendix G);
11. Installation of a left-turn lane at Charlotte Avenue Driveway (see Exhibit No. 24 in Appendix G); and
12. Signal timing modifications at Old Country Road and Charlotte Avenue (see Exhibit No. 26 in Appendix G).

²⁵ The specific improvement plan will be determined by a mutual decision made by the NCDPW-Traffic Section and the NYSDOT.

5.6 AIR QUALITY AND NOISE

As no significant adverse air quality or noise impacts were identified, no mitigation measures are proposed.

5.7 COMMUNITY FACILITIES AND SERVICES

In order to minimize the impact on community services and providers, the following mitigation has been incorporated into the design of the proposed Costco.

- The site would be connected to the public sewer and water system.
- The proposed facility would be built to the latest New York State Uniform Building and Fire Code.
- The proposed Costco will provide fire hydrants and a fire connection on-site to minimize the impacts on fire protection services.
- Security would be provided through the use of in-building and strategically-placed exterior cameras. Furthermore, the personnel from Costco who maintain the parking area and retrieve the carts will also provide some measure of security within the parking areas.
- Solid waste including cans, bottles, plastic and corrugated cardboard will be recycled at the site.
- The proposed Costco would generate approximately \$1.18 million in property tax revenue that would be expected to offset the costs of services used by Costco.

5.8 AESTHETICS AND CULTURAL RESOURCES

- The proposed project involves the redevelopment of a site that is currently used for trailer storage and new car storage, and contains soil and debris piles associated with the razing of the former Jones Institute. Therefore, the visually unappealing property would be cleaned-up.
- The signage and design will be coordinated and cohesive.
- The lighting will be placed such that no glare will travel off-site.
- Since there are anticipated to be no impacts to cultural resources, no mitigation has been proposed. However, an “Unexpected Discovery Plan” has been prepared by Cultural Resources Consulting Group. This plan will be implemented, if warranted.