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Deputy Commissioner

Nassau County Department of Public Works Planning Commission

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1194 Prospect Avenue
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January 31, 2020

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

Re: NCPC File No. 1997-P-1

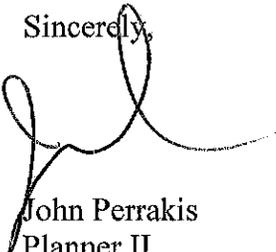
Map of "Willow View Estates"
Woodmere, Town of Hempstead, Village of Lawrence and
Village of Woodsburgh
Section 41, Block F, Lots 37, 40, 48, 123, 310, 3028-3030, & 3032
Section 41, Block D, Lots 53 & 55
Section 41, Block 72, Lot 1

Dear Mr. Browne:

On January 30, 2020, the Nassau County Planning Commission determined the Draft Environmental Impact Statement (DEIS) 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,



John Perrakis
Planner II

**Nassau County Planning Commission
RESOLUTION**

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

**Application to Determine Completeness and Adequacy 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 (“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

NOW THEREFORE BE IT RESOLVED, 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.

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 January 30, 2019.

NCPC File Number 1997-P-1
Adopted: January 30, 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 20th day of February in the year 2020.



Sean Sallie
Deputy Commissioner
NASSAU COUNTY PLANNING COMMISSION

Laura Curran
County Executive

Kenneth G. Arnold
Commissioner

Sean E. Sallie
Deputy 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 Initial DEIS Submission, dated December 2019

DATE: January 30, 2020

At the request of the Nassau County Planning Commission (NCPC), Staff has assisted with reviewing the December 2019 preliminary DEIS submission (for simplicity, referred to below as the "DEIS") prepared by the Applicant in the above referend proposed action, which was transmitted on December 6, 2019 from VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB, consultant to the Applicant). The 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 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 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 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 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.

FINAL SCOPE

1. Page 6 (*Physical Alteration of Land*) - makes general reference to Erosion Control methods. Reference should state that a separate Erosion and Sediment Control Plan will be included in the full subdivision plan set. The preliminary map of Willow View Estates plan submittal included in this package (VHB 11/15/18) does not include this document.

2. Page 6 (*Surface Water, Flood Plains, Stormwater and Groundwater Resources*) - makes reference to existing stormwater management facilities. As previously outlined in the Draft Scope comments (transmitted 5/9/19), there are existing precast stormwater treatment devices that were installed by Nassau County (2007) that should be referenced. These existing facilities should be incorporated into the future scope of the development and provisions made for their maintenance.

DEIS MAIN TEXT (Volume I)

1. Section 1.1.1 (*Description of the Proposed Action*) Describe the lots that fall in multiple municipalities. Need to reference in narrative.
2. Section 1.1.5 (*List of Required Permits/Approval*) Nassau County Planning Commission – 239 n Referral is required pursuant to GML. Nassau County Department of Health – Pursuant to New York State Public Health Law requires Realty Subdivision Approval.
3. Section 1.2.2 (*Water Resources and Floodplains*) NYSDEC would be required to review the Stormwater Management Plan.
4. Section 1.2.12 (*Climate Change*) Confirm minimum elevation for roadway profile. Though parts of the subject property exist within the 100-year floodplain, residences in the portion of the subject property would be constructed in accordance with all pertinent flood plan standards. Are you accounting for sea level rise? Confirm that sea level rise is accounted for in the limits of the 100-year flood plain.
5. Section 1.3 (*Comparison of Alternatives*) why is traffic generation for alternative 3 blank?
6. Section 2.1 (*Introduction*) No mention of Keene Lane as a major roadway into/out of the village of Woodsburgh.
7. Section 2.1.2 (*Zoning*) under number of proposed lots in table 1, some lots are located within two municipalities. Table needs to be updated to reflect.
8. Section 3.2 (*Water Resources and Floodplains*) Reference NCDPW drainage requirements over the entire subdivision. Analyze how to meet our requirements vs the proposed design.
9. Section 3.2 (*Table 9*) Include in the narrative all local municipality drainage requirements for residential lots.
10. Section 3.6 (*Recreational opportunities and Open Space*) The proposed conventional subdivision does not incorporate buffers or the provision of any public open space within the subdivision. No mitigation measures are provided for loss of open space with the development of the golf course. Open space is required pursuant section III.D in the 2009 Nassau County Subdivision Regulations, and by the Town of Hempstead’s Map Committee (3% of subject property or cash in lieu).
11. Section 3.7 (*Transportation*) The description of existing roadway features did not include any information regarding signage.

12. 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.
13. Section 3.10 (*Zoning, Land Use and Community Character*) The DEIS does not account for the final Woodsburgh Vision Plan which has been completed and adopted by the Village. The DEIS should account for the Vision Plan's discussion on the zoning proposals for the Woodmere Country Club which differs from the proposed subdivision.
14. Section 3.12.2 (*Alternative Technologies*) Compare these alternative technologies for GHG reduction and costs. Provide an analysis comparing cost of using alternative technologies.
15. Section 3.12.3 (*Proposed Mitigation Measures*) DEIS does not adequately address evaluation of energy efficiency and renewable energy building systems. Per scope, DEIS shall evaluate/compare different feasible green energy building design, such as solar, geothermal, air pump, passive homes, etc., and compare the costs, reduction in GHG emissions (delta between no green and green design) in table/matrix format. GHG emissions comparison between proposed development and Long Island as a whole does not address State legislation regarding reducing GHG emissions over time. An appropriate measure of the impact of green homes on GHG emissions should be a comparison of green vs. no-green homes from proposed development yield.
16. Section 4 (*Reasonable Alternatives to be Considered*) No subdivision map is provided for Alternatives 2 (cluster subdivision) and Alternatives 3 (reduced density conventional subdivision with nine-hole subdivision).