



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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CLERK TREASURER
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VILLAGE ATTORNEY
Richard Gabriele

November 21, 2025

Memorandum

TO: All Involved Agencies and Interested Parties

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

RE: 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

Enclosed herewith is the Draft Scope prepared by the applicant for the above-referenced proposed action.

The applicant is requesting approval to permit the construction of a mixed-use building located at 26 Linden Place/15 Barstow Road in the Business B zoning district. The proposed action includes 55 residential units consisting of 3 three-bedroom units, 12 two-bedroom units and 40 one-bedroom units on the upper floors and 4,147 square feet of retail space on the cellar floor. In addition, the proposed action includes 115 below-grade and partially below-grade parking spaces. Site Plan and conditional use approvals would be required from the Village Board of Trustees and variances for building height, lot coverage and front and rear yard setbacks would be required from the Village Board of Zoning and Appeals.

A Positive Declaration, requiring the preparation of a Draft Environmental Impact Statement, was issued by the Board of Trustees of the Incorporated Village of Great Neck Plaza, as lead agency, on September 17, 2025, which indicated that formal public scoping will be conducted and a public scoping meeting will be held.

A public scoping meeting has been scheduled for the proposed action on December 17, 2025 at 7:00 p.m. at Village Hall – 2 Gussack Plaza, Great Neck, New York 11022, at which time oral and written public comments on the applicant's Draft Scope will be accepted. Written comments concerning the applicant's Draft Scope will also be accepted at the office of the Village Clerk/Treasurer and via email at Info@greatneckplaza.net until Monday, December 29, 2025.

Any questions should be directed to the Village Clerk/Treasurer at 516.482.4500.

enc.

A copy of this Memorandum and the applicant's Draft Scope has been sent to the following:

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 Masefield 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