

**NOTICE OF COMPLETION
OF DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
THE WILLOW VIEW ESTATES PROPOSED 284-LOT SUBDIVISION LOCATED AT
99 MEADOW DRIVE IN THE HAMLET OF 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, AND 3032,
SECTION 41, BLOCK D, LOTS 53 AND 55**

Pursuant to the State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617), a Draft Environmental Impact Statement (DEIS) has been prepared and submitted by the Applicant for the proposed Willow View Estates Subdivision Project (the “Proposed Project” or “Action”), and copies thereof are available online and as set forth below.

SEQRA Classification: Type I

Lead Agency: Nassau County Planning Commission

Project Description: The Proposed Project consists of the subdivision of the 116.72±-acre subject property into 284 single-family residential lots in the Town of Hempstead, Village of Lawrence, and Village of Woodsburgh. Of the 284 single-family residential lots, 248 lots would be located within the Town of Hempstead B Residence zoning district, 12 lots would be located within the Village of Lawrence Residence AA zoning district (two of which, Lots 232 and 235, are partially located within the Village of Woodsburgh 1A Residence zoning district), 23 lots would be located within the Village of Woodsburgh Residence 1A zoning district (six of which, Lots 223, 236, 237, 238, 239, and 240, are partially located within the Village of Lawrence Residence AA zoning district), and one lot would be located within the Village of Woodsburgh Residence 2A zoning district.

Access to the Project will be provided by Meadow Drive, Ivy Hill Road, Atlantic Avenue, and Railroad Avenue, and additional access via extensions of the dead ends at Tulip Street, Prospect Avenue at Broadway, and Porter Place at Meadow Drive. PSEG Long Island provides electrical service to the subject property and is expected to continue to serve the proposed single-family homes upon implementation of the proposed action.

The subject property is located within the service area of National Grid and natural gas is the preferred method of heating for the proposed project. Potable water supply to the subject property is currently provided by New York American Water (“NYAW”), as the site is located within NYAW’s Lynbrook Operations District, and it is anticipated that NYAW would continue to serve the single-

family residences upon implementation of the proposed action. The subject property is currently connected to the Nassau County Sewage Disposal Districts No. 1 and 2, which discharges to the Bay Park Sewage Treatment Plant (“STP”). Capacity is available at the Bay Park STP; consequently, wastewater generated by the proposed action would continue to be serviced by the Nassau County Department of Public Works (“NCDPW”). Relevant service providers were contacted during preparation of this DEIS. A detailed discussion regarding the availability of services to the subject property is discussed in Sections 3.8 and 3.9 of this DEIS, and documentation of correspondence with these service providers has been included in Appendix M.

The subject property currently contains six artificial ponds that collect stormwater on the site and discharge to the Woodmere Basin. Upon implementation of the proposed action, stormwater runoff from the proposed new roadways throughout the subject property would be managed through the creation of stormwater bioretention areas, three of which would be created by modifying the six artificial ponds. These bioretention areas will accommodate runoff from a three inch (3”) rainfall event (or greater, in accordance with prevailing regulations), with overflow into tidal wetlands at Woodmere Channel via existing outfalls. The individual residential lots to be created under the proposed action would manage their own stormwater and runoff would require the use of post-development on-site leaching pools. Section 3.2 of the DEIS includes a more detailed discussion of stormwater management measures and applicable regulations. Upon approval of the proposed subdivision and securing all other applicable approvals and permits, it is the Applicant’s intent to build 284 new single-family homes. Although the actual construction sequence will depend upon a variety of factors, such as the timing of permits/approvals, seasonal and weather conditions, contracting, the availability of equipment and materials, and economic factors, among others, it is anticipated that the demolition of existing structures, and construction of subdivision infrastructure would take approximately twelve (12) to eighteen (18) months. As the future single-family homes would be designed subsequent to subdivision approval, and some are expected to be custom homes, it is not possible to determine an exact duration of construction. However, it is anticipated that houses within the Town of Hempstead would be constructed at a rate of approximately fifty (50) houses a year over approximately five (5) years, while development within the Villages would be contingent on the sale of the subdivided lots as they are more likely to be custom-designed by a builder or future homeowner. A detailed discussion of the potential impacts of the demolition and construction associated with the proposed action is provided in Section 3.13 of the DEIS.

Project Location: 99 Meadow Drive, within the Hamlet of 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, and 3030, Section 41, Block D, Lots 53 and 55. The site is generally bounded by Broadway to the north; Atlantic Avenue to the south; Meadow Drive and Ivy Hill Road to the east; and local roadways including Sherwood Lane, Iris Street, Rose Street, Tulip Street, Ivy Street, East Hawthorne Lane, Copperbeech Lane, and Auerbach Lane to the west. Existing access to the subject property is provided via Meadow Drive, Ivy Hill Road, Atlantic Avenue, and Railroad Avenue.

Lead Agency Contact: Sean Sallie, AICP
Deputy Commissioner
Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, New York 11590
(516) 571-9342
ssallie@nassaucountyny.gov

The Executive Summary of the DEIS, which describes the proposed project and its potential impacts, is incorporated hereto and made a part hereof.

The Lead Agency has determined that it will conduct a public hearing on the environmental impacts of the Action pursuant to SEQRA. However, 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) restricting public and private businesses and requiring the postponement or cancellation of non-essential gatherings. Moreover, the County Executive of the County of Nassau issued a Declaration of Local State of Emergency on March 13, 2020 and the Nassau County Commissioner of Health also issued a Declaration of Imminent Public Health Threat due to COVID-19. Consequently, the public hearing will be conducted and separately noticed at a later date. Similarly, hard copies of the DEIS will be available for inspection at the Nassau County Planning Commission at a later date.

A flash drive of the entire DEIS and/or a paper copy of the Executive Summary of the DEIS are available at no charge upon request. **The DEIS is also available on the Commission's website at <https://www.nassaucountyny.gov/2856/Planning-Department>.** An inspection copy of the DEIS will also be available at the Public Hearing. To obtain copies of the Executive Summary of the DEIS, please contact John Perrakis at willowseqr@nassaucountyny.gov. Given the Governor's "New York State on PAUSE" Executive Orders, the Draft EIS may not be inspected in person at this time.

Comments on the DEIS may be submitted in writing or made orally at the public hearing (the public hearing will be conducted and separately noticed at a later date due to the COVID-19 pandemic and the New York State Governor's Executive Orders). In addition, **comments may be submitted in writing immediately to the lead agency prior to the public hearing and will**

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continue to be accepted for at least ten (10) days following the completion of the public hearing on the DEIS by email to willowseqr@nassaucountyny.gov or mail to the lead agency contact (see address above). Written comments, whether received at the Public Hearing or submitted to the lead agency, will be afforded the same weight as oral testimony, and those wishing to submit lengthy or complex testimony are urged to do so in writing.

This Notice and a link to the DEIS have been sent to:

FEMA Regional Office
Thomas Von Essen, Regional Administrator
One World Trade Center, 52 Floor – Mail Room
New York, New York 10007

NC DOH
Lawrence E. Eisenstein, Commissioner
200 County Seat Drive
Mineola, New York 11501

NC DPW
Kenneth G. Arnold, Commissioner
1194 Prospect Avenue
Westbury, New York 11590

NC Sewage District
Kenneth G. Arnold, Commissioner
1194 Prospect Avenue
Westbury, New York 11590

National Grid
Adam Yablonsky
175 East Old Country Road
Hicksville, New York 11590

NYS DEC
Carrie Meek Gallagher, Regional Director
50 Circle Road
Stony Brook, New York 11790

PSEG Long Island
Daniel Rogers
999 Stewart Avenue
Bethpage, New York 11714

Town of Hempstead Town Board
Donald X. Clavin, Jr. Supervisor
One Washington Street
Hempstead, New York 11550

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26 Federal Plaza
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ATTN: Regulatory Branch, Room 1937

Village of Cedarhurst Board of Trustees
Benjamin Weinstock, Mayor
200 Cedarhurst Avenue
Cedarhurst, New York 11516

Village of Lawrence Planning Board
Gerry Castro, Deputy Village Administrator
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Village of Woodsburgh Planning Board
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