



December 26, 2025

The Honorable Ted M. Rosen
Mayor of the Village of Great Neck Plaza
Village of Great Neck Plaza
2 Gussack Plaza, PO Box 440
Great Neck, New York 11022

Via Email info@greatneckplaza.net

Re: SEQRA – Draft Scope Comments – JS Barstow, LLC Proposal

Dear Mayor Rosen:

Thank you for including the MTA Long Island Rail Road (MTA LIRR) on the distribution of the SEQRA Draft Scope for the JS Barstow, LLC's proposed mixed-use building at 26 Linden Place/15 Barstow Road, Great Neck Plaza, New York.

The MTA welcomes the addition of new transit-oriented development which is served by MTA LIRR service. The MTA is committed to creating pedestrian- and transit-friendly environments around station areas, as outlined in the Extending Transit's Reach Strategic Action Plan and the Station Area and Access Design Guidelines. The proposed development occupies a highly visible location — the first prominent building encountered by pedestrians traveling northeast from the LIRR Great Neck Station — and therefore has significant potential to enhance the station area experience and support the continued success of the LIRR Great Neck station area. The MTA encourages the development team to continue to evaluate the location of entrances and retail spaces to optimize visibility and comfortable pedestrian access to and from the site and nearby transit assets as the project progresses.

As the proposed mixed-use building is located approximately 450 feet from an entrance to the LIRR Great Neck station, the Draft Scope should include an analysis of Transit impacts, specifically transit trip generation needs to be provided.

Transit trip generation includes the potential number of residents of the proposed development who would use LIRR services to access employment, education, and recreation activities or for any other types of transit trips which would be expected to be generated from the proposed development. Consideration should be given to the close proximity of the development site to the Great Neck LIRR station. Service from this station currently provides direct travel options to connect residents and visitors to other locations in Nassau and Queens Counties as well as Grand Central Terminal and Penn Station in Manhattan. Rail trip generation studies will need to take all these origins and potential destinations into account.

Please feel free to contact me at loliva@mtahq.org should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis P. Oliva". The signature is fluid and cursive, with the first name "Louis" and last name "Oliva" clearly legible.

Louis P. Oliva
MTA Deputy General Counsel
loliva@mtahq.org

cc: R. Free (LIRR)
H. Garcia (LIRR)
J. Balter (MTA)
N. Fasano (MTA)