

State Environmental Quality Review (SEQR)
POSITIVE DECLARATION
Notice of Determination of Significance

Project Number: Map of Willow View Estates

Date: March 7, 2019

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

Lead Agency: Nassau County Planning Commission

Name of Proposed Action: Map of Willow View Estates

SEQRA Status: Type I ☒
Unlisted ☐

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action: The Nassau County Planning Commission has received the Preliminary Major Subdivision Map of Willow View Estates. The Applicants/Owners, WG Woodmere LLC, LH Barick LLC and SG Barick LLC, are proposing to subdivide the 114.25-acre Woodmere club (golf and country club) into 285 single-family residential lots located within the Hamlet of Woodmere, Town of Hempstead (248 lots), Village of Lawrence (approximately 21 lots, inclusive of drainage retention areas, wholly or partially within the V of Lawrence) and Village of Woodsburgh (approximately 27 lots, inclusive of drainage retention areas, wholly or partially within the V of Woodsburgh). The subject property is also within 300 feet of the Village of Cedarhurst which gives the Village subdivision approval jurisdiction. According to the preliminary subdivision zoning summary chart, all 285 units will be in compliance with the respective zoning code.

The Preliminary Subdivision Map depicts new roadways that would provide access to the subdivision from Broadway to the northwest, Meadow Drive/Ivy Hill Road to the north and northeast, Keene Lane/Railroad Avenue to east, Rutherford Lane to the southeast, and Tulip Street to the southwest. Stormwater runoff from the proposed roadway rights-of-way throughout the subdivision is proposed to be managed through the creation of stormwater bioretention areas (some of which will involve the modification of existing ponds) that will accommodate runoff from a minimum eight-inch rainfall event, or, for select drainage areas, a minimum three-inch rainfall event with overflow into tidal wetlands and Woodmere Channel via existing outfalls. The proposed subdivision is located within the following utility/infrastructure service districts: New York American Water (potable water), Nassau County Sewage District (sanitary waste disposal), National Grid (natural gas (if utilized)), and PSEG Long Island (electricity).

Location:

The subject premises is located at 99 Meadow Drive – The Woodmere Club, Woodmere, New York,

Nassau County Land & Tax Map (NCL&TM): 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

Coordinated Review:

On January 31, 2019, the Nassau County Planning Commission commenced a coordinated review and caused to be circulated to all identified Involved Agencies the Full Environmental Assessment Form ("Full EAF"), with attachments, and by providing notice to all identified Involved Agencies that the Commission intended to act as the SEQR Lead Agency. 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

Reasons supporting this determination:

Based on the review of the Full Environmental Form (Full EAF) Part I, including attachments, prepared by VHB, December 5, 2018, and completion of the Full EAF Part II.

Determination of Significance:

The environmental criteria set forth in §617.7 (c) are considered to be indicators of significant adverse environmental impacts. Using these thresholds, the Nassau County Planning Commission finds the following factors as its basis for the **POSITIVE DECLARATION** determination:

1. The Proposed Action involves the construction on and physical alteration of the land surface of the proposed site that may have a significant adverse Impact on Land due to the duration of construction and the generation of large volumes of stormwater runoff; and
2. The Proposed Action may affect one or more wetlands or other surface water bodies that may have a significant adverse Impact on Surface Water due to the possible creation of new water bodies, alteration of existing wetlands, and proximity to Woodmere Channel; and
3. The Proposed Action may result in development on lands subject to flooding that may adversely Impact Flooding due to the development proposed within 100- and 500-year floodplains, modification of existing drainage patterns, and changing floodwater flows; and
4. The Proposed Action may result in a loss of flora or fauna that may have a significant adverse impact on plants and animals due to disturbance of existing habitat/community and development of another land use; and
5. The Proposed Action may have a significant adverse impact on aesthetic resources due to the fact that the land use of the proposed action is different from, or is in sharp contrast to, current land use between the proposed project and a scenic or aesthetic resource; and
6. The Proposed Action may occur in or adjacent to a historic or archaeological resource that may have a significant adverse impact on historic and archeological resources; and
7. The Proposed Action may result in a loss of recreational opportunities or a reduction of an open space resource which may have an impact on open space and recreation due to the residential development of an existing golf course; and

8. The Proposed Action may result in a change to existing transportation systems that may have a significant adverse impact on Transportation due to possible increased traffic on existing road network, construction of paved parking and alteration of the present traffic patterns; and
9. The Proposed Action may cause an increase in the use of energy due to the anticipated heating, cooling and electric needs of 285 new residences; and
10. The Proposed Action may result in an increase in noise, odors, or outdoor lighting that may have an impact on noise, odors and light due to construction, proximity to Gan Chamesh Education Center, and installation of street lighting; and
11. The Proposed Action is located in an area characterized by low density development and will require new and expanded infrastructure to support the development; and
12. The Proposed Action may be inconsistent with the existing community character and may have an impact on community character caused by the elimination of an existing golf club, creation of additional community services and change of existing landscape

The Nassau County Planning Commission therefore determines that the Proposed Action may have a significant adverse impact on the environment and a Draft Environmental Impact Statement (DEIS) is required with the issuance of this POSITIVE DECLARATION.

SEQRA Positive Declaration


Marty Glennon, Chairman

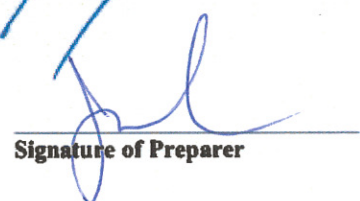
Name and Title of Responsible Officer in Lead Agency

Signature of Responsible Officer

John Perrakis, Planner II

Name and Title of Preparer


Signature of Responsible Officer


Signature of Preparer

For Further Information:

Contact Persons: John Perrakis, Planner II

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Westbury, New York 11590

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For Type I Actions and Conditioned Negative Declarations, a copy must be sent to:

Environmental Notice Bulletin at: enb@gw.dec.state.ny.us

ENB, NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

County Executive, c/o County Clerk

List of Involved Agencies

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

Nassau County Department of Health – Lawrence E. Einstein, Commissioner – 200 County Seat Drive, Mineola, New York 11501

Nassau County Department of Public Works – Kenneth G. Arnold, Commissioner – 1194 Prospect Avenue, Westbury, New York 11590-2723

Nassau County Planning Commission – Marty Glennon, Chairman – 1194 Prospect Avenue, Westbury, New York 11590-2723

Nassau County Sewage District – Kenneth G. Arnold, Commissioner – 1194 Prospect Avenue, Westbury, New York 11590-2723

National Grid – Adam Yablonsky, 175 East Old Country Road, Hicksville, New York 11801

New York State Department of Environmental Conservation – Region 1 – Carrie Meek Gallagher, Regional Director – 50 Circle Road, Stony Brook, New York 11790-3409

PSEG Long Island – Lindsay Peppe, Permitting Specialist Supervisor, Licensing and Permitting – 999 Stewart Avenue, Bethpage, New York 11714

Town of Hempstead Town Board – Hon. Laura A. Gillen, Supervisor – One Washington Street, Hempstead, New York 11550

United States Army Corps of Engineers – New York District – ATTN: Regulatory Branch, Room 1937, 26 Federal Plaza, New York, New York 10278-0090

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, 196 Central Avenue, Lawrence, New York 11559

Village of Woodburgh Planning Board – Lee Israel, Mayor – 30 Piermont Avenue, Hewlett, New York 11557