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April 9, 2024

The Honorable Ted Rosen, Mayor, and Board of Trustees
Incorporated Village of Great Neck Plaza
2 Gussack Plaza, P.O. Box 440
Great Neck, NY 11022-0440

Re: JS Barstow LLC, ES Barstow LLC, Elgrand Barstow LLC application for Site Plan Approval, Conditional Use Permit, and Permit of Compliance
15 Barstow Road / 26 Linden Place
Nassau County Tax Map: Section 2 – Block 83 – Lots 17, 19, 20, and 22

Submission Package for April 17, 2024 Board of Trustees Meeting / Response to Comments

- Revised Traffic and Parking Study (*June 2023, revised April 2024*)
- Revised Part 1 – Full Environmental Assessment Form (EAF) (*July 10, 2023, revised April 9, 2024*)
- Revised Analysis of School-aged Children (*June 30, 2023, revised April 9, 2024*)
- Response to VHB comment memorandum dated August 7, 2023

Dear Mayor Rosen and Trustees:

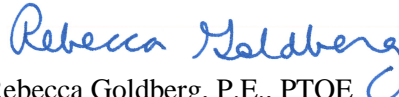
Our office has prepared the above-noted revised documents pertaining to the application at 15 Barstow Road, a/k/a 26 Linden Place in Great Neck Plaza. As the Board is aware, this application has undergone high-level modifications to the submittals in 2023, generally summarized as follows:

- 1) In 2023, the application was for 57 apartments and 3,813 s.f. of commercial space, with 110 parking spaces. The current application is for 69 apartments with 147 parking spaces. The current application contains no commercial space. Per discussions with the Village, the surplus on-site parking above the Village code requirement will be provided to the Village to be part of the Village Residential Parking Permit program.
- 2) The 2023 application's site plan was configured with a driveway apron on Barstow Road in the same location as the existing Barstow Road apron, to access the lower parking level, and with a driveway apron on Canterbury Road to access the upper parking level. The current application shifts the Barstow Road apron north, and adds lower parking level access to Canterbury Road.

These modifications required revisions to the Traffic and Parking Study, the Part 1 – Full EAF, and the analysis of school-aged children. The revisions also address the August 7, 2023 VHB comment memorandum on the July 10, 2023 Part 1 – Full Environmental Assessment Form/EAF.

For ease of review, we offer the following written responses to the VHB memo on the next page, to supplement the revised documents. Should you have any questions or wish to discuss any item in greater detail, please do not hesitate to contact me at Rebecca.E.Goldberg@imegcorp.com.

Very truly yours,



Rebecca Goldberg, P.E., PTOE
Associate / Senior Traffic Engineer

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Active Member of  

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Responses to August 7, 2023 VHB Memorandum

1. Page 1, Item A – The requested approvals listed in the Description of the Proposed Action are inconsistent with those listed on Page 2, Section B. Government Approvals (e.g., the Description indicates that site plan approval is required from the Village Planning Board, whereas the Government Approvals response indicates both the Board of Trustees and Planning Board; etc.). The Part 1 – EAF should identify the correct agency approvals required from all relevant agencies, including any approvals required from State or County agencies.
The response was revised to be consistent between Item A on page 1 and Section B on page 2, to remove reference to the Planning Board, and to add a required referral to the Nassau County Planning Commission. We are not aware of any required State agency approvals.
2. Page 2, Item B.2.e. – The response appears to be incomplete. The box for County agencies approvals is checked “Yes,” but there is no agency(ies) and approval(s) identified.
The response was revised to note Nassau County approvals for NCDPW (Sewer); NCDOH (Water); and the Nassau County Planning Commission zoning referral.
3. Page 5, Item D.2.d – The EAF indicates that there is capacity at the existing wastewater treatment plant, as well as existing sewer lines to serve the project. In a letter from the Great Neck Water Pollution Control District, dated July 25, 2023, the District indicated that it, “cannot verify these statements, as we have not been notified of the extent of the proposed project.” The District also noted that, “upon receipt and review of the necessary permit applications, drawings and submissions, the District will be able to make a determination on the ability for the proposed building to connect to the sanitary sewer system.”
Since the proposed project will require variances outside of the as-of-right zoning, the District noted “any modifications or expansion to the District’s sanitary system or appurtenances, necessary to provide service for 15 Barstow Road, will be the responsibility of the developer.” The applicant should confirm the appropriate response to the respective question(s) in the EAF, and offer the best available information related to any proposed or anticipated infrastructure improvements. Ultimately, the environmental review of the Proposed Action should consider the potential impacts of off-site improvements that are needed to facilitate the project.
In addition to revising the projected water use and sanitary flow, we added a note to state that the capacity of the existing treatment plant to serve this project is to be determined, pending the District’s review of the updated application documents. Until the District makes this determination, it is premature to propose specific infrastructure improvements; we would do this at the appropriate time.
4. Page 7, Item D.2.j – The EAF indicates that there would be no substantial increase in traffic above present levels or new demand for transportation facilities or services. This response should be substantiated. While not a deficiency in the EAF, additional information regarding the potential for the Proposed Action to impact area transportation infrastructure and parking conditions should be considered, given the scale of the proposed mixed-use development, the downtown location of the subject property along multiple street frontages, potential delivery/loading needs, etc. Consideration should be given to existing traffic and parking conditions, proposed site access operations, as well as other known planned developments and/or improvements that may affect the same resources as the proposed project.
The response was revised to add a note referring to the April 2024 traffic study, which addresses the existing and future traffic/parking conditions, deliveries/loading, site access, and other known projects.
5. Page 8, Item D.2.r – This question is not answered. The proposed action includes a commercial component, and as such, a complete response is required.
With the changes to the application, there is no longer a commercial component vis-à-vis retail space.
6. Page 13, Item E.3.h – The EAF identifies Udalls Cove, Manhasset Bay, and various local parks as resources. The “various local parks” should be identified by name (and confirmed that they are an established scenic or aesthetic resource). In addition, the distance between the project site and each of the specific resources should be identified.
The revised response adds distances to Udalls Cove and Manhasset Bay, and labels Whitney Pond Park as the closest scenic park resource, with its distance from the site. There are other local “pocket parks” closer to the site, such as Grace Avenue Park, which are not established scenic resources.