



Village of Great Neck Plaza, Inc.

2 GUSSACK PLAZA • P.O. BOX 440 • GREAT NECK, NY 11022 • (516) 482-4500 • FAX (516) 482-3503
Website: greatneckplaza.org

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January 8, 2026

NOTICE

TO: Applicant and All Involved Agencies and Other Interested Parties

FROM: Ted M. Rosen, Mayor of the Village of Great Neck Plaza

RE: Final Scope in Accordance with the State Environmental Quality Review Act (“SEQRA”) for the Preparation of a Draft Environmental Impact Statement (“DEIS”) in Connection with Application by JS Barstow LLC for a Proposed Mixed-Use Building at 26 Linden Place/15 Barstow Road (Sec 2, Blk 83, Lots 17, 19, 20 and 22)

Enclosed hereto is the Final Scope of a DEIS for the above-referenced proposed action.

Applicant is requesting approval for the construction of a mixed-use building at 26 Linden Place/15 Barstow Road in the Business B Zoning District of the Village. The proposed action will require site plan and conditional use approvals from the Village Board of Trustees (“Board”), and variances from the Village Board of Zoning and Appeals for, among other things, building height, lot coverage and yard setbacks.

The Board is the lead agency for SEQRA review of the proposed action and it is conducting a coordinated SEQRA review. On September 17, 2025, the Board issued a positive declaration, which required applicant to prepare a Draft Scope outlining the issues to be addressed in the DEIS. Applicant submitted a Draft Scope to the Village by transmittal dated November 13, 2025. A formal public scoping session was held by the Board on December 17, 2025, at which time public comments were received. Written comments on the Draft Scope were also submitted and reviewed.

The Village, as lead agency, has now adopted this Final Scope pursuant to 6 NYCRR Section 617.8 of the SEQRA regulations after consideration of all comments and issues raised during the

public scoping session, in written submissions and in public hearings relating to the proposed action. No date has been set for the submission by applicant of a DEIS. The next Board hearing regarding the proposed action has been scheduled for February 18, 2026. If no DEIS has been submitted by the applicant sufficiently in advance of such date, then such date may be adjourned to a date subsequent to the submission of a DEIS that will allow sufficient time for review of the DEIS by the Village, the public, involved agencies and other interested parties.

Relevant documents regarding the proposed action are available on the Village website. All questions should be directed to the Village Clerk/Treasurer at (516) 482-4500.

Enc.

A copy of this Notice and the Final Scope has been sent to the following:

Harras Bloom & Archer LLP
445 Broad Hollow Road, Suite 127
Melville NY 11747
Attn: Paul J. Bloom, Esq.

Water Authority of Great Neck North
50 Water Mill Lane
Great Neck, NY 10022-2137
Attn: Greg C. Graziano, Superintendent

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

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

Office of the Nassau County Fire Marshal
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

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

Great Neck School District
345 Lakeville Road
Great Neck, NY 11021
Attn: Dr. Kenneth R. 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 D. 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

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 Masfield 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 Office of Parks, Recreation & Historic Preservation
P.O. Box 189
Waterford, NY 12188
Attn: Greg Smith, Director, Bureau of Historic Sites

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