

Laura Curran  
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Sean E. Sallie  
Deputy Commissioner



## Nassau County Department of Public Works Planning Commission

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Westbury, New York 11590-2923  
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February 1, 2019

**Re: LEAD AGENCY COORDINATION REQUEST**

Willow View Estates

99 Meadow Drive – The Woodmere Club

Woodmere, NY 11598

Nassau County Land and Tax Map:      Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-3030 and 3032  
Section 41, Block D, Lots 53 and 55  
Section 41, Block 72 Lot 1

The purpose of this correspondence is to determine, in conformance with Article 8 of the Environmental Conservation Law (State Environmental Quality Review Law, SEQRA) and the implementing regulations thereto at 6 NYCRR Part 617, the following:

1. your agency's jurisdiction in the action described below;
2. your agency's interest in assuming the responsibilities of lead agency; and
3. issues of concern which you believe should be evaluated.

Attached for your information are the following documents which the applicant has prepared with respect to the proposed action:

- Part 1 of the full Environmental Assessment Form (EAF), with attachments.

Proposed Action:

Nassau County Department of Public Works – Planning has received the Preliminary Major Subdivision for Willow View Estates. The developer is proposing to subdivide the 114.25-acre Woodmere club (golf and country club) into 285 single-family residential lots located within the Hamlet of Woodmere, Town of Hempstead (248 units), Village of Lawrence (10 units) and Village of Woodsburgh (17 units entirely within the 10 units that straddle both villages). The subject property is also within 300 feet of the Village of Cedarhurst. According to the zoning summary chart found on the Preliminary Subdivision Map, all 285 units will be in compliance with the respective zoning code.

The Preliminary Subdivision Map depicts new roadways that would provide access to the subdivision from Broadway to the northwest, Meadow Drive/Ivy Hill Road to the north and northeast, Keene Lane/Railroad Avenue to east, Rutherford Lane to the southeast, and Tulip Street to the southwest. Stormwater runoff from the proposed roadway rights-of-way throughout the subdivision is proposed to be managed through the creation of stormwater bioretention areas (some of which will involve the modification of existing ponds) that will accommodate runoff from a minimum

eight-inch rainfall event, or, for select drainage areas, a minimum three-inch rainfall event with overflow into tidal wetlands and Woodmere Channel via existing outfalls. The proposed subdivision is located within the following utility/infrastructure service districts: New York American Water (potable water), Nassau County Sewage District, National Grid (natural gas (if utilized)), and PSEG Long Island (electricity).

Location: The subject premises located at 99 Meadow Drive -- The Woodmere Club, Woodmere, NY.

SEQRA Classification: Type I

County Contact Person: Nassau County Department of Public Works Planning Commission  
1194 Prospect Avenue  
Woodmere, NY 11590  
Attention: John Perrakis, Planner II  
Telephone: (516) 574-9484  
Email: jperrakis@nassaucountyny.gov

Please respond to the County Contact Person on or before March 2, 2019. If no response to this correspondence is received from your agency within the specified time frame, it will be assumed that your agency has no comments at this time regarding the subject proposed action and that your agency does not object to the Nassau County Planning Commission assuming the role of lead agency. If you have any questions or require any additional information, please contact the County Contact Person listed above.

Thank you for your courtesy and cooperation.

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Very truly yours,



Sean E. Sallie, AICP *ES*  
Deputy Commission of Public Works

cc: List of Involved Agencies

### List of Involved Agencies

- FEMA Regional Office – Thomas Von Essen, Regional Administrator – One World Trade Center, 52 Floor – Mail Room, New York, New York 10007
  - Nassau County Department of Health – Lawrence E. Einstein, Commissioner – 200 County Seat Drive, Mineola, New York 11501
  - Nassau County Department of Public Works – Kenneth G Arnold, Commissioner – 1194 Prospect Avenue, Westbury, New York 11590-2723
  - Nassau County Planning Commission – Marty Glennon, Chairman – 1194 Prospect Avenue, Westbury, New York 11590-2723
  - Nassau County Sewage District – Kenneth G Arnold, Commissioner – 1194 Prospect Avenue, Westbury, New York 11590-2723
  - National Grid – Adam Yablonsky, 175 East Old Country Road, Hicksville, New York, 11801
  - New York American Water – Office of the President – 60 Brooklyn Avenue, Merrick, New York 11566
  - New York State Department of Environmental Conservation – Region 1 – Carrie Meek Gallagher, Regional Director – 50 Circle Road, Stony Brook, New York 11790-3409
  - PSEG Long Island – Edward M. Aldrich, Licensing and Permitting, Project Manager – 999 Stewart Avenue, Bethpage, New York 11714
  - Town of Hempstead Town Board – Hon. Laura A. Gillen, Supervisor – One Washington Street, Hempstead, New York 11550
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- United States Army Corps of Engineers – Office of Permit Administrator – 441 G Street NW, Washington, DC 20314-1000
  - Village of Cedarhurst Board of Trustees – Benjamin Weinstock, Mayor – 200 Cedarhurst Avenue, Cedarhurst, New York 11516
  - Village of Lawrence Planning Board – Gerry Castro, Deputy Village Administrator, 196 Central Avenue, Lawrence, New York 11559
  - Village of Woodsburgh Planning Board – Lee Israel, Mayor – 30 Piermont Avenue, Hewlett, New York 11557

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

<b>Name of Action or Project:</b> Proposed Subdivision of the Woodmere Club		
<b>Project Location (describe, and attach a general location map):</b> The Woodmere Club at 99 Meadow Drive, Woodmere, in the Town of Hempstead and Incorporated Villages of Lawrence and Woodsburgh, Nassau County, New York (see attached map)		
<b>Brief Description of Proposed Action (include purpose or need):</b>  The proposed action consists of subdivision of the 114.25±-acre Woodmere Club golf and country club property to create 285 single-family residential lots within an unincorporated portion of the Town of Hempstead, the Incorporated Village of Lawrence, and the Incorporated Village of Woodsburgh, Nassau County. The proposed residential lots are designed to adhere to the prevailing bulk and dimensional zoning regulations of the three respective municipalities. New roadways would provide access to the subdivision from Broadway to the northwest, Meadow Drive/Ivy Hill Road to the north and northeast, Keene Lane/Railroad Avenue to east, Rutherford Lane to the southeast, and Tulp Street to the southwest. Stormwater runoff from the proposed roadway rights-of-way throughout the subdivision will be managed through the creation of stormwater bioretention areas (some of which will involve the modification of existing ponds) that will accommodate runoff from a minimum eight-inch rainfall event, or, for select drainage areas, a minimum three-inch rainfall event with overflow into tidal wetlands at Woodmere Channel via existing outfalls. The proposed subdivision is expected to be served by New York American Water for potable water, Nassau County Sewage District and Lawrence Village Sewer for sanitary waste disposal, National Grid for natural gas (if utilized), and PSEG Long Island would provide electricity.		
<b>Name of Applicant/Sponsor:</b> WG Woodmere c/o Woodmere Country Club LLC	<b>Telephone:</b> See Project Contact	
	<b>E-Mail:</b> See Project Contact	
<b>Address:</b> 41 Bayard Street		
<b>City/PO:</b> New Brunswick	<b>State:</b> New Jersey	<b>Zip Code:</b> 08901
<b>Project Contact (if not same as sponsor; give name and title/role):</b> Christian Browne, Esq., Sahn Ward Coschignano PLLC, Attorney for Applicant	<b>Telephone:</b> (516) 228-1300	
	<b>E-Mail:</b> cbrowne@swc-law.com	
<b>Address:</b> 333 Earle Ovington Boulevard, Suite 601		
<b>City/PO:</b> Uniondale	<b>State:</b> New York	<b>Zip Code:</b> 11553
<b>Property Owner (if not same as sponsor):</b>	<b>Telephone:</b>	
	<b>E-Mail:</b>	
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See Attachment	
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"><li>• If Yes, complete sections C, F and G.</li><li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li></ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Long Island South Shore Estuary Reserve Comprehensive Management Plan	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): The Nassau County Open Space Plan identifies the subject property as a golf course.	

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Town of Hempstead - B Residence District; Village of Lawrence - Residence AA District; and Village of Woodsburgh - Residence 1A District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No  
If Yes,

i. What is the proposed new zoning for the site?

### C.4. Existing community services.

a. In what school district is the project site located? Lawrence Union Free School District and Hewlett-Woodmere Union Free School District

b. What police or other public protection forces serve the project site?

Nassau County Police Precinct 4

c. Which fire protection and emergency medical services serve the project site?

Lawrence-Cedarhurst Fire Department and Woodmere Fire Department

d. What parks serve the project site?

Project site is a private golf and country club. Several Town of Hempstead parks are nearby, including Cedarhurst Park approximately 2,000 feet west of the project site.

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential

b. a. Total acreage of the site of the proposed action? 114.25± acres

b. Total acreage to be physically disturbed? 108.25± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 114.25± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 285 residential lots (plus 5 lots for stormwater basins)

iv. Minimum and maximum proposed lot sizes? Minimum 6,000± sf Maximum 262,117± sf

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction:

TBD months

ii. If Yes:

• Total number of phases anticipated

N/A

• Anticipated commencement date of phase 1 (including demolition)

N/A month N/A year

• Anticipated completion date of final phase

N/A month N/A year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phasing for the construction of lots is to be determined and may depend upon the timing of subdivision approvals.

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	TBD	NA	NA	NA
At completion of all phases	285	NA	NA	NA

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span>	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

### D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;">*Excavation associated with the proposed action is not expected to require the exportation of material from the subject site. Additional excavation may occur in connection with the future development of the individual proposed lots, but cannot be accurately predicted.</span>	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Tidal wetlands associated with Woodmere Channel occur at or adjacent to the project site. Additionally, unnamed ponds and other wetlands are present within the overall site boundary. The on-site wetlands are proposed to be altered in connection with the establishment of bioretention areas for stormwater management. Additionally, other grading activities and roadway construction will occur within the adjacent area of</u>	

State-regulated tidal wetlands. It should be noted that a jurisdictional determination remains pending before the United States Army Corps of Engineers (USACE). Future activities may occur within individual proposed residential lots, which cannot be accurately predicted at this time. It is the design intent of the project to not decrease the area of wetlands on-site.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

See response (i) above.

iii. Will proposed action cause or result in disturbance to bottom sediments?

☒ Yes ☐ No

If Yes, describe: Disturbance may occur in connection with the alteration on-site unnamed ponds for the creation of stormwater bioretention areas.

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

Mitigation will be determined as lots are developed and permitting needs with regulatory agencies (NYSDEC and USACE) are evaluated.

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 94,050± gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: New York American Water
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No \*
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 85,500± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Bay Park Sewage Treatment Plant
- Name of district: Nassau County Sewage Disposal Districts # 1 and 2 and Lawrence Village Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No \*
- Is expansion of the district needed? ☐ Yes ☒ No

\*Formal consultation with service providers will take place to assess infrastructure needs and the provision of future services for the development of the proposed subdivision. It should be noted that the subject property is currently developed with a golf and country club, such that the water use and sewage generation would not be entirely new.



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
Future single-family homes within the subdivision will be connected to the proposed wastewater disposal and treatment system. Extensions within the subject property will be needed to reach the proposed residential lots.	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): N/A	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?            _____ Square feet or <u>14.9±</u> acres (impervious surface) Reflects proposed roadways only. Impervious surfaces within individual lots cannot be predicted at this time.            _____ Square feet or <u>114.3±</u> acres (parcel size)</li> <li>ii. Describe types of new point sources. Stormwater runoff will be created from new private roadways, new single-family residences, driveways, walkways, patios and other impervious surfaces.</li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</li> </ul>	
Stormwater runoff from subdivision roadways will be managed through the creation of bioretention areas in wetlands for recharge to groundwater. Overflow from selected bioretention areas will discharge into tidal wetlands via existing outfalls. Individual lots will manage stormwater needs as they are developed.	
• If to surface waters, identify receiving water bodies or wetlands: _____ Woodmere Channel	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) None</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Portable generators and heaters, and other construction equipment</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) None</li> </ul>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>			
If Yes: <ul style="list-style-type: none"> <li>i. Estimate methane generation in tons/year (metric): _____</li> <li>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</li> </ul>			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____ _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>			
If Yes: <div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input checked="" type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</li> <li>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ N/A</li> <li>iii. Parking spaces: Existing <u>75±**</u> Proposed <u>570±**</u> Net increase/decrease <u>+ 495±**</u></li> <li>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>The subdivision will create a new roadway system for access to the proposed lots. New roadways would extend from Broadway Meadow Drive/Ivy Hill Road, and Keene Lane/Railroad Avenue, Rutherford Lane, and Tulip Street.</u></li> </ul> </div> <div style="width: 20%;">           TBD. A Traffic Impact Study is being prepared under separate cover.         </div> </div>			
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>			
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No TBD</span>			
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>			
If Yes: <ul style="list-style-type: none"> <li>i. Estimate annual electricity demand during operation of the proposed action: _____</li> <li>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</li> <li>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">           i. During Construction:           <ul style="list-style-type: none"> <li>• Monday - Friday: _____ *See below</li> <li>• Saturday: _____ *See below</li> <li>• Sunday: _____ *See below</li> <li>• Holidays: _____ *See below</li> </ul> </td> <td style="width: 50%; vertical-align: top;">           ii. During Operations:           <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 - Residential Use</li> <li>• Saturday: _____ 24/7 - Residential Use</li> <li>• Sunday: _____ 24/7 - Residential Use</li> <li>• Holidays: _____ 24/7 - Residential Use</li> </ul> </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> <li>• Monday - Friday: _____ *See below</li> <li>• Saturday: _____ *See below</li> <li>• Sunday: _____ *See below</li> <li>• Holidays: _____ *See below</li> </ul>	ii. During Operations: <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 - Residential Use</li> <li>• Saturday: _____ 24/7 - Residential Use</li> <li>• Sunday: _____ 24/7 - Residential Use</li> <li>• Holidays: _____ 24/7 - Residential Use</li> </ul>
i. During Construction: <ul style="list-style-type: none"> <li>• Monday - Friday: _____ *See below</li> <li>• Saturday: _____ *See below</li> <li>• Sunday: _____ *See below</li> <li>• Holidays: _____ *See below</li> </ul>	ii. During Operations: <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 - Residential Use</li> <li>• Saturday: _____ 24/7 - Residential Use</li> <li>• Sunday: _____ 24/7 - Residential Use</li> <li>• Holidays: _____ 24/7 - Residential Use</li> </ul>		

\*Construction, including the build-out of the proposed residential lots, would be subject to the respective construction/noise ordinances of the Town of Hempstead, Village of Lawrence, and Village of Woodburgh.

\*\*Actual number of parking spaces will depend upon individual lot design. This estimate assumes a minimum of two spaces per proposed residential lot.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Ambient noise levels may be exceeded during construction. Construction of subdivision features and future buildings would be scheduled in accordance with the prevailing noise regulations for the respective municipality.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Locations of outdoor lighting fixtures are to be determined. Street lighting will meet the requirements of the respective municipality. Future fixtures at the proposed residential lots will be subject to the prevailing exterior lighting regulations for the respective municipality.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right; font-size: small;">TBD. Proposed individual residential lots may store heating fuel in small quantities.</span></p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right; font-size: small;">N/A (Residential Use)</span></p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right; font-size: small;">N/A (Residential Use)</span></p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

##### E.1. Land uses on and surrounding the project site

###### a. Existing land uses.

###### i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Recreational (Golf and Country Club)

###### ii. If mix of uses, generally describe:

###### b. Land uses and covertypes on the project site. \*

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.92±	14.90±	+7.98
• Forested	NA	NA	NA
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	104.95±	96.90±	-8.05
• Agricultural (includes active orchards, field, greenhouse etc.)	NA	NA	NA
• Surface water features (lakes, ponds, streams, rivers, etc.)	NA	NA	NA
• Wetlands (freshwater or tidal)	2.38±	2.45±	+0.07
• Non-vegetated (bare rock, earth or fill)	NA	NA	NA
• Other Describe: _____			

\*Land uses and cover types analyzed above are related only to development of subdivision roadways.

<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *</span></p> <p>i. If Yes: explain: <u>*Private country club</u></p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Identify Facilities:  <u>Gan Chamesh Education Center</u></p>	
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="padding-left: 20px;">• If yes, cite sources/documentation: _____</p> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 45%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: <u>N/A</u></p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 1,500± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Riverhead sandy loamy (RdB)	10±* %
Udipsamments, wet substratum (Ue)	84±* %
Urban land-Riverhead complex(UrA)	3±* %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 5± feet

e. Drainage status of project site soils: ☒ Well Drained: \_\_\_\_\_ 13±\* % of site  
☒ Moderately Well Drained: \_\_\_\_\_ 84±\* % of site  
☐ Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ 100 % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No\*\*

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name Unnamed existing ponds on golf course	Classification Unclassified
• Wetlands:	Name Woodmere Channel	Approximate Size 0.7± mile of channelfront
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
Woodmere Channel (Nitrogen/Pathogens)

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i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No  
If Yes:  
i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

\* A small portion (i.e., approximately two percent) of the project site contains water surface area, and therefore is excluded from these soil data responses. Numbers may not add due to rounding.

\*\* The subject property includes and abuts portions of Woodmere Channel, a tidal wetland regulated by the NYSDEC. A jurisdictional determination remains pending before the USACE with respect to wetland regulation.

<b>m. Identify the predominant wildlife species that occupy or use the project site:</b>		
<u>American Robin</u> <u>Herring Gull</u>	<u>Song Sparrow</u> <u>Eastern Gray Squirrel</u>	<u>Canada Goose</u>
<b>n. Does the project site contain a designated significant natural community?</b> <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes:		
<i>i. Describe the habitat/community (composition, function, and basis for designation):</i> _____ Low salt marsh, high salt marsh, salt panne		
<i>ii. Source(s) of description or evaluation:</i> <u>New York Nature Explorer</u>		
<i>iii. Extent of community/habitat:</i>		
<ul style="list-style-type: none"> <li>• Currently: _____ <u>121±</u> acres</li> <li>• Following completion of project as proposed: <u>TBD when lots constructed</u> acres</li> <li>• Gain or loss (indicate + or -): <u>TBD when lots constructed</u> acres</li> </ul>		
<b>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
Field surveys/habitat assessments have not been completed. Existing and historical records for the vicinity of the project site include the following plant wildlife and plant species: Yellow-crowned Night-Heron, Northern Long-eared Bat, Piping Plover, Red Knot, Roseate Tern, Sandplain Gerardia, Seabeach Amaranth, Prairie Wedgegrass, Swamp Lousewort, Swamp Sunflower, Velvety Bush Clover, High Salt Marsh, Low Salt Marsh, and Salt Panne, according to the New York Nature Explorer and USFWS IPaC. Habitat for some species listed in the records available are not present at the subject property.		
<b>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
According to the New York Nature Explorer and NYSDEC EAF Mapper, no records for rare or special concern species currently exist for the project site.		
<b>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If yes, give a brief description of how the proposed action may affect that use: _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
<b>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes, provide county plus district name/number: _____		
<b>b. Are agricultural lands consisting of highly productive soils present?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
<i>i. If Yes: acreage(s) on project site?</i> _____		
<i>ii. Source(s) of soil rating(s):</i> _____		
<b>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
<i>i. Nature of the natural landmark:</i> <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
<i>ii. Provide brief description of landmark, including values behind designation and approximate size/extent:</i> _____		
<b>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
<i>i. CEA name:</i> _____		
<i>ii. Basis for designation:</i> _____		
<i>iii. Designating agency and date:</i> _____		



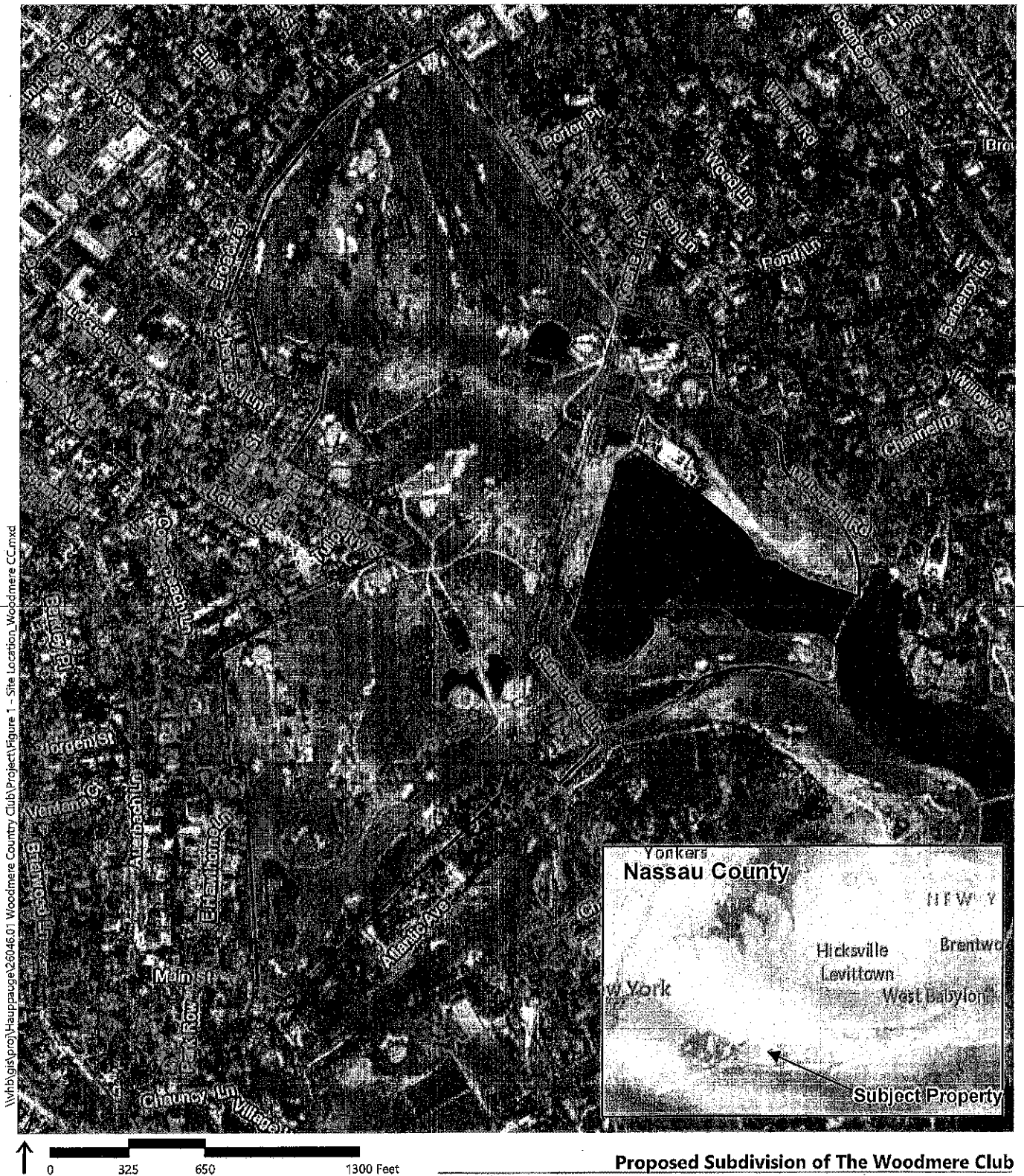


**Proposed Subdivision of the Woodmere Club**  
**99 Meadow Lane**  
**Town of Hempstead and the Incorporated Villages of Lawrence and Woodsburgh**  
**Nassau County, New York**  
**Part 1 – Environmental Assessment Form**

**Attachment**

**Page 2, B. Government Approvals:**

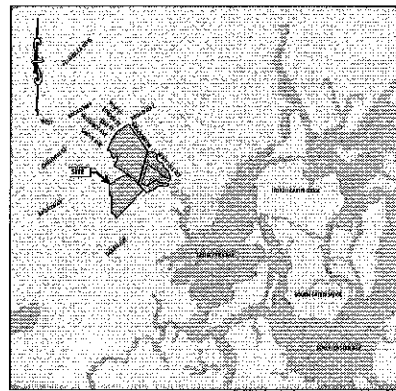
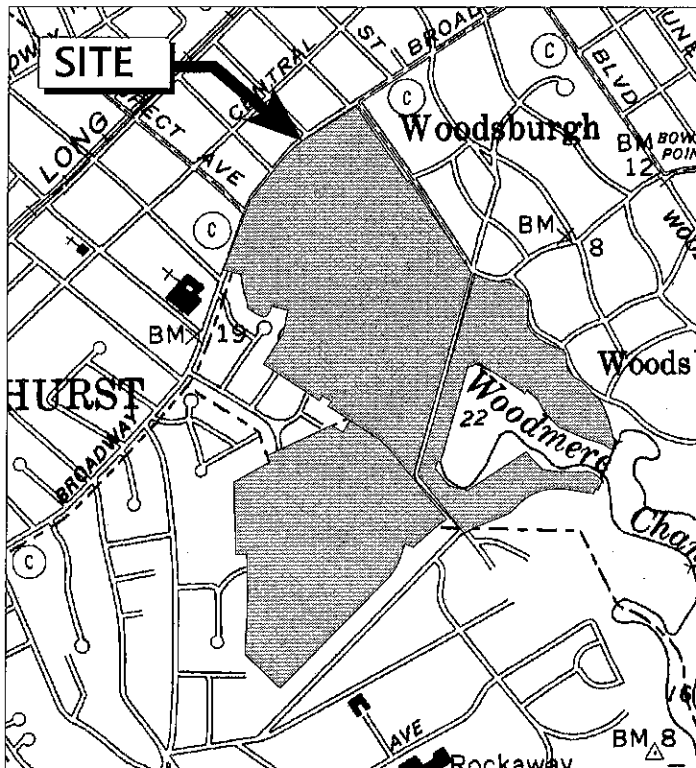
<b>Agency</b>	<b>Required Permit or Approval</b>
Village of Lawrence Planning Board	Subdivision
Village of Woodsburgh Planning Board	Subdivision
Village of Cedarhurst Board of Trustees	Subdivision
Town of Hempstead Town Board	Acceptance of Public Roads/Recharge Basins
Nassau County Planning Commission	Subdivision, 239m Referral
Nassau County Department of Public Works	239f Review
Nassau County Department of Health	Water Supply, Sanitary, Realty Subdivision
New York State Department of Environmental Conservation	Tidal Wetlands, 401 Water Quality Certification, SPDES General Permit GP-0-15-002
United States Army Corps of Engineers	Nationwide/Individual Permit(s) for Activities in Wetlands (Potential)
New York American Water	Water Supply



 Subject Property

### Proposed Subdivision of The Woodmere Club

99 Meadow Drive, Woodmere  
Town of Hempstead and the  
Villages of Lawrence and Woodsburgh  
Nassau County, New York

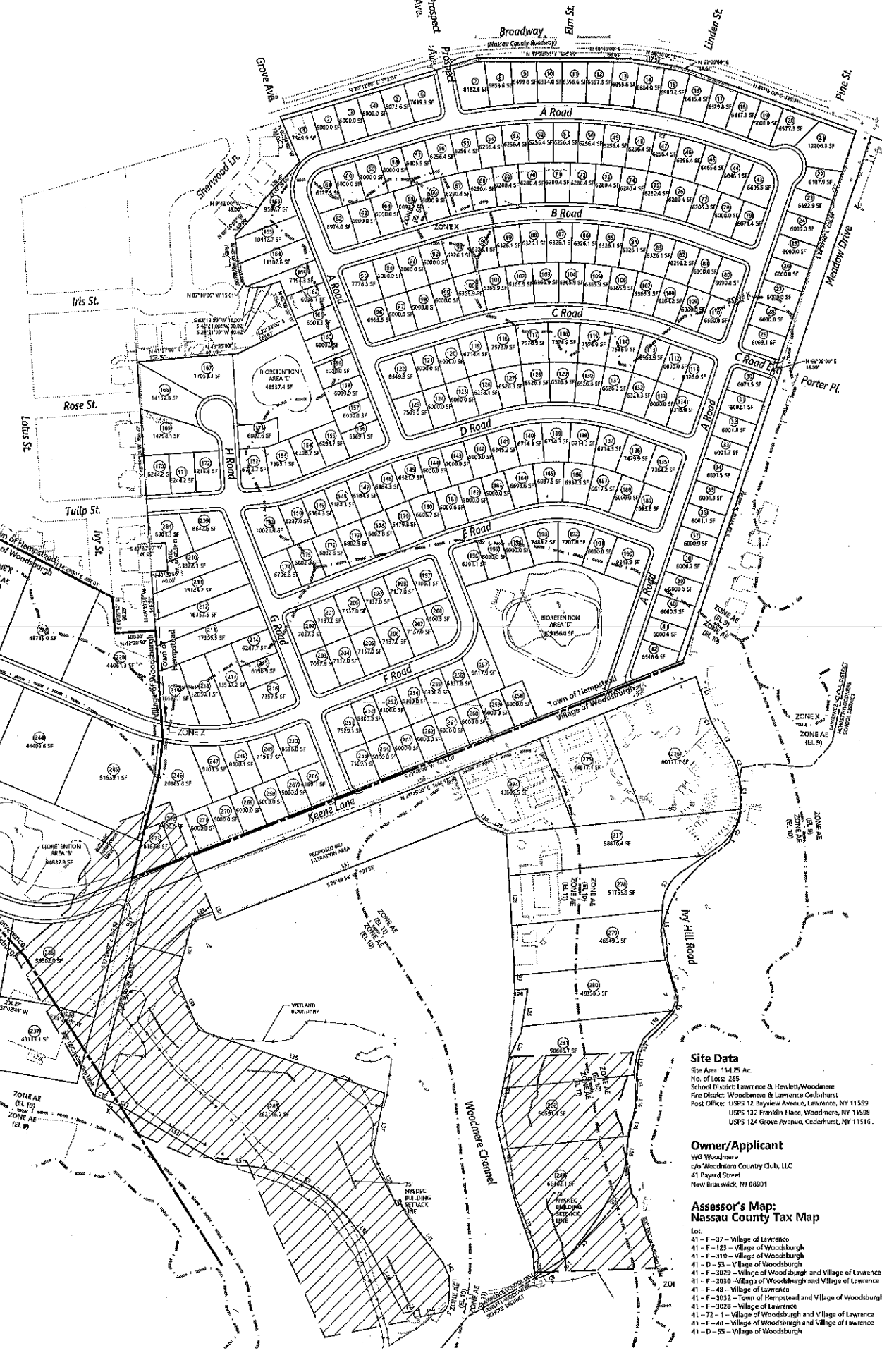
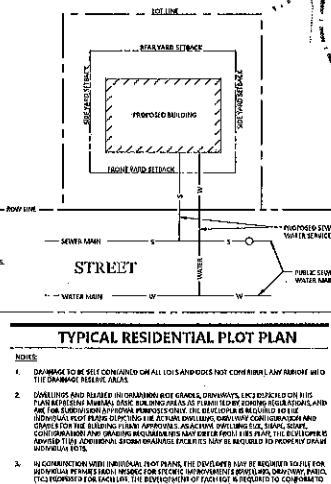
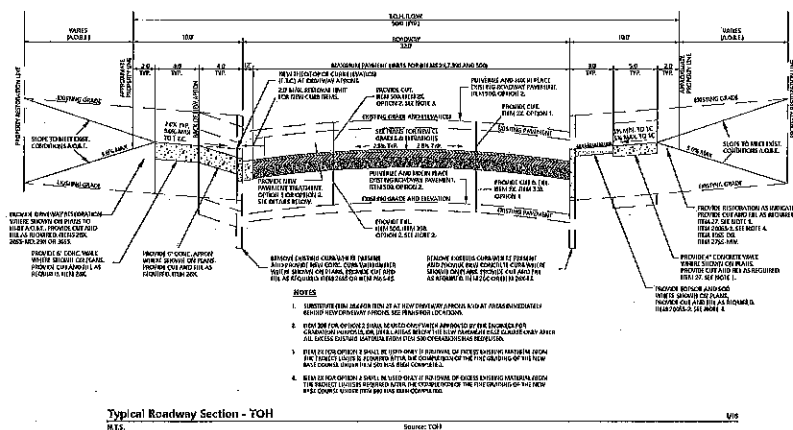


**Property Line Data**

Line	Bearing	Distance
1	S 45° 33' 00" E	50.00
2	S 15° 33' 00" E	100.00
3	S 15° 33' 00" E	100.00
4	S 15° 33' 00" E	100.00
5	S 15° 33' 00" E	100.00
6	S 15° 33' 00" E	100.00
7	S 15° 33' 00" E	100.00
8	S 15° 33' 00" E	100.00
9	S 15° 33' 00" E	100.00
10	S 15° 33' 00" E	100.00
11	S 15° 33' 00" E	100.00
12	S 15° 33' 00" E	100.00
13	S 15° 33' 00" E	100.00
14	S 15° 33' 00" E	100.00
15	S 15° 33' 00" E	100.00
16	S 15° 33' 00" E	100.00
17	S 15° 33' 00" E	100.00
18	S 15° 33' 00" E	100.00
19	S 15° 33' 00" E	100.00
20	S 15° 33' 00" E	100.00
21	S 15° 33' 00" E	100.00
22	S 15° 33' 00" E	100.00
23	S 15° 33' 00" E	100.00
24	S 15° 33' 00" E	100.00
25	S 15° 33' 00" E	100.00
26	S 15° 33' 00" E	100.00
27	S 15° 33' 00" E	100.00
28	S 15° 33' 00" E	100.00
29	S 15° 33' 00" E	100.00
30	S 15° 33' 00" E	100.00
31	S 15° 33' 00" E	100.00
32	S 15° 33' 00" E	100.00
33	S 15° 33' 00" E	100.00
34	S 15° 33' 00" E	100.00
35	S 15° 33' 00" E	100.00
36	S 15° 33' 00" E	100.00
37	S 15° 33' 00" E	100.00
38	S 15° 33' 00" E	100.00
39	S 15° 33' 00" E	100.00
40	S 15° 33' 00" E	100.00
41	S 15° 33' 00" E	100.00
42	S 15° 33' 00" E	100.00
43	S 15° 33' 00" E	100.00
44	S 15° 33' 00" E	100.00
45	S 15° 33' 00" E	100.00
46	S 15° 33' 00" E	100.00
47	S 15° 33' 00" E	100.00
48	S 15° 33' 00" E	100.00
49	S 15° 33' 00" E	100.00
50	S 15° 33' 00" E	100.00
51	S 15° 33' 00" E	100.00
52	S 15° 33' 00" E	100.00
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95	S 15° 33' 00" E	100.00
96	S 15° 33' 00" E	100.00
97	S 15° 33' 00" E	100.00
98	S 15° 33' 00" E	100.00
99	S 15° 33' 00" E	100.00
100	S 15° 33' 00" E	100.00

**Property Line Curve Data**

Curve	Radius	Chord Length	Chord Bearing	Chord
1	100.00	100.00	S 45° 33' 00" E	50.00
2	100.00	100.00	S 15° 33' 00" E	100.00
3	100.00	100.00	S 15° 33' 00" E	100.00
4	100.00	100.00	S 15° 33' 00" E	100.00
5	100.00	100.00	S 15° 33' 00" E	100.00
6	100.00	100.00	S 15° 33' 00" E	100.00
7	100.00	100.00	S 15° 33' 00" E	100.00
8	100.00	100.00	S 15° 33' 00" E	100.00
9	100.00	100.00	S 15° 33' 00" E	100.00
10	100.00	100.00	S 15° 33' 00" E	100.00
11	100.00	100.00	S 15° 33' 00" E	100.00
12	100.00	100.00	S 15° 33' 00" E	100.00
13	100.00	100.00	S 15° 33' 00" E	100.00
14	100.00	100.00	S 15° 33' 00" E	100.00
15	100.00	100.00	S 15° 33' 00" E	100.00
16	100.00	100.00	S 15° 33' 00" E	100.00
17	100.00	100.00	S 15° 33' 00" E	100.00
18	100.00	100.00	S 15° 33' 00" E	100.00
19	100.00	100.00	S 15° 33' 00" E	100.00
20	100.00	100.00	S 15° 33' 00" E	100.00
21	100.00	100.00	S 15° 33' 00" E	100.00
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23	100.00	100.00	S 15° 33' 00" E	100.00
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97	100.00	100.00	S 15° 33' 00" E	100.00
98	100.00	100.00	S 15° 33' 00" E	100.00
99	100.00	100.00	S 15° 33' 00" E	100.00
100	100.00	100.00	S 15° 33' 00" E	100.00



**Site Data**  
Site Area: 114.25 AC  
No. of Lots: 255  
School District: Lawrence & Hempstead/Woodmere  
Fire District: Woodhams & Lawrence/Cosham  
Post Office: USPS 12 Bayview Avenue, Lawrence, NY 11559  
USPS 122 Franklin Place, Woodhams, NY 11558  
USPS 124 Grove Avenue, Cedarhurst, NY 11516

**Owner/Applicant**  
WG Woodmere  
c/o Woodhams Country Club, LLC  
41 Bayview Avenue  
New Brunswick, NJ 08901

**Assessor's Map:**  
Nassau County Tax Map  
Lot:  
41 - F-37 - Village of Lawrence  
41 - F-123 - Village of Woodhams  
41 - F-310 - Village of Woodhams  
41 - D-53 - Village of Woodhams  
41 - F-3020 - Village of Woodhams and Village of Lawrence  
41 - F-3030 - Village of Woodhams and Village of Lawrence  
41 - F-48 - Village of Lawrence  
41 - F-3032 - Town of Hempstead and Village of Woodhams  
41 - F-3038 - Village of Lawrence  
41 - F-172 - Village of Woodhams and Village of Lawrence  
41 - F-40 - Village of Woodhams and Village of Lawrence  
41 - D-55 - Village of Woodhams