

**FINAL SCOPE FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
26 LINDEN PLACE/15 BARSTOW ROAD MIXED-USE DEVELOPMENT PROJECT  
INCORPORATED VILLAGE OF GREAT NECK PLAZA  
NASSAU COUNTY, NEW YORK**

**Name of Project:** 26 Linden Place Mixed-Use Development Project

**Project Location:** 26 Linden Place/15 Barstow Road, Great Neck Plaza, NY 11021

**Tax Map Parcels:** Section: 2  
Block: 83  
Lots: 17, 19, 20, 22

**Applicant:** JS Barstow LLC  
c/o Jacob Shirian  
11 Grace Avenue, Suite 401  
Great Neck, NY 11021

**SEQRA Classification:** Type I Action

**Lead Agency:** Village of Great Neck Plaza Board of Trustees  
2 Gussack Plaza  
(mailing: P.O. Box 440)  
Great Neck, NY 11022-0440

**OVERVIEW**

This document is a Final Scope for the Draft Environmental Impact Statement (“DEIS”) for JS Barstow, LLC, which is proposing the construction of a three-story mixed-use building with 55 residential units, 4,147 square feet (SF) of retail space, and 115 parking spaces on a 0.77-acre (33,392 SF) property located at 26 Linden Place / 15 Barstow Road in the Incorporated Village of Great Neck Plaza.

The Board of Trustees of the Incorporated Village of Great Neck Plaza (the “Board of Trustees”) will serve as lead agency for the State Environmental Quality Review Act (“SEQRA”) process that is being conducted. To ensure that the DEIS will address all significant issues, the Board of Trustees, as lead agency, is conducting formal scoping in accordance with 6 NYCRR § 617.8 of the implementing regulations of SEQRA. To initiate the public scoping process, the Applicant for the Proposed Action prepared a Draft Scope, which has been amended by the Board of Trustees, as lead agency, into this Final Scope in accordance with 6 NYCRR § 617.8(e) to outline the proposed content for the DEIS, including the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered

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The Draft Scope, dated November 13, 2025, was accepted by the Board of Trustees and thereafter was issued for public review in accordance with 6 NYCRR § 617.8(b) of the SEQRA regulations. A public scoping session was convened by the Board of Trustees on December 17, 2025, and the public was also given the opportunity to provide written comments on the Draft Scope. Substantive input received during the public scoping process has been incorporated into this Final Scope through amendments to the November 13, 2025, Draft Scope.

In accordance with 6 NYCRR § 617.8(e) of the SEQRA regulations, two more items have been incorporated into this Final Scope, in addition to the five items listed above that were included in the Draft Scope, as follows:

- Identification of the information or data that should be included in an appendix rather than the body of the DEIS
- A brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

There were no substantive issues raised during the public scoping process that have been determined to be non-significant and non-relevant to the analysis and review of the proposed action. Certain input received during public scoping was of a nature of detailed commentary or suggestions regarding the proposed action, which are not reflected herein, but will be addressed as appropriate if raised once the DEIS has been completed and issued for public review.

*The SEQRA Handbook* (NYSDEC, Fourth Edition, 2020) succinctly explains the benefits of scoping (Pages 100 and 101):<sup>1</sup>

*Scoping is advantageous because it provides several benefits, most importantly, the scope itself. A scope is a written product in which the lead agency and project sponsor eliminate non-significant issues and focus the draft EIS on the most significant potential adverse environmental impacts.*

*A written scope of issues developed through a public scoping process benefits the lead agency and the sponsor by providing explicit guidance as to what criteria will be used to determine whether a submitted draft EIS is adequate. The written scope provides a means of ensuring that significant topics have not been missed and that the level of analysis in the EIS satisfies standards established during the scoping process.*

*Scoping also gives the lead agency and involved agencies greater control over the ultimate EIS product and ensures that the lead and involved agencies' environmental concerns are adequately addressed. Scoping can help reduce criticisms that an EIS is inadequate and reduce future challenges to EIS adequacy by involving the public in developing the specifications for the content of the EIS. An important component of those specifications can be agreements on specific methods, techniques, conditions, or timing for new studies, which let public comments on the draft EIS focus on study results and implications for decisions.*

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<sup>1</sup> [https://extapps.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seqrhandbook.pdf](https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf)

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*Finally, when a scope enables the EIS to focus on just the significant adverse environmental impacts, there can be cost and time savings for all parties, including the public, because a smaller, more targeted EIS will need to be prepared and reviewed.*

The lead agency has prepared this Final Scope to conform to the above-described requirements and to inform involved agencies, interested parties and the public as to the proposed content of the DEIS, including the relevant potentially significant impacts that the DEIS will focus on. This Final Scope is being issued by the lead agency pursuant to 6 NYCRR §617.8(e) of the SEQRA regulations and after consideration of all comments raised during the scoping meeting and public comment period on the Draft Scope.

The DEIS will be clearly and concisely written in plain language that can be read and understood by the public. Highly technical information will be summarized in the body of the document and attached as Appendices.

**BRIEF DESCRIPTION OF THE PROPOSED ACTION**

The proposed action involves the development of a 55-unit mixed-use residential and commercial building located at the southeast corner of Barstow Road and Linden Place in the Incorporated Village of Greak Neck Plaza, Nassau County, NY.

The proposed building would include a total of 55 residential units consisting of 3 three-bedroom units, 12 two-bedroom units, and 40 one-bedroom units, located above and adjacent to a ground-floor retail component fronting Barstow Road and Linden Place. The proposed structure would provide 115 below-grade parking spaces.

In order to implement the Proposed Action, the following approvals/permits/reviews/referrals are required. The DEIS will provide the date or expected date of application for each listed approval/permit/review/referral.

| <b>Agency</b>                                       | <b>Permit/Approval</b>   |
|---|--|
| Village of Great Neck Plaza Board of Trustees       | Site Plan, Conditional Use, Permit of Compliance                                 |
| Village of Great Neck Plaza Zoning Board of Appeals | Zoning Variances (Height, Lot Coverage, Front (North) setback, and Rear setback) |
| Water Authority of Great Neck North                 | Water Availability and Connection  |
| Great Neck Water Pollution Control District         | Sewer Availability and Connection  |
| Nassau County Planning Commission                   | Zoning Referral  |
| Nassau County Fire Marshal                          | Site Plan Review   |
| MTA Long Island Rail Road                           | Letter of No Objection   |

The section of the DEIS entitled "Description of the Proposed Action" will provide a description of the overall plan, the affected property, and site history. Additionally, this section of the DEIS will detail the purpose, need and benefits of the proposed project.

Site planning and architectural/engineering details about the proposed apartment building will be provided.

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The location of the site and proposed access points will be described along with a discussion of the design and layout of the project (e.g., total site area, proposed improvements, parking layout, utilities, sanitary disposal, water supply, drainage/stormwater runoff). Specifically, this section will describe the following, including, but not limited to: a breakdown of square footage for all building components (e.g., habitable residential space; retail space; common residential areas; parking; mechanical and utility equipment); ranges of proposed unit sizes and description of interior spaces including dens/kitchens for each type of unit (1, 2, and 3-bedroom units); description of proposed private amenities; the use(s) and sizes of such uses of the proposed roof deck for residential tenants as well as proposed public amenities; the number of residential units that are proposed to have terraces, and a description of the terraces.

All permits and approvals that are required for the development of the proposed mixed-use building and their status will be discussed in this section of the DEIS.

**POTENTIALLY SIGNIFICANT ADVERSE IMPACTS**

In its Positive Declaration, the Board of Trustees determined that implementation of the proposed action could result in significant adverse environmental impacts in the following areas: excavation operations, aesthetics, transportation, and zoning. Construction-related impacts were also identified for analysis. The primary goals of this public scoping process are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. The methodologies that will be used to evaluate these impact issues are described below. The DEIS will evaluate the existing conditions/environmental setting (as applicable), potential significant adverse impacts (including cumulative impacts) and proposed mitigation measures for the topics outlined below. The projects to be assessed with respect to cumulative impacts will be obtained from the Village of Great Neck Plaza and adjacent municipalities.

**Excavation and Construction-Related Impacts**

A Phase I Environmental Site Assessment (ESA) will be provided to evaluate the potential for recognized environmental conditions (RECs) such as asbestos, lead-based paint, tanks, underground injection control facilities, and hydrocarbons. The DEIS will analyze the findings of ESAs and soil borings that have been performed at the project site. ESAs include historical operations and highlight any (RECs). Measures to mitigate any identified RECs during demolition and construction activities will be identified.

Description, quantification and analysis of construction methods and the impacts of proposed excavation and construction activities will be provided, including an assessment as these activities related to noise, vibration, fugitive dust, potential need for dewatering, potential impacts related to flooding, visual impacts, pedestrian impacts (including the potential for sidewalk closures), transportation impacts (including the potential for road closures) and emissions from construction vehicles/machinery. This section will provide an analysis of construction and demolition debris (C&D) impacts, including amount of C&D debris to be removed from the project site, potential number of truck trips and potential impacts on traffic.

This section of the DEIS will provide a construction logistics plan and narrative indicating, among other things: schedule of demolition and construction; material, vehicle and equipment storage/staging; location of worker parking; construction vehicle access to the project site; potential for opening of any sidewalks/roadways for utility installation; and discussion of potential undergrounding of utilities.

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Potential impacts to the Long Island Rail Road (LIRR) and neighboring properties, including, but not limited to dust, noise and vibration, will be identified and assessed. Proposed measures to reduce such impacts will be presented. The section will also confirm that a rodent inspection will be performed prior to construction commencement.

The potential for erosion and sedimentation due to excavation/earthwork during construction will be identified, and potential impacts will be evaluated. The DEIS will discuss stormwater control measures to be implemented based on the proposed conceptual erosion and sediment control plan.

As the construction timeline is estimated at 30 months, the duration, scheduling and coordination of construction activities with the Village of Great Neck Plaza and other relevant entities will be provided.

**Water Resources**

This section of the DEIS will document existing conditions and evaluate impacts relating to groundwater, water supply, sanitary discharge and stormwater management. Regional and local hydrogeological conditions will be discussed, and general depth to groundwater and direction of flow will also be identified. The DEIS will document that the project site is not situated within a Special Groundwater Protection Area and will also confirm and document that there are no surface waters on or surrounding the project site. This section of the DEIS will also confirm that the project site is not within a special flood hazard area and is within Zone X of the Federal Emergency Management Agency's Flood Insurance Rate Maps.

Water use and sanitary flow will be projected for existing conditions (i.e., development in accordance with existing zoning), using the Nassau County Department of Public Works Minimum Design Sewage Flow Rates. Consultation regarding water availability will be undertaken with the Water Authority of Great Neck North, the water purveyor supplying the proposed project. Sewage generation will be projected and consultation with the Great Neck Water Pollution Control District will be undertaken to determine sewer availability and capacity of the sewage treatment plant. Mitigation measures that will be employed to minimize impacts to groundwater and to minimize overall water demand will also be documented in this section of the DEIS.

Using available information, the DEIS will document any recent incidents of flooding of the project site and neighboring buildings, including the extent and causes of such flooding. The compliance of future development with applicable stormwater management requirements will be presented along with a conceptual stormwater management plan. This will include requirements for permanent stormwater management facilities for the developed site and how such measures will minimize the impacts related to the potential for flooding.

As applicable, the DEIS will discuss measures to avoid or reduce both the action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.

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**Aesthetics and Visual Character**

This section will provide an analysis comparing the proposed building height (including the roof deck and rooftop equipment) with surrounding buildings within 500 feet of the project site. This analysis will provide the heights of the proposed building and surrounding buildings within 500 feet as measured according to the method in the Village Code for calculating building height, as well as total height above mean sea level, including rooftop equipment. To the extent that Village records are available, this analysis will also indicate the dates of construction, and which existing buildings within 500 feet of the project site have basement or cellar levels above any point used in computing the average curb grade, which were not used in computing the height of said building in feet or stories.

This section will describe the proposed building setbacks along Linden Place and Barstow Road and compare these setbacks with those of other buildings within 500 feet of the project site.

This section will describe the architectural style and proposed building materials and discuss their compatibility with existing surrounding visual character. The style of the proposed roof (e.g., sloped or flat) will be described. This section will also discuss the project's compliance with the Village's design criteria as set forth in § 225-63.A(16)(m) of the Village Code.

This section of the DEIS will provide depictions and analysis of the site under both existing and post-development conditions. These depictions will include existing conditions photographs on the site and in the surrounding area depicting the diversity of uses, including other mixed-use buildings, and renderings illustrating the landscaping, parking and building façade, and will provide an evaluation of the potential changes to visual character. Three-dimensional renderings of pre- and post-development conditions will be performed from the following locations from the perspective of a person of average height standing at street level:

- Barstow Road overpass of the LIRR
- Barstow Road and Grace Avenue
- Barstow Road and North Station Plaza
- Barstow Road and Linden Place
- Canterbury Road and Linden Place.

Additionally, renderings will be provided showing the proposed building in the context of surrounding buildings.

A landscape plan, a discussion of proposed landscaping, and a discussion of whether any existing vegetation is proposed to be removed, will be provided.

If residential units will be proposed at the sidewalk level on any street, a description will be provided of proposed materials (e.g., landscaping, window treatments) to shield the interior of these units from public view.

In addition, shadow study analyses will be provided to assess potential aesthetic changes across different seasonal conditions (i.e., summer vs. winter solstice shadowing). A lighting plan, as well as a discussion of proposed exterior lighting and/or lighting on the building, and potential lighting impacts and proposed measures to minimize potential impacts on neighboring properties will be included in this section of the DEIS.

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**Transportation**

To assess potential traffic and parking impacts that would be expected to result from implementation of the proposed action, a Traffic Impact Study will be prepared and will be included in the DEIS. The Traffic Impact Study will include:

- Assessment of roadway conditions surrounding the site;
- Trip generation and distribution, by mode;
- Ingress and egress evaluation, including southbound ingress and egress;
- On-site vehicle circulation,
- Parking demand;
- Need for traffic control devices; and
- Pedestrian accommodations.

Transportation impacts will be evaluated by a qualified traffic engineer who will perform visual observations and collect existing empirical data on traffic flow and parking conditions, using accepted methodology. The specific analyses will include the following:

- **Site Access:** review the existing site, roadway frontage, surrounding land uses and traffic circulation on the roadway network.
- **Traffic Control Inventory:** record the regulatory signage, lane widths and lane geometry at each of the study intersections.
- **Roadway Network Analysis:** document the jurisdiction, classification and characteristics of the surrounding roadway network.
- **Crash History:** document the crash history on the surrounding roadway network to identify high crash locations. This will include a crash history that will examine and document the level of crash experience for the most recent three-year period in accordance with the latest traffic engineering standards and practices.
- **Planned Development Research:** research developments within the study area that could impact the traffic volumes at the study intersections by the year that the proposed project is expected to be open and fully occupied.
- **Turning Movement Counts:** collect and analyze turning movement counts during the typical peak hours of the roadway that coincide with the peak generation of the proposed development, representing post-2022 (i.e., post-covid) typical conditions. Count periods are in the morning from 7:00 to 9:00 am and during the evening from 4:00 to 7:00 pm on a weekday, and Saturday from 11:00 am to 2:00 pm.
- **Study Intersections:** the following is a list of the intersections and locations to be analyzed:
  - Barstow Road and Linden Place/North Station Plaza
  - Barstow Road and Grace Avenue
  - Linden Place and Canterbury Road
  - Barstow Road and South Station Plaza/Welwyn Road
  - Proposed Site Driveways
- **Peak Hour Analysis:** determine the peak hour within the specified time periods studied and calculate the peak hour factors. The DEIS will indicate that the traffic data will be collected during the appropriate times of year (i.e., when area schools are in session) to represent typical conditions.

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- **Trip Generation Analysis:** calculate the number of trips generated by the proposed development using the standard calculations compiled by the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This shall include, based on available information, adjustments for the anticipated modal split with regard to passenger vehicles, LIRR passengers and NICE Bus riders. Additionally, a comparative analysis will be prepared for the traffic generated by the proposed project to that which would have been generated by the previous occupancy of the site (assuming full occupancy).
- **Distribution Model:** determine the origin and destination of the trips generated by the proposed development. Assign the trip generated traffic volumes to the site access and roadway network.
- **Highway Capacity Analysis:** prepare intersection capacity analysis using data collected in the field and computer software based on the Highway Capacity Manual 7 (i.e., Synchro version 12). Determine the Level of Service at each of the study intersections under Existing, No Build, and Build conditions.
- **Mitigation Measures:** identify potential impacts to the roadway network based on the results of the Highway Capacity Analysis. Determine improvements needed to mitigate impacts to the surrounding roadway network, if necessary.
- **Site Development:** review the traffic engineering aspects of the site plan including the parking, driveway configuration and on-site circulation. This will include an evaluation and discussion of the operations of the site access points, specifically with regard to the proposed grades and potential issues with icing or foul weather, as well as turning movements into and out of the project site.
- **Sight Distance:** An analysis in accordance with the latest standards detailed in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*, including sight triangle diagrams to demonstrate the adequacy of the sight distance for each relevant movement exiting the site, will be included in the traffic analysis.
- **Parking:** Review the Village-required parking and compare to the proposed number and size of parking spaces, including ADA-compliant parking spaces for residents and retail customers. Also, an evaluation of the availability of on-street parking in the study area, including an evaluation of any on-street parking which may be displaced by the development of the property will be provided. The likelihood of residents or visitors to the project using available public parking in the area will be assessed, and shall account for the applicant's intention to charge (or not charge) tenants for the use of internal parking stalls and whether specific parking stalls will be assigned to residents. An assessment of the proposed site circulation and parking layout will be included to demonstrate the adequacy of same for the size/type of vehicles which will be present, including details of how the proposed parking garage will operate with respect to access and accommodations for residents, visitors and customers of the retail use. Describe any parking gates or other parking restrictions that are proposed.
- **Pedestrian Analysis:** The analysis will indicate that collected traffic data will include pedestrian activity at all relevant locations. It will assess the existing pedestrian accommodations available within the study area with respect to connectivity and accessibility, specifically as it concerns the ability for residents of the development to access the nearby Great Neck LIRR Station and the downtown area.
- **Multi-Modal Assessment:** The traffic analysis will provide assessment of the multi-modal accommodations within the study area and the potential impacts same will have upon the traffic generating characteristics of the project. It will describe potential impacts of the proposed project on train passenger drop-off/pick-up from the LIRR station and the projected transit trip generation from the proposed project and impact on LIRR capacity.
- A truck/vehicle turning analysis will be provided to demonstrate the ability for the size/type of vehicles to enter and exit each site access point.

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- The DEIS will indicate where deliveries to the retail space will occur, whether the retail use will be able to use the circular driveway, and if there are any time restrictions for parking on this driveway.

**Zoning, Land Use and Community Character**

The DEIS will describe existing land use patterns, zoning designations, and community character within the vicinity of the project site. This section will provide a description of the square footage of each level of the existing building and proposed building (including the roof deck), and compare the floor area ratio (FAR) of the existing and proposed building. The DEIS will assess the consistency of the proposed action with applicable land use plans, zoning regulations, and community development and character. A description of the allowable retail uses that are permitted on the project site pursuant to the prevailing zoning will be included. The requested zoning variances and conditional use permit will be assessed in accordance with existing regulations, as well as input from the Village of Great Neck Plaza. This section of the DEIS will also assess the potential changes in community character (including character of the existing residential neighborhood) due to the implementation of the proposed project. This will include a discussion of the potential impacts to the proposed residences from the LIRR with respect to noise and vibration.

The DEIS will indicate the Village Code section(s) used for the calculation of proposed building height (in feet and stories) and provide an analysis of the height to the top of the roof deck above the average curb grade, per the method in the Village Code for calculating height, the height of any structures located on the roof deck (e.g., mechanical equipment, bulkheads), and description of the size of each such building component. A diagram will be provided indicating which points along the property were used to calculate the average curb grade of the project site with respect to the building height measurement. The building height analysis will indicate if any portions of the basement or cellar levels of the proposed building will be higher than any point used in computing the average curb grade of the project site.

Additionally, this section will assess the project's compliance with the affordable housing requirements of the Long Island Workforce Housing Act (Village Code § 225-63.A(16)(k)), including the number of proposed affordable units within the building, how affordability/rent level is determined, which units would be deemed affordable and what features would they contain.

**Community Facilities and Services**

This section of the DEIS will provide a projection (including the source of such projection) of the number of school-aged children and an analysis of the impacts of the proposed project on the Great Neck Union Free School District (UFSD), including a discussion of consultations between the Applicant and the Great Neck UFSD.

This section will also provide a population projection for the proposed project and analysis of the demand for, and capacity of, public parks, including those within the Great Neck Park District, and emergency services, including police, fire and emergency medical services. Consultations will be undertaken with the Great Neck Park District, Nassau County Police Department and Great Neck Vigilant Engine & Hook & Ladder Co., to identify and address potential impacts on the services provided by these providers.

If the Applicant intends to seek tax abatements (e.g., payment-in-lieu-of-taxes) for the proposed project, the fiscal impacts of the proposed abatements on local taxing districts will be assessed.

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The amount of solid waste generated by the proposed action will be provided. As required by 6 NYCRR § 617.9(b)(5)(iii)(f), the DEIS will include a discussion of the impacts of the Proposed Action on solid waste management and consistency with the state or locally adopted solid waste management plan.

**UNAVOIDABLE ADVERSE IMPACTS**

Where significant environmental impacts of the proposed action cannot be mitigated, these will be identified as unavoidable adverse impacts and will be described. Such impacts may be short-term (construction related) or long-term in nature.

**IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES**

This section of the DEIS will assess the resources that would be consumed or made unavailable for future use if the proposed action is implemented.

**USE AND CONSERVATION OF ENERGY**

This section will provide a description of the proposed energy sources for the proposed project, analyze the impacts of the proposed action on the use and conservation of energy, and provide a description of the proposed energy conservation measures. Consultations with the utility providers will be undertaken to confirm their ability to serve the proposed project.

**GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION**

As explained in *The SEQR Handbook* (NYSDEC, Fourth Edition, 2020, page 122):

*The growth inducement section of an EIS should thus describe any further development which the proposed action may support or encourage, such as:*

- *Attracting significant increases in local population by creating or relocating employment, or by providing support facilities or services (stores, public services, etc.); or*
- *Increasing the development potential of a local area, for example, by the extension of roads, sewers, water mains, or other utilities. . .*

This section of the DEIS will identify what, if any, growth and further development would be induced as a result of implementation of the proposed action.

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**EXTENT AND QUALITY OF INFORMATION NEEDED TO ADEQUATELY ADDRESS POTENTIALLY SIGNIFICANT ADVERSE IMPACTS**

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research regarding topics that have been preliminarily identified as necessary to perform the required analyses for the sections included in the DEIS.

Excavation and Construction-Related Impacts

- USDA Soil Survey for Nassau County/Web Soil Survey
- Soil borings
- Project plans (i.e., grading and drainage plans, erosion and sediment control plans)
- Construction logistics plan
- Phase I and II Environmental Site Assessments (pending availability)

Water Resources

- Consultation with the Great Neck Water Pollution Control District
- Consultation with the Water Authority of Great Neck North
- Groundwater depth data
- NYSDEC Environmental Resource Mapper
- Preliminary Grading and Drainage Plans
- New York State Stormwater Management Design Manual
- New York Standards and Specifications for Erosion and Sediment Control

Aesthetics and Visual Character

- Site and vicinity photographs
- Architectural renderings, elevations and technical drawings
- Landscape plan
- Shadow study analyses

Traffic and Transportation

- Traffic counts
- Accident data review
- ITE *Trip Generation Manual*, latest edition
- ITE *Parking Generation Manual*, latest edition
- Transportation Research Board *Highway Capacity Manual*, latest edition
- Synchro 12 Software
- Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*, latest edition
- Consultations with MTA LIRR

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Zoning, Land Use and Community Character

- Village of Great Neck Plaza Zoning Code and Map
- Site and vicinity visits and photographs
- Village of Great Neck Plaza building records

Community Facilities and Services

- Consultations with Great Neck UFSD
- Analyses of school-aged children in multifamily developments
- Consultations with the Great Neck Park District
- Consultations with the Nassau County Police Department
- Consultations with the Great Neck Vigilant Engine & Hook & Ladder Co.

Use and Conservation of Energy

- Consultations with PSEG Long Island and National Grid

Cumulative Impacts

- Consultation with Village of Great Neck Plaza and neighboring municipalities to identify applications in the vicinity of the project site

**INITIAL IDENTIFICATION OF MITIGATION MEASURES**

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts. Nonetheless, the following standard mitigation measures are anticipated to be part of the Proposed Action:

- Standard mitigative practices during construction, including erosion and sedimentation control measures to control erosion, sedimentation, dust and stormwater runoff.
- Compliance with Village construction hours and recognition of religious/community events.
- Use of water and energy-efficient fixtures to reduce water and energy use.

**REASONABLE ALTERNATIVES TO BE CONSIDERED**

Pursuant to 6 NYCRR § 617.9(b)(5)(v), the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternative and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action, based upon the specific issues outlined above:

- "No-Action" – The "No Action" alternative will describe and evaluate the potential impacts of leaving the site in its current condition
- Alternative Development with No Variances – This alternative will analyze the potential impacts of a mixed-use building without the need for variances.

**FINAL SCOPE FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
26 LINDEN PLACE/15 BARSTOW ROAD MIXED-USE DEVELOPMENT PROJECT  
INCORPORATED VILLAGE OF GREAT NECK PLAZA  
NASSAU COUNTY, NEW YORK**

**IDENTIFICATION OF THE INFORMATION/DATA TO BE INCLUDED IN APPENDICES RATHER THAN IN THE BODY OF THE DEIS**

Pursuant to 6 NYCRR §617.8(e)(6), the DEIS must include an identification of the information or data that should be included in an appendix rather than the body of the draft EIS.

Until the DEIS has been completed, it is not possible to determine all information/data that will be included in appendices, rather than in the body of the DEIS. However, it is anticipated that the following would be provided as appendices to the DEIS:

- SEQRA Documentation: Environmental Assessment Form (EAF), Positive Declaration and Final Scope
- Project plans
- Site and area photographs
- Visual renderings
- Copies of correspondence with community service and utility providers
- Phase I/II Environmental Site Assessment(s)
- Traffic Impact Study
- Other technical studies.