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Deputy Commissioner



Nassau County Department of Public Works Planning Commission

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1194 Prospect Avenue
Westbury, New York 11590-2923
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March 13, 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 March 12, 2020, the Nassau County Planning Commission determined the 1st Revised Draft Environmental Impact Statement (DEIS), Dated February 2020, was not complete or adequate 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,

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

John Ferrakis
Planner II

**Nassau County Planning Commission
RESOLUTION**

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

Application to Determine Completeness and Adequacy of 1st Revised Draft Environmental Impact Statement (DEIS), Dated February 2020, 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 284 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, 3028-3030 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 (“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 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 22nd, 2019.

WHEREAS, the Commission then 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 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, 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 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 ("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; and

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

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

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

WHEREAS, Staff prepared a Memorandum to the NCPC recommending 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 is not adequate for public review and adopted the Memorandum prepared by Staff;

WHEREAS, on February 26, 2020, the Applicants submitted a Revised Draft Environmental Impact Statement ("1st Revised DEIS"), prepared by the Applicants consultant, VHB Engineering, Surveying and Landscape Architecture, P.C., and

WHEREAS, staff distributed the 1st Revised DEIS to the NCPC and the Nassau County Department of Public Works ("NCDPW") technical staff for review of completeness; and

WHEREAS, Staff prepared a Memorandum to the NCPC recommending revisions be made to the 1st Revised DEIS; and

NOW THEREFORE BE IT RESOLVED, on March 12, 2020, the Commission acting as Lead Agency for the Proposed Action determined the 1st Revised DEIS is not adequate for public review and adopted the Memorandum prepared by Staff (attached hereto).

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

Marty Glennon, Chair Aye

Jeffrey H. Greenfield, Vice-Chair Aye

Leonard Shapiro, 2nd Vice-Chair Aye

Neal Lewis, 3rd Vice-Chair Aye

Jerome Blue Aye

Ronald Ellerbe Aye

Rick Shaper Excused

Lisa Warren Excused

The Chairman declared the resolution duly adopted on March 12, 2020.

NCPC File Number 1997-P-1
Adopted: March 12, 2020

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 13th day of MARCH in the year 2020.



Sean Sallie

Deputy Commissioner

NASSAU COUNTY PLANNING COMMISSION

Laura Curran
County Executive

Kenneth G. Arnold
Commissioner

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MEMORANDUM

TO: Nassau County Planning Commission

FROM: Sean Sallie, Deputy Commissioner, NCDPW

SUBJECT: Willow View Estates, 99 Meadow Drive, Woodmere Golf Club, Woodmere, Town of Hempstead, Village of Lawrence and Village of Woodsburgh, Nassau County, New York; Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-3030, 3032; Section 41, Block D, Lots 53 and 55; and Section 41, Block 72, Lot1:
Review of Applicant's 1st Revised DEIS Submission, dated February 2020

DATE: March 12, 2020

At the request of the Nassau County Planning Commission (NCPC), Staff has assisted with reviewing the 1st Revised preliminary DEIS submission (for simplicity, referred to below as the "Revised DEIS") prepared by the Applicant in the above referend proposed action, which was submitted by VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB, consultant to the Applicant) on February 26, 2020. The Revised DEIS consists of three volumes: Volume 1 contains the DEIS text and Appendices A-B; Volume 2 contains Appendices C-D; Volume 3 contains Appendices E-P. The purpose of Staff's review was to advise the NCPC in determining whether the Revised DEIS is adequate with respect to scope and content for the purpose of commencing public review, pursuant to 6 NYCRR §617.9(a)(2) of the implementing regulations of the State Environmental Quality Review Act (SEQRA).

Based on the findings of our review, Staff recommends that the NCPC not accept the Revised DEIS as complete or adequate for the purposes of SEQRA. More particularly, there are a number of specific items, as identified below, which Staff believes should be addressed before the Revised DEIS is considered for acceptance by the NCPC and, ultimately, presented for public review. Staff further recommends that NCPC require that revisions be made to the Revised DEIS in order to address the issues and questions identified herein before review under SEQRA is resumed. Pursuant to 6 NYCRR §617.9(a)(2)(i), this determination must be issued in writing to the applicant.

DEIS MAIN TEXT (Volume I)

1. Section 2.8 (Table 3): Add the following Agency/permit approval to list:
 - a. Town of Hempstead Building Department – Floodplain Development Permit (Article XXXIV)
 - b. Village of Lawrence Building Department – Floodplain Development Permit (Chapter 94)
 - c. Village of Woodsburgh Building Department – Floodplain Development Permit (Chapter 77)

2. Section 3.12.2 (*Climate Change*): Reference Tables 33-35. Add additional footnotes detailing data source information ("Energy Consumption by Fuel Source, Total Energy Consumption, Total CO₂e Production).

Add CO₂e Production column to Table 35.

Add "Total CO₂e Production in 2030" column to Table 34. New York State mandates/policy for shift in utility energy sourcing from fossil fuel generated to renewables (particularly wind and solar) will change the utility energy purchase portfolio over the next decade and beyond. Using available capital plans and policy from the applicable utility companies/agencies, project CO₂ emissions from utility-provided electricity for the year 2030 (this projection would assume a greater share of renewable energy in the utility's energy sourcing).

3. Section 3.2 (*Water Resources and Floodplains*): NCDPW drainage requirements are applicable to the entire subdivision, not just lots fronting on Broadway. Revise Stormwater section accordingly.
4. Section 3.7 (*Transportation*): Revised DEIS includes five sentences on existing signage. Draft states that an "inventory of study-area traffic controls was conducted;" however, no data regarding any inventory was provided.
5. Section 3.7 (*Transportation*): Observations of entering and exiting (ingress and egress) traffic was documented at the existing site access points of The Woodmere Club for two 12-hour periods, not two 24-hour periods.
6. Section 4 (*Reasonable Alternatives to be Considered*): Provide a revised alternative subdivision map for Alternative 2 (cluster subdivision) that incorporates reduced lot sizes and contiguous open space. Label area reserved for Open Space.