

# Wendy and Aaron Halpern

December 29, 2025

Hon. Ted Rosen  
Mayor, Village of Great Neck Plaza  
2 Gussack Plaza  
Great Neck, NY 11021

Re: Comments on Draft Scope for DEIS:  
15 Barstow Road/26 Linden Place Mixed-Use Development

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Dear Mayor Rosen and Village of Great Neck Plaza Trustees:

Thank you for allowing the community to weigh in and offer opinion on this proposed development. We are Great Neck residents (neighboring Village of Thomaston), and submit this letter to raise serious concerns regarding the proposed development at 15 Barstow Road / 26 Linden Place (“Proposed Development”) and the Draft Scope for the Draft Environmental Impact Statement dated November 13, 2025 (DEIS) submitted by the developer.

From the limited publicly available information, the proposed building appears to be massive and completely out of character with the surrounding neighborhood, and will have a detrimental impact on our community (the entire Great Neck Peninsula) and its residents. This includes negative impacts to traffic congestion, public transit and the further overcrowding of LIRR trains, infrastructure of our community including police and emergency services (and response times), and environmental impact on our already strained water, sewage and energy systems, as well as to our schools in the form of increased class sizes and budget shortfalls.

To that end, the DEIS submitted by the developer conspicuously fails to properly address many of these important issues, and therefore in our opinion is deficient and does not adequately respond to the Village Board’s Positive Declaration issued by the Village on September 17, 2025 and its finding that “the proposed action may result in significant adverse impacts to the environment and a Draft Environmental Impact Statement.” A project of this magnitude demands at the very least a full and transparent 360-degree review for which the proposed DEIS fails to provide as demonstrated below.

In addition, it must be pointed out that the developer’s claim that this project will bring business to Great Neck and alleviate a housing shortage is fiction removed from the realities of our community. It is in an all too often spurious argument made by developers to our community leaders that has repeatedly been proven false. The facts are that Great Neck has no housing shortage. On the contrary, many newly constructed apartment buildings remain largely vacant. In addition, there remains vast vacancies (and continued departures) in existing commercial spaces despite the construction of many new apartment buildings premised on similar false promises and representations to the community. We have concerns that the apparent neglect of

the current building to justify redevelopment reflects a troubling pattern used by developers to promote the building of oversized projects like this, and the owner/developer should not be rewarded for its neglect.

Pursuant to the State Environmental Quality Review Act (SEQRA), we submit the following comments on the proposed DEIS, which fails to include the following necessary and required criteria and therefore should be rejected, or in the alternative revised to ensure a thorough and legally adequate review.

1. **Cumulative Impacts**

SEQRA §617.7(c)(1)(v) requires evaluation of cumulative impacts from this project in light of other recently approved and pending developments in the Great Neck peninsula and surrounding villages. This includes:

- i. **Traffic and parking congestion** at Barstow/Linden/Grace Avenues and the Barstow traffic circle, as well as the Lakeville Road corridor and others leading to the Long Island Expressway.
- ii. **Public transit:** The DEIS must analyze **projected increases in Long Island Rail Road (LIRR) ridership and station capacity**. Many rush-hour trains are already standing-room only, and additional residents from this development will worsen overcrowding. The study should quantify anticipated ridership growth and evaluate whether current infrastructure can accommodate this demand.
- iii. **Infrastructure:** The DEIS must assess the **increased demand on critical infrastructure**, including water supply, sewer capacity, stormwater management systems, and energy resources. The analysis should determine whether existing systems can accommodate this growth and identify necessary upgrades or mitigation measures to prevent service disruptions and environmental impacts.
- iv. **Schools:** The DEIS must evaluate **the impact on the Great Neck Public School District**, considering year-over-year enrollment growth at Great Neck South schools and the fact that the proposed development is located within the “optional zone.” This location will either exacerbate overcrowding at South or force the District to redraw optional zone boundaries, which could significantly affect neighboring properties and increase enrollment at Great Neck North schools, altering school dynamics, resource allocation and increasing schools’ budgets.

- v. **Great Neck Park District:** The DEIS must evaluate the **strain on parks, playgrounds, and recreational programs**, including high-demand facilities such as Parkwood Pool, the ice rink, and community events like concerts. Increased population from this and other developments will place additional pressure on these resources, and the analysis should identify whether capacity and funding are sufficient to maintain service levels.

## 2. **Transportation and Pedestrian Safety**

Under SEQRA, the DEIS must address transportation impacts as part of its analysis of physical conditions. 6 NYCRR §617.9(b)(5)(i) specifically requires discussion of traffic flow, road capacity, parking, and pedestrian movement. Scoping under §617.8 mandates identifying the studies and methodologies needed to evaluate these impacts. The DEIS must include:

- i. Evaluation of **impact on pedestrian safety** near the Proposed Development including the LIRR station and Middle Neck Road.
- ii. Review of **driveway design** (two driveways, circular driveway) and visitor and delivery services parking policies.
- iii. Assessment of **traffic controls for vehicles** entering/exiting the site and surrounding area, including grade and sightline issues.

## 3. **Community Character and Socioeconomic Effects**

SEQRA §617.9(b)(5)(iii) requires analysis of community character and socioeconomic conditions. The DEIS must include:

- i. **Visual and Aesthetic Impact:** A thorough analysis of **the visual impact of a six-story structure in a predominantly low-rise neighborhood**, including seasonal shadow studies.
- ii. **Architectural Visualization: Detailed 3D renderings** showing how the proposed building fits into its surroundings. Notably, no such 3D renderings appear to have been submitted. The DEIS should also include representative photographs of adjacent residential properties and comparisons with existing residential and mixed-use structures.

- iii. **Socioeconomic Effects:** An assessment of **potential impacts on property values and neighborhood stability**, including risks of apartment value dilution.
- iv. **Fiscal Impact:** A clear evaluation of how **tax exemptions or PILOT agreements** will affect Village finances and the fairness of the tax burden on existing residents.

4. **Alternatives**

SEQRA §617.9(b)(5)(v) mandates consideration of reasonable alternatives beyond "No Action." Reasonable alternatives include but are not limited to:

- i. **Reduced-Scale Mixed-Use Design:** A smaller building or a terraced structure that follows the site's topography and blends with the surrounding neighborhood character.
- ii. **Lower-Density Options:** Shorter building configurations that respect the local scale, minimize visual impact, and reduce strain on infrastructure and community resources.

5. **Environmental and Construction Impacts**

SEQRA §617.8(e)(4) requires identification of mitigation measures during scoping. The DEIS must include:

- i. **Stormwater and Erosion Control:** Detailed plans for stormwater management, erosion prevention, and runoff mitigation, particularly given the site's steep grade and existing flooding occurring in the area south of the train station..
- ii. **Rodent Mitigation:** Specific measures to prevent and control rodent infestation during construction.
- iii. **Noise and Visual Screening:** Strategies to minimize noise and provide effective screening throughout the 30-month construction period.
- iv. **Construction Logistics:** A comprehensive plan for construction-vehicle access, staging, and scheduling to reduce neighborhood disruption.

- v. **Parking Plan Verification:** Independent certification that the proposed parking layout is practical, safe, and functional.

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The proposed DEIS submitted by the developer fails to meet SEQRA's requirements for scoping. We respectfully urge the Village to reject it and require the submission of a proper scope to comprehensively address these important matters.

Thank you for your attention and consideration.

Respectfully submitted,

*Wendy and Aaron Halpern*

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