



TRANSMITTAL LETTER

TO: Ms. Ana Quinones Village Clerk/Treasurer Village of Great Neck Plaza 2 Gussack Plaza (P.O. Box 440) Great Neck, NY 11022-0440	DATE: November 13, 2025
Delivery Method: Email	FROM: David J. Tepper
	JOB NAME: JS Barstow, LLC Mixed-Use Development Project
	LOCATION: 15 Barstow Road, Great Neck, NY
	IMEG #: 23800584.00/phase 04

WE ARE TRANSMITTING THE FOLLOWING TO YOU:

- (1) Draft Scope for Draft Environmental Impact Statement (DEIS)

-
- | | | |
|--|--|--|
| <input type="checkbox"/> For Your Information | <input type="checkbox"/> As Requested | <input type="checkbox"/> Shop Drawings |
| <input checked="" type="checkbox"/> For Review/Comment | <input checked="" type="checkbox"/> For Distribution | <input type="checkbox"/> For Your Use |
| <input type="checkbox"/> For Signature | | |
-

REMARKS:

Dear Ms. Quinones,

Attached please find the Draft Scope for the Draft Environmental Impact Statement for JS Barstow LLC (15 Barstow Road/26 Linden Place Mixed-Use Development Project). Please have any comments forwarded to Harras Bloom & Archer LLP c/o Paul Bloom and Andrew Filipazzi. Thank you very much.

djt/

K:\C3300-3349\CE3301 - 15 Barstow Road\9 - Correspondence\2025-11-13 Transmit Draft Scoping Document.docx

**DRAFT 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, 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 Ave, 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

OVERVIEW

This document is a Draft 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 SF of retail space, and 115 parking spaces on a 0.77-acre (33,392 SF) property. The Board of Trustees of the Incorporated Village of Great Neck Plaza will serve as lead agency for the State Environmental Quality Review Act (“SEQRA”) process that is being conducted. This Draft Scope has been prepared in accordance with 6 NYCRR Part 617.8 and sets forth 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;

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 an Appendix.

BRIEF DESCRIPTION OF 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 Greek 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 are required:

Agency	Permit/Approval
Village Board of Trustees	Site Plan, Conditional Use, Permit of Compliance
Village Zoning Board of Appeals	Zoning Variances (Height, Lot Coverage, Front (North) setback, and Rear setback)
Nassau County Department of Public Works	Sewer
Nassau County Department of Health	Water
Nassau County Planning Commission	Zoning Referral

Pursuant to the State Environmental Quality Review Act (SEQRA), the proposed action is classified as a Type I Action. The Village of Great Neck Plaza Board of Trustees is serving as the Lead Agency for SEQRA review.

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. 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).

All permits and approvals 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 of the Incorporated Village of Great Neck Plaza 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.

Excavation and Construction-Related Impacts

A Phase 1 Environmental Site Assessment will be provided to evaluate the potential for recognized environmental conditions such as asbestos, lead-based paint, tanks, underground injection control facilities, and hydrocarbons. The DEIS will analyze the findings of Environmental Site Assessments (ESAs) and soil borings that have been performed at the project site. ESAs include historical operations and highlight any recognized environmental conditions (RECs). Measures to mitigate any identified recognized environmental conditions during demolition and construction activities will be identified.

Quantification and analysis of proposed excavation activities will be provided, including an assessment as these activities relate to noise, fugitive dust, transportation impacts and emissions from construction vehicles/machinery. As the construction timeline is estimated at 30 months, the duration, scheduling and coordination of construction activities will be provided as well.

Aesthetics and Community Character

This section of the DEIS will provide depictions and analysis of the site under both existing and post-development conditions. These depictions including existing conditions photographs and renderings illustrating the landscaping, parking and building façade and will provide an evaluation of the potential changes to visual character. In addition, shadow study analyses will be provided to assess potential aesthetic changes across different seasonal conditions (i.e., summer vs. winter solstice shadowing).

Transportation

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

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

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 tasks 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.
- Accident History: document the accident history on the surrounding roadway network to identify high accident locations.
- Planned Development Research: research developments within the study area that could impact the

traffic volumes at the study intersections within 2 years of the traffic count collection date.

- **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:
 1. Barstow Road and Linden Place
 2. Linden Place and Canterbury Road
 3. Proposed Site Driveways
- **Peak Hour Analysis:** determine the peak hour within the specified time periods studied and calculate the peak hour factors.
- **Trip Generation Analysis:** calculate the number of trips generated by the proposed development using the standard calculations compiled by the Institute of Transportation Engineers (ITE).
- **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.
- **Parking:** review the Village-required parking and compare to the proposed number of parking spaces. Discuss any changes to on-street parking to accommodate proposed site access.

Zoning and Land Use

The Draft EIS will describe existing land use patterns, zoning designations, and community character within the vicinity of the project site and will assess the consistency of the proposed action with applicable land use plans, zoning regulations, and community development. 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.

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 that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Soils & Topography

- USDA Soil Survey for Nassau County/Web Soil Survey
- Soil borings
- Project plans (i.e., grading and drainage plans, erosion and sediment control plans)

Subsurface Conditions

- Phase I and II Environmental Site Assessments (pending availability)

Water Resources

- Nassau County Department of Public Works
- Great Neck Water Pollution Control District
- Groundwater depth data
- NYSDEC Environmental Resource Mapper
- Preliminary Excavation and Drainage Plans

Stormwater Management

- Village of Great Neck Plaza
- Nassau County
- New York State Stormwater Management Design Manual
- New York Standards and Specifications for Erosion and Sediment Control

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

Community Facilities and Services

- Consultations with community service providers
- Nassau County Department of Public Works

Zoning and Land Use Analyses

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

Aesthetics, Community Character and Visual Impacts

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

Use and Conservation of Energy and Climate Change

- Consultations with PSEG Long Island and National Grid

Cumulative Impacts

- Consultation with Village of Great Neck Plaza and neighboring municipalities to assess 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.
- 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)(iii)(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;

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 an 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;
- Copies of correspondence related to the DEIS;
- Traffic Study;
- Other Technical Studies;
- Geotechnical Data.