

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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May 15, 2020

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 May 14, 2020, the Nassau County Planning Commission accepted the Draft Environmental Impact Statement for public review pursuant to SEQRA for the above-named subdivision.

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

Sincerely,

John Perrakis
Planner II

**Nassau County Planning Commission
RESOLUTION**

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

**Acceptance of Draft Environmental Impact Statement (DEIS) 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 WG Woodmere LLC, LH Barick LLC and SG Barick LLC (“Applicants”) have proposed to subdivide the 116.72-acre Woodmere Club (golf and country club) into 284 single-family lots, together with the development of other related improvements including but not limited to new roadways and stormwater bioretention areas (the “Project” or “Action”); and

WHEREAS, the property is known on the Nassau County Land & Tax Map as Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-3030 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 (the “Commission”) as well as other discretionary approvals from certain local, County and State involved agencies (the “Involved Agencies”); and

WHEREAS, on January 31, 2019, the Commission commenced a coordinated review under the State Environmental Quality Review Act (“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 (the “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 Lead Agency for this Action within the time frames provided by 6 NYCRR 617.6(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 in accordance with SEQR; and

WHEREAS, the Applicants submitted a DEIS scope to the Commission on April 22nd, 2019; and

WHEREAS, the Commission then commenced the public comment period on the DEIS 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 at the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, NY 11501; and

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

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

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

WHEREAS, the Commission considered the oral comments made at the scoping session and any comments submitted in writing on the DEIS scope; and

WHEREAS, the Commission reviewed the proposed final DEIS scope ("Final Scope") for the Action which had been prepared on behalf of the Commission by the Nassau County Division of Planning ("Division of Planning"); and

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

WHEREAS, on September 26, 2019, the Commission, acting as Lead Agency for the Action, adopted the Final Scope for preparation of the DEIS for the Action; and

WHEREAS, on December 6, 2019, the Applicants submitted a DEIS, prepared by the Applicants' consultant, VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB"), and

WHEREAS, the DEIS was circulated for review to the Commission and the Nassau County Department of Public Works ("NCDPW") technical staff for review of completeness; and

WHEREAS, the Division of Planning prepared a Memorandum to the NCPC recommending that revisions be made to the DEIS; and

WHEREAS, on January 30, 2020, the Commission acting as Lead Agency for the Proposed Action determined the DEIS was not complete and inadequate for public review and adopted the Memorandum prepared by the Division of Planning; and

WHEREAS, on February 26, 2020, the Applicants submitted a Revised Proposed DEIS ("1st Revised DEIS"), prepared by VHB; and

WHEREAS, the Division of Planning distributed the 1st Revised DEIS to the Commission and NCDPW technical staff for review of completeness; and

WHEREAS, the Division of Planning prepared a Memorandum to the NCPC recommending revisions be made to the DEIS; and

WHEREAS, on March 12, 2020, the Commission determined the 1st Revised DEIS was not complete and inadequate for public review; and

WHEREAS, the Applicants submitted the 2nd Revised Proposed DEIS ("2nd Revised DEIS") prepared by VHB to the Commission on April 13, 2020; and

WHEREAS, the Division of Planning distributed the 2nd Revised DEIS to the Commission and NCDPW technical staff for review of completeness; and

WHEREAS, the Division of Planning prepared a Memorandum to the NCPC recommending that the Commission accept the DEIS as complete and adequate for public review; and

WHEREAS, the New York State Governor declared a State disaster emergency due to the COVID-19 pandemic on March 7, 2020, and subsequently issued Executive Orders (202.1, 202.3, 202.4, 202.6, 202.7, 202.8, 202.10, 202.13, 202.14, 202.15, and 202.18) (the “Executive Orders”) restricting public and private businesses and requiring the postponement or cancellation of non-essential gatherings; and

WHEREAS, the County Executive of the County of Nassau issued a Declaration of Local State of Emergency on March 13, 2020 (the “County State of Emergency”) and the Nassau County Commissioner of Health also issued a Declaration of Imminent Public Health Threat due to COVID-19 (the Executive Orders and County State of Emergency are hereby collectively referred to as the “Social Distancing Prohibitions”).

NOW THEREFORE BE IT RESOLVED, the Commission acting as Lead Agency for the Proposed Action accepts the DEIS as complete and adequate for public review and comment in reference to the Project; and it is further

RESOLVED, that the Division of Planning is hereby directed to prepare, file, and publish a notice of completion of the DEIS in accordance with the requirements set forth in 6 NYCRR 617.12; and it is further

RESOLVED, that given the State disaster emergency due to the COVID-19 pandemic and the Social Distancing Prohibitions, the Division of Planning is directed not to permit in-person review of the DEIS at this time; and it is further

RESOLVED, that the Division of Planning is directed to make the DEIS available to the public on the Commission’s website at <https://www.nassaucountyny.gov/2856/Planning-Department> and it is further

RESOLVED, that the Commission has considered the degree of interest in the action shown by the public and Involved Agencies; whether substantive or significant adverse environmental impacts have been identified; the adequacy of the mitigation measures and alternatives proposed; and the extent to which a public hearing can aid the agency decision-making processes by providing a forum for, or an efficient mechanism for the collection of, public comment; and it is further

RESOLVED, that the Commission determines that it shall conduct a public hearing on the environmental impacts of the Action pursuant to SEQRA; and it is further

RESOLVED, that given the State disaster emergency due to the COVID-19 pandemic and the Social Distancing Prohibitions, the public hearing will not be conducted at this time and will be conducted and separately noticed at a later date; and it is further

RESOLVED, that a public hearing pursuant to section 1610 of the Nassau County Charter shall be held simultaneously with the above SEQRA public hearing at a time, date and place to be determined after the Social Distancing Prohibitions have been lifted.

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

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

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| 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 | Excused |
| Rick Shaper | Aye |
| Lisa Warren | Aye |

The Chairman declared the resolution duly adopted on May 14, 2020.

Adopted: May 14, 2020

) **SS:**

COUNTY OF NASSAU)

IN WITNESS WHEREOF, I have hereunto set my hand, this 15th day of May in the year 2020.



Sean Sallie
Deputy Commissioner
NASSAU COUNTY PLANNING COMMISSION