

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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October 2, 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 September 26, 2019, the Nassau County Planning Commission Adopted the Final Scope for Draft Environmental Impact Statement (DEIS) 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

Application to Adopt Final Scope 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 SEQRA 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 SEQRA 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 SEQRA 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 SEQRA 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 SEQRA; and,

WHEREAS, the Applicant submitted a draft DEIS scope to the Commission on April 22nd, 2019.

WHEREAS, the Commission hereby commenced the public comment period on the draft EIS scope for a period ending at the close of business on July 15, 2019; and

WHEREAS, a public scoping comment hearing was held on June 26th, 2019 beginning at 6pm at the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, NY 11501; and

WHEREAS, on June 26, 2019, at the public scoping comment hearing, multiple requests were made to extend the public scoping period; and

WHEREAS, on July 11, 2019, the Commission extended the public scoping comment period by thirty (30) days to August 14, 2019; and

WHEREAS, the Commission accepted written comments on the draft EIS scope through and including August 14, 2019; and

WHEREAS, the Commission has considered the comments made at the scoping session and submitted in writing on the draft EIS scope; and

WHEREAS, the Commission has reviewed the proposed final EIS scope ("Final Scope") for the Proposed Action which has been prepared on behalf of the Commission by the Commission's Staff; and

WHEREAS, the Commission has considered the Final Scope, those oral comments made at the scoping session, those written comments submitted during the scoping process, and other advice, information and impressions available to them;

NOW THEREFORE BE IT RESOLVED, the Commission acting as Lead Agency for the Proposed Action adopts the Final Scope for preparation of the DEIS for the Proposed Action.

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

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

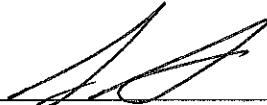
The Chairman declared the resolution duly adopted on September 26, 2019.

NCPC File Number 1997-P-1
Adopted: September 26, 2019

STATE OF NEW YORK)
) 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 2 day of October in the year 2019.



Sean Sallie
Deputy Commissioner
NASSAU COUNTY PLANNING COMMISSION