

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NOTICE OF DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF GREAT NECK PLAZA
Proposed Mixed-Use Building at 26 Linden Place/15 Barstow Road Incorporated
Village of Great Neck Plaza, Nassau County**

Date: September 17, 2025

This Notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

Name of Action: Proposed Mixed-Use Building at 26 Linden Place/15 Barstow Road

Project Location: 0.77± acres at 26 Linden Place/15 Barstow Road, Incorporated Village of Great Neck Plaza, Nassau County, New York

NCTM#: Section 2 – Block 83 – Lots 17, 19, 20 and 22

Lead Agency: Board of Trustees
Incorporated Village of Great Neck Plaza
2 Gussack Place, P.O. Box 440
Great Neck, New York 11022-0440

SEQR Status: Type I

Description of Action: JS Barstow, LLC has submitted an application to the Village of Great Neck Plaza to construct a mixed-use building located at 26 Linden Place/15 Barstow Road in the Business B zoning district. The proposed action includes 55 residential units consisting of 3 three-bedroom units, 12 two-bedroom units and 40 one-bedroom units on the upper floors and 4,147 square feet of retail space on the cellar floor. In addition, the proposed action includes 115 below-grade and partially below-grade parking with a surplus of 5 spaces above code requirements. Site plan and conditional use approvals would be required from the Village Board of Trustees. Variances for building height, lot coverage and front and rear yard setbacks would be required from the Board of Zoning Appeals.

Reasons Supporting this Determination:

The Board of Trustees of the Village of Great Neck Plaza (Village Board) has reviewed the application, the amended site plan, and the information included in Parts 1, 2 and 3 of the Full Environmental Assessment Form (FEAF), has compared same to the thresholds set forth at 6 NYCRR §617.4, and has determined that the Proposed Action is a Type I action. A coordinated review was undertaken with involved agencies in accordance with 6 NYCRR §617.6(b)(2) and (3) of the implementing regulations of the New York State Environmental Quality Review Act.

DETERMINATION OF SIGNIFICANCE

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Based upon the information contained in the application, the amended site plan, Parts 1, 2 and 3 of the FEAF, the Village Board, after due deliberation, review and analysis of the aforesaid information and the criteria set forth in 6 NYCRR §617.7(c), hereby determines that the proposed action may result in significant adverse impacts to the environment and a Draft Environmental Impact Statement (DEIS) must be prepared. This determination is supported by the following:

- The proposed action would transform the use of the 0.77-acre property from a two-story medical arts building to a multi-story, mixed-use building consisting of three residential floors, two levels of below-grade or partially below-grade parking and a 4,147-square-foot retail space on the cellar floor. The excavation required to construct the below-grade parking levels and install footings, drainage structures and utilities will result in the removal of approximately 13,000 cubic yards of material from the subject property. The excavated area (0.7 acres) would encompass nearly the entirety of the subject property. Potential impacts from excavation operations include noise, fugitive dust and emissions from construction vehicles for an extended time period.
- The duration of the construction phase is anticipated to extend over 30 months. This has the potential to result in significant adverse construction-related impacts, such as noise, vibration, fugitive dust and construction vehicle traffic to be experienced for a prolonged period, which warrants further analysis and potential mitigation.
- The proposed structure will extend up to three stories above the height of the two-story medical arts building that currently occupies the site. According to the applicant's calculations (which the Village does not necessarily accept), the highest point of the proposed structure (the elevator bulkhead) will be 57'-8" above grade level with the majority of the building reaching a height of 40'-6". This would exceed the allowable height limit in the Business B zoning district by 5'-6". Due to the steep slope of Barstow Road from north to south, the proposed building will have five exposed floors at its south end. The aesthetic characteristics of the proposed development would be visible from several surrounding vantage points, including properties that are eligible for listing as historic resources. In addition, the proposed development would be visible from other neighboring properties and to those who travel the area roadways. Potential impacts associated with the additional height and bulk include deprivation of light and air, casting of shadows and a feeling of enclosure experienced by pedestrians.
- The proposed action may result in vehicular and pedestrian conflicts and may degrade traffic safety. The existing medical arts building has a vehicular access driveway (drop curb) on Barstow Road that services a five-space outdoor parking area. Under build conditions, the Barstow Road access will service a 56-space interior parking level. The Barstow Road access will be situated in near direct alignment with North Station Plaza, which serves as the primary access road, to the Long Island Rail Road station and along a Nassau Intercounty Express (NICE) bus route. NICE buses exit the railroad station utilizing North Station Plaza and will be turning onto Barstow Road in close proximity to the proposed building access drive. The potential for conflicts and traffic impacts may be significant and warrants further analysis.

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- The proposed action will not conform to Village zoning regulations. According to the applicant's calculations, the roofline of the proposed three-story structure will reach a height of 40'-6", exceeding the allowable height limit by 5'-6". Substantial variances will also be needed for lot coverage and building setbacks. The potential for these variances to result in adverse effects upon the visual character of the area or to set precedent within the Village may be significant and warrants further analysis.

Scoping: Pursuant to 6 NYCRR §617.8, as this positive declaration requires preparation of a Draft Environmental Impact Statement, formal scoping is required. A public scoping session will be held at the Village Hall of Great Neck Plaza, 2 Gussack Place, Great Neck, NY, on a date to be determined upon the Applicant's submission of a Draft Scope in accordance with 6 NYCRR §617.8(b). Public comments concerning the Draft Scope will also be accepted at the office of the Village Clerk/Treasurer and via email at Info@greatneckplaza.net.

For Further Information:

Contact Person: Ted Rosen, Mayor
Village of Great Neck Plaza

Address: Incorporated Village of Great Neck Plaza
2 Gussack Plaza, P.O. Box 440
Great Neck, New York 11022

Telephone Number: 516-482-4500

E-Mail Address: Info@greatneckplaza.net

A Copy of this Notice is filed with the Lead Agency and has been sent to:

Water Authority of Great Neck North
50 Water Mill Lane
Great Neck, NY 11022-2137
Attn: Greg C. Graziano, Superintendent

New York State Department of Environmental Conservation
50 Circle Road
Stony Brook University
Stony Brook, NY 11790
Attn: Cathy Hass, Regional Director

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New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750
Attn: Amanda Lefton, Commissioner

Nassau County Planning Commission
1194 Prospect Avenue
Westbury, NY 11590
Attn: Leonard H. Shapiro, Chair

Nassau County Fire Marshal's Office
1194 Prospect Avenue
Westbury, NY 11590
Attn: Michael F. Uttaro, Chief Fire Marshal

Nassau County Police Department, 6th Precinct
100 Community Drive
Manhasset, NY 11030
Attn: Inspector Mark Vitelli, Commanding Officer 6th Precinct

Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, NY 11590-2723
Attn: Michael Kwaschyn, Commissioner

Town of North Hempstead
220 Plandome Road
Manhasset, NY 11030
Attn: Supervisor Jennifer DeSena and North Hempstead Town Councilmembers

Great Neck Vigilant Engine and Hook and Ladder Company
83 Cutter Mill Road
Great Neck, NY 11021
Attn: Scott MacDonald, Chief of Department

Manhasset-Lakeville Fire Department
170 East Shore Road
Great Neck, NY 11023
Attn: David Porras, Chief of Department

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Great Neck School District
345 Lakeville Road
Great Neck, NY 11021
Attn; Dr. Kenneth Bossert, Superintendent

Great Neck Water Pollution Control District
235 East Shore Road
Great Neck, NY 11023
Attn: Christopher D. Murphy, Superintendent

Nassau County Department of Health
200 County Seat Drive
Mineola, NY 11501
Attn: Dr. Irena Gelman, Commissioner

Great Neck Plaza Board of Zoning and Appeals
2 Gussack Plaza
Great Neck, NY 11021
Attn: Jeffrey Schwartz, Chairperson

Village of Kensington
2 Nassau Drive
Great Neck, NY 11021
Attn: Mayor Jeffrey Greener

Village of Great Neck Estates
Atwater Plaza, 4 Gateway Drive
Great Neck, NY 11021
Attn: Mayor William Warner

Village of Great Neck
767 Middle Neck Road
Great Neck, NY 11024
Attn: Mayor Pedram Bral

Village of Lake Success
318 Lakeville Road
Great Neck, NY 11021
Attn: Mayor Adam Hoffman

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Village of Kings Point
32 Stepping Stone Lane
Kings Point, NY 11024
Attn: Mayor Kouros Torkan

Village of Russell Gardens
6 Tain Drive
Great Neck, NY 11021
Attn: Mayor David Miller

Village of Saddle Rock
18 Masefield Way
Saddle Rock, NY 11023
Attn: Mayor Dan Levy

Village of Thomaston
100 E Shore Road
Great Neck, NY 11023
Attn: Mayor Steven Weinberg

MTA Long Island Rail Road
Jamaica Station
Jamaica, NY 11435-4380
Attn: Rob Free, President

New York State Parks, Recreation & Historic Preservation
OPRHP, P.O. Box 189
Waterford, NY 12188
Attn: Greg Smith, Director, Historic Sites and Parks Services Bureau

Great Neck Park District
Administration Building
5 Beach Road
Great Neck, NY 11023
Attn: Jason Marra, Superintendent