

**Nassau County Planning Commission
RESOLUTION**

NCPC File #1997-P-1 Map of Willow View Estates

**Designation of Lead Agency, Classification of Action and Determination of Significance, Pursuant to the State
Environmental Quality Review Act (SEQRA)**

WG Woodmere LLC, LH Barick LLC and SG Barick LLC – Map of Willow View Estates

WHEREAS, the applicants/owners (“Applicants/Owners”) WG Woodmere LLC, LH Barick LLC and SG Barick LLC have proposed to subdivide the 114.25-acre Woodmere Club (golf and country club) into 285 single-family lots, together with the development of other related improvements including but not limited to new roadways and stormwater bioretention areas; and

WHEREAS, the property is known on the Nassau County Land & Tax Map as Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-330 and 3032, Section 41, Block D, Lots 53 and 55, and Section 41, Block 72, Lot 1; and

WHEREAS, the action requires Subdivision approval from the Nassau County Planning Commission (“Commission”) as well as other discretionary approvals from other local, County, and State involved agencies (the “Involved Agencies”); and

WHEREAS, on January 31, 2019, the Commission commenced a coordinated review under SEQR and caused to be circulated to all identified Involved Agencies the Full Environmental Assessment Form (“Full EAF”), with attachments, and by providing notice to all identified Involved Agencies that the Commission intended to act as the SEQR Lead Agency for this action; and

WHEREAS, the Commission did not receive any objections from Involved Agencies with respect to the Commission acting as the SEQR lead agency for this action within the time frames provided by 6 NYCRR 617(b)(3); and

WHEREAS, in determining whether the action may have a significant adverse impact on the environment, the Commission has compared the impacts that may reasonably be expected to result from the proposed action with the criteria for determining significance set forth in 6 NYCRR 617.7(c); and

WHEREAS, the Commission has thoroughly analyzed and identified the relevant areas of environmental concern based upon preparation of the Full EAF including Parts 1 and 2 in determining if the action may have a significant adverse impact on the environment; and

WHEREAS, after reviewing the proposed Subdivision Plan, Full EAF with attachments, and Criteria for Determining Significance in 6 NYCRR 617.7(c), the Commission finds that the action may have the potential for one or more significant adverse impacts upon the environment as described in the attached Positive Declaration, and has determined that a Draft Environmental Impact Statement (“DEIS”) shall be prepared by the Applicants/Owners in accordance with SEQR.

NOW, THEREFORE, BE IT RESOLVED, on March 7, 2019, having not received any objections, the Commission declares itself Lead Agency for the SEQR review and classifies the that proposed action as Type I; and

BE IT FURTHER RESOLVED that the Commission adopts the attached Positive Declaration prepared in accordance with Article 8 of the Environmental Conservation Law and requires the Applicants/Owners to prepare a DEIS; and

BE IT FURTHER RESOLVED that the Commission will conduct public scoping pursuant to 6 NYCRR 617.8 with the applicant directed to submit a draft scoping document in accordance with 6 NYCRR 617.8(b) of the SEQR Regulations; and

BE IT FURTHER RESOLVED that, once the applicant has submitted a draft scoping document, the Commission will provide an opportunity for public participation through a public scoping session and a written public comment period, to be noticed to the public in accordance with all applicable regulations; and

BE IT FURTHER RESOLVED that the Positive Declaration shall be filed and published as required by 6 NYCRR 617.12

The foregoing resolution was voted upon with members voting as follows:

Marty Glennon, Chair	Excused
Jeffrey H. Greenfield, Vice-Chair	Aye
Leonard Shapiro, 2 nd Vice-Chair	Excused
Neal Lewis, 3 rd Vice-Chair	Aye
Jerome Blue	Aye
Ronald Ellerbe	Aye
Rick Shaper	Excused
Lisa Warren	Aye

The Vice-Chairman declared the resolution duly adopted on March 7, 2019.

Adopted: March 7, 2019

) SS:

COUNTY OF NASSAU)

I, Sean Sallie, *Deputy Commissioner* of the Nassau County Planning Commission, do hereby certify that the resolution herein was passed by the concurring affirmative vote of the Planning Commission of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand, this 15 day of March in the year 2019.

Sean Sallie

Deputy Commissioner

NASSAU COUNTY PLANNING COMMISSION