

Laura Curran  
*County Executive*

Kenneth G. Arnold  
*Commissioner*

Sean E. Sallie  
*Deputy Commissioner*



## Nassau County Department of Public Works Planning Commission

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Marty Glennon  
*Chair*  
Jeffrey H. Greenfield  
*Vice-Chair*  
Leonard Shapiro  
*2<sup>nd</sup> Vice-Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice-Chair*  
Jerome Blue  
Ronald J. Ellerbe  
Rick Shaper  
Lisa Warren

May 30, 2019

Christian Browne, Esq.  
Sahn Ward Coshignano  
333 Earle Ovington Blvd, Suite 601  
Uniondale, New York 11553

**Re: NCPC File No. 1997-P-1**

**Map of "Willow View Estates"**  
**Woodmere, Town of Hempstead, Village of Lawrence and**  
**Village of Woodsburgh**  
Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-3030, & 3032  
Section 41, Block D, Lots 53 & 55  
Section 41, Block 72, Lot 1

Dear Mr. Browne:

On March 30, 2019, the Nassau County Planning Commission Acknowledged Receipt of Draft Scope, Opened Public Comment Period and Set Public Scoping Hearing Date, Pursuant to SEQRA for the above-named subdivision.

If you have any questions, please contact our office at (516) 571-9484.

Sincerely,

A handwritten signature in black ink, appearing to read "John Perrakis".

John Perrakis  
Planner II

**Nassau County Planning Commission  
RESOLUTION**

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

**Acknowledge Receipt of Draft DEIS Scope, Open Public Comment Period and Schedule Public Scoping Hearing  
Date, 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 had commenced a coordinated review under SEQR and circulated to all identified Involved Agencies the Full Environmental Assessment Form (“Full EAF”), with attachments, and provided 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 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 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**, on March 7, 2019, having not received any objections, the Commission declared itself Lead Agency for the SEQR review and classified the proposed action as Type I; and

**WHEREAS**, on March 7, 2019, after reviewing the proposed Subdivision Plan, Full EAF with attachments, and Criteria for Determining Significance in 6 NYCRR 617.7(c), the Commission found that the action may have the potential for one or more significant adverse impacts upon the environment, and issued a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement (“DEIS”) by the Applicants/Owners in accordance with SEQR; and,

**WHEREAS**, the Applicant submitted a draft DEIS scope to the Commission on April 22<sup>nd</sup>, 2019.

**NOW THEREFORE BE IT RSOLOVED**, the Commission hereby commences the public comment period on the draft EIS scope for a period ending at the close of business on July 15, 2019; and

**BE IT FURTHER RESOLVED**, a public scoping comment hearing will take place on June 26<sup>th</sup>, 2019 beginning at 6pm at the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, NY 11501.

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

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

The Chairman declared the resolution duly adopted on May 30, 2019.

**Adopted: May 30, 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 5 day of June in the year 2019.

## Sean Sallie

Deputy Commissioner

NASSAU COUNTY PLANNING COMMISSION