

BOARD OF COMMISSIONERS

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**GREAT NECK
WATER POLLUTION CONTROL DISTRICT**

December 2, 2025

Honorable Mayor Rosen
Village of Great Neck Plaza, Inc.
2 Gussack Plaza P.O. Box 440
Great Neck NY, 11022

Re: Village of Great Neck Plaza
State Environmental Quality Review Act (SEQRA) Draft Scope for the
proposed Mixed Use Building at 26 Linden Place/15 Barstow Road
Application of JS Barstow LLC

Dear Mayor Rosen,

We have received your Memorandum dated November 21, 2025 regarding the State Environmental Quality Review Act (SEQRA) draft scope for the proposed mixed-use building at 26 Linden Place/15 Barstow Road application of JS Barstow LLC.

On page 2 of the Memorandum's attachment, Draft Scope for the Draft Environmental Impact Statement (DEIS) for 26 Linden Place/15 Barstow Road Mixed-Use Development Project, under the title "Brief Description of proposed Action", it incorrectly includes the "Nassau County Department of Public Works" as the agency listed for "Sewer" under Permit/Approval. This should be revised to "Great Neck Water Pollution Control District".

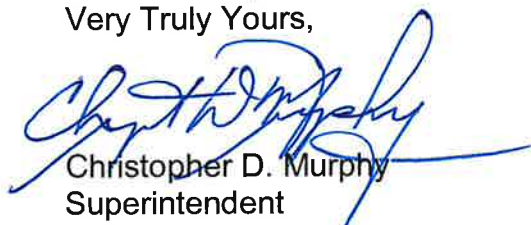
As indicated in prior correspondence to the Village (attached for reference), a sewer availability verification from the Great Neck Water Pollution Control District is required. Please be advised that, to date, the Great Neck Water Pollution Control District has not received a permit application for sewer availability for 26 Linden Place/15 Barstow Road.

Submission of the application and all supporting information, through the District's permit portal, <https://gnwpcd.net/permitting-portal/>, is necessary for the District to perform a Sewer Availability Study, as well as a thorough review of our hydraulic model.

Until such time, the District cannot confirm that adequate sewer availability exists for this proposed development, and the building will not be permitted to connect to our sanitary sewer system.

Please be reminded that, as this proposed project will require variances outside of the as-of-right zoning, any modifications or expansion to the District's sanitary system or appurtenances necessary to provide service for 15 Barstow Road (aka 26 Linden Place) will be the financial responsibility of the owner/developer.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Christopher D. Murphy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christopher D. Murphy
Superintendent

Enclosures: Village of Great Neck Plaza 11/21/2025 Memo
GNWPCD 8/13/2025 Letter
Cameron engineering 4/9/2024 letter
GNWPCD 7/25/2023 Letter

CC: Board of Commissioners, Great Neck Water Pollution Control District
Gregory W. Carman, Carman Callahan, & Ingham, LLP
Village Clerk/Treasurer (Village of Great Neck Plaza)