



December 29, 2025

Ref: 22250.00

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: Environmental Quality Review – Draft Scope
Proposed Development of 15 Barstow Road/26 Linden Place
Incorporated Village of Great Neck Plaza, Nassau County

Dear Mayor Rosen and Members of the Board of Trustees:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) has reviewed the Draft Scope prepared by JS Barstow LLC (the "Applicant") for the proposed mixed-use development at 15 Barstow Road/26 Linden Place (the "Proposed Action"). Based on this review, as well as the requirements of the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, the following are VHB's comments for the Board's consideration for inclusion in the Final Scope, which preparation is the responsibility of the Village. Note that VHB's comments are included by DEIS section.

Project Description

- › The list of agencies and approvals should include the following, and the Nassau County Department of Public Works should be removed from the list with regard to the sewer connection and the Nassau County Health Department should be removed from the list with regard to the water connection:
 - Office of the Nassau County Fire Marshal for Site Plan Review
 - Water Authority of Great Neck North (WAGNN) for Water Availability
 - Great Neck Water Pollution Control District (GNWPCD) for Sewer Availability
 - MTA/Long Island Rail Road (LIRR) for Letter of No Objection
- › Breakdown of square footage for all building components (e.g., habitable residential space; retail space; common residential areas; parking; mechanical and utility equipment)
- › Proposed private amenities, as well as the use(s) and sizes of such uses of the proposed roof deck for residential tenants
- › Proposed public amenities
- › Ranges of proposed unit sizes for each type of unit (1, 2, and 3-bedroom units)
- › The number of residential units that are proposed to have terraces, and a description of the terraces.

Excavation and Construction-Related Impacts

- › Analysis of construction and demolition (C&D) debris impacts, including amount of C&D debris to be removed from the Subject Property and potential impacts on traffic

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- › A construction logistics plan and narrative indicating, among other things: material, vehicle and equipment storage/staging; location of worker parking; construction vehicle access to the Subject Property; sidewalk and/or roadway closures
- › Description of the proposed construction methods
- › Analysis of potential impacts to the LIRR and neighboring properties from construction activities, including, but not limited to, vibration, noise and dust.

Aesthetics and Community Character

- › Indicate the Village Code section(s) used for the calculation of proposed building height
- › Analysis of the heights to the top of roof deck and any structures located on the roof deck, per the method in the Village Code for calculating height, and description of the size of each such building component
- › Analysis of the consistency of the proposed building height (including rooftop equipment) with surrounding buildings within 500 feet of the Subject Property
- › Discuss the project's compliance with the Village's design criteria as set forth in § 225-63.A(16)(m) of the Village Code
- › Renderings of the proposed development from the following locations: the railroad crossing and Barstow Road, Barstow Road and Grace Avenue, Barstow Road and North Station Plaza, Barstow Road and Linden Place, and Canterbury Road and Linden Place
- › Describe the architectural style and proposed building materials
- › A lighting plan, as well as a discussion of proposed exterior lighting and/or lighting on the building, and potential lighting impacts and proposed measures to minimize potential impacts on neighboring properties.

Transportation

- › Indicate where deliveries to the retail space will occur, and whether the retail use will be able to use the circular driveway
- › Include an accident history that will examine and document the level of crash experience for the most recent three-year period in accordance with the latest traffic engineering standards and practices
- › Indicate that the traffic data will be collected during the appropriate times of year (i.e. when area schools are in session) to represent typical conditions
- › Indicate that collected traffic data will include pedestrian activity at all relevant locations
- › Assess the existing pedestrian accommodations available within the study area with respect to connectivity and accessibility, specifically as it concerns the ability for residents of the development to access the nearby Great Neck LIRR Station and downtown area
- › Identify and analyze the traffic impact of other planned developments that would be completed by the Build Year for the project.
- › Sight distance analysis in accordance with the latest standards detailed in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, including sight triangle diagrams to demonstrate the adequacy of the sight distance for each relevant movement exiting the site
- › A comparative analysis for the traffic generated by the proposed project to that which would have been generated by the previous occupancy of the site (assuming full occupancy)
- › Assessment of the multi-modal accommodations within the study area and the potential impacts same will have upon the traffic generating characteristics of the project



- › Evaluation of the availability of on-street parking in the study area, including an evaluation of any on-street parking which will be displaced by the development of the property
- › Assessment of the proposed site circulation and parking layout to demonstrate the adequacy of same for the size/type of vehicles which will be present, including details of how the proposed parking garage will operate with respect to access and accommodations for both residents and customers of the retail use
- › A truck/vehicle turning analysis to demonstrate the ability for the size/type of vehicles to enter and exit each site access point.

Zoning and Land Use

- › Indicate the Floor Area Ratio (FAR) of both the existing building and the proposed building, including calculations
- › Description of the square footage of each level of the existing building and proposed building (including the roof deck)
- › Description of the allowable retail uses that are permitted on the Subject Property
- › Discussion of the potential impacts to the proposed residences from the LIRR with respect to noise and vibration
- › A landscape plan, a discussion of proposed landscaping, and a discussion of whether any existing vegetation is proposed to be removed
- › Assess the project's compliance with the affordable housing requirements of the Long Island Workforce Housing Act (Village Code § 225-63.A(16)(k)), including the number of proposed "affordable" units within the building, how affordability/rent level is determined, which units would be deemed "affordable" and what features they would contain.

Alternatives

- › An additional alternative analyzing the impacts of a mixed-use building for which no variances are required.

Additionally, the Final Scope will also contain sections required by SEQRA (§ 617.9[b]) including: cumulative impacts; unavoidable adverse impacts; growth-inducing aspects; irreversible and irretrievable commitments of resources; the use and conservation of energy; and, as applicable, measures to avoid or minimize the Proposed Action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.

Should you have any questions, please feel free to reach out to either of the undersigned.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink, appearing to read "William Sklar".

William Sklar, AICP
Environmental/SEQR Lead

A handwritten signature in black ink, appearing to read "Gail A. Pesner".

Gail A. Pesner, AICP
Sr. Technical Lead, Environmental/SEQRA

cc: R. Gabriele, Esq., Village Attorney