

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
COMBINED NOTICE OF COMPLETION OF
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)/
NOTICE OF SEQRA/SITE PLAN HEARING
APPLICATION FOR SITE PLAN APPROVAL AND MODIFICATION
OF DECLARATION OF COVENANTS AND RESTRICTIONS
PROPOSED ST. FRANCIS HOSPITAL MASTER FACILITIES PROJECT
INCORPORATED VILLAGE OF FLOWER HILL
NASSAU COUNTY, NEW YORK**

Date: February 2, 2004

Lead Agency: Board of Trustees of the
Incorporated Village of Flower Hill

Address: Incorporated Village of Flower Hill
Village Hall
One Bonnie Heights Road
Manhasset, New York 11030

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Draft Environmental Impact Statement (DEIS) has been completed and accepted for the proposed action described below. Comments on the DEIS are requested and will be accepted by the contact person, listed below, until March 15, 2004. The combined public hearing on the DEIS/Site Plan and request for Modification of the Declaration of Covenants and Restrictions will be held on March 1, 2004 at 8:00 p.m. at the Village Hall of the Incorporated Village of Flower Hill, One Bonnie Heights Road, Manhasset, New York.

Name of Action: Application for Site Plan Approval and
Modification of Declaration of Covenants and Restrictions
Proposed St. Francis Hospital Master Facilities Project

**SEQR
Classification:** Type I

Description of Action: St. Francis Hospital has applied to the Incorporated Village of Flower Hill for an expansion of its existing facility. The project includes the construction of new clinical, diagnostic and treatment space, patient care areas, improvements to existing support services, enhancements to the physical plant and expansion of parking facilities and site amenities. The new construction would include 154,000 square feet of new hospital space, 75,000 square feet of renovations, Central Utility Plant renovations including a 700-square-foot chiller plant expansion, construction of 345 below-ground parking spaces and associated site improvements. Total patient care capacity would increase by 85 beds for a new licensed capacity of 364 beds. Demolition of the St. Joseph, St. Rose and Our Lady Pavilions is also proposed.

**Combined Notice of Completion of
Draft Environmental Impact Statement (DEIS)/
Notice of SEQRA/Site Plan Hearing
Application for Site Plan Approval and Modification
of Declaration of Covenants and Restrictions
Proposed St. Francis Hospital Master Facilities Project**

Location: 100 Port Washington Boulevard
Roslyn, New York 11576

Potential Environmental Impacts: A formal scoping process was performed, and a Final Scope was issued by the Board of Trustees of the Incorporated Village of Flower Hill pursuant to 6 NYCRR §617.8. The Final Scope identified the following as potential environmental impacts, which were evaluated in the Environmental Impact Statement:

- the impact of potential increases in traffic and number of deliveries and the suitability of access and on-site parking (both during and after construction);
- the impact of the addition of building area and potential increased operational activities on site on the surrounding residential properties;
- the potential noise impacts of construction activities and potential increased operational activities upon completion of construction;
- the potential aesthetic impacts of the building additions and site lighting;
- the potential solid waste impacts (composition, handling, odor, noise) and impacts associated with placement and operation of dumpster(s) and compactor(s); and
- the increased demand for community services (especially sewer and water supply).

Availability of Document: Copies of the DEIS are available for public review at the offices of the contact person listed below. In addition, a copy of the DEIS has been provided for public review at the Port Washington Public Library, Roslyn (Bryant) Library and the Manhasset Public Library.

Contact Person: Leslie Ann Taggard, RMC, Village Clerk/Treasurer

Address: Incorporated Village of Flower Hill
One Bonnie Heights Road
Manhasset, New York 11030

Telephone No.: (516) 627-2253

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A Copy of this Notice and the DEIS have been Sent to:

Mayor and Board of Trustees, Incorporated Village of Flower Hill, One Bonnie Heights Road
Manhasset, New York 11030

Nassau County Department of Health, 240 Old Country Road, Mineola, New York 11501

Nassau County Department of Public Works, 1550 Franklin Avenue, Old Courthouse, Mineola,
New York, 11501

Nassau County Planning Commission, 400 County Seat Drive, Mineola, New York 11501

Nassau County Fire Marshal, 899 Jerusalem Avenue, Uniondale, New York 11556

Port Washington Water District, 38 Sandy Hollow Road, P.O. Box 432, Port Washington, New
York 11050

New York State Department of Transportation, New York State Office Building, 250 Veterans
Memorial Highway, Hauppauge, New York 11788

New York State Department of Environmental Conservation, Division of Regulatory Services,
50 Wolf Road, Albany, New York 12233-1750

Port Washington Water Pollution Control District, 70 Harbor Road, P.O. Box 790, Port
Washington, New York 11050

Honorable Jon Kaiman, Supervisor, and Town Board, Town of North Hempstead, 220 Plandome
Road, Manhasset, New York 11030

New York State Department of Health, Corning Tower, Empire State Plaza, Albany, New York
12237

Dormitory Authority of the State of New York, One Penn Plaza, 52nd Floor, New York, New
York 10119-0098

Port Washington Public Library, 1 Library Drive, Port Washington, New York 11050

Roslyn (Bryant) Library, 2 Paper Mill Road, Roslyn, New York 11576

Manhasset Public Library, 30 Onderdonk Avenue, Manhasset, New York 11030

This Notice has also been forwarded for publication in the Environmental Notice Bulletin.