

To The Nassau County Department of Public Works Planning Commission,

As a resident of the five towns, I would like to express my strong opposition to any development at the Woodmere Club property.

I have read your draft scoping document and respectfully request that you add several more items to your scoping document. To follow in the order of the areas listed in your scoping document, please add the following:

Physical Alteration of the Land

This land has likely been exposed to heavy pesticides for over 100 years. Vigorous soil testing is required to determine the safety of disturbing this soil and exposing local residents to potentially dangerous toxins that will be released into the air and underground water.

Surface Water/ Floodplains and Stormwater

Coordination with the Army Corps of Engineers Back Bays study. In light of frequent flooding during Hurricanes and rain storms, in light of global warming and undisputed rising sea levels, it is imperative that you consult with the USACE to see whether development of this coastal area is advised, and if so, how will it impact the Back Bays study they are currently undertaking.

Incorporate and investigate nonstructural measures as proposed by the USACE to reduce the risk of vulnerable people and property from flood threats.

Even a preliminary look at the FEMA maps from Hurricane Sandy will show how extensive the flooding was on the golf course. This natural barrier acted as a sponge and saved so many homes from flooding. By replacing this sponge with concrete, you will be putting hundreds of homes at risk in the next major storm.

How will these changes to the land impact the water table for homes in the surrounding areas?

Ecology and Wetlands

Please take a tree and vegetation census. Exactly how many trees will be cut down and how many flood mitigating plants will be torn from their roots?

The golf course is a haven for waterfowl such as ducks, herons, geese and seagulls, as well as frogs, rabbits and other wildlife. Development would devastate their natural habitat and drive them out of the area. What impact will this have on our area? Which species are listed as protected or endangered?

Aesthetic Resources

What impact will this have on property values? The hundreds of homes surrounding the golf course are in high demand for their views and quiet and/or dead-end streets. What will the economic impact be for those homeowners once their expansive views are replaced by houses and their dead-end streets are opened up to through traffic?

Residents MUST be consulted before Right of Way Permits are generated by the local towns.

Recreational Opportunities and Open Space

There are no public parks or playgrounds in the area whatsoever. Looking at this map, one cannot help but notice that none of this space has been designated for public outdoor use.

Transportation

Traffic is one of the biggest concerns. Your turning movement counts as well as your ATR counts should BOTH take place over a seven-day period.

Your study must include the following;

1. The ENTIRE length of Broadway from Rockaway Turnpike all the way to East Rockaway Road. (Stopping at Brower Ave/Irving place is a terrible mistake. This is when the traffic on Broadway really begins to back up)
2. You must study the Central Avenue business district from Prospect Avenue all the way to Rockaway Turnpike.
3. You must include the ENTIRE length of West Broadway from Rockaway Turnpike until it meets Broadway
4. Your study must include the ENTIRE length of East Broadway from Browers Point until it meets Broadway at its end
5. You must include emergency evacuation routes along Peninsula Boulevard, Rockaway Turnpike, and the Nassau Expressway
6. All corners and side streets that connect Broadway to Central Avenue should be studied.
7. All corners and side streets that connect Broadway to West Broadway should be studied.
8. Main roadway sin and out of the five towns MUST be studied. Rockaway Turnpike and the Nassau Expressway/878 regularly back up, sometimes for miles during rush hour traffic.

Traffic studies should be done on normal weekdays, during the school year, keeping in mind major and minor Jewish Holidays, as this area is predominantly Jewish and the Jewish school calendar varies from the public school calendar. This also means that Thursdays and Fridays tend to be even busier on our roadways and need to be studied carefully.

Please be advised that there is a new Funeral Home being built at 1023 Broadway in Woodmere. While it has not been built yet, it is situated in one of the narrowest portions along Broadway and will undoubtedly attract hundreds of cars when funerals take place. This will further impede the flow of traffic on this congested artery in the Five Towns.

Please be advised that in May of 2019, the Town of Hempstead board unanimously approved zoning changes in the area known as North Lawrence with the goal of developing this area into more residential housing. This includes 11.7 acres near the Lawrence LIRR station, 9 acres near the Inwood LIRR station, a "business overlay" district will apply to 5 acres on Lawrence Avenue, and 13.8 acres on Doughty Blvd. Another zoning area called "Residential Townhouse/ Row House Overlay District" will be applied to 33.7 acres west of Lawrence Avenue. How many

more homes are projected to be built there? How many additional cars will be added to our roadways in light of this new project? What traffic and environmental impact studies have been done in this area and how will it impact the current proposed study?

Infrastructure

Please be advised that brown and black water has been plaguing the five towns for many years with no resolution in sight. What is New York American Water going to do to improve the quality of our water before adding new homes to our water supply?

Zoning, Land Use and Community Character

I am opposed to adding dense housing to this suburban area. It is beginning to feel like a city and the addition of hundreds more homes will only exacerbate the problem. The character of the Five Towns is at stake. Our quality of life is at stake. Please take this into account when studying the impact it will have on us.

Noises, Odors and Lighting

Once construction begins, families living near this site will not be able to open their windows, sleep late or enjoy their outdoor space because of construction that will likely go on for several years. Air, light and noise pollution will impact everyone's quality of life

Please note that there are three additional schools that are closer than Gan Chamesh that are not mentioned in your draft scoping document.

1. KULANU 620 Central Avenue, Cedarhurst is a school serving the special needs population
2. HAFTR High School 635 Central Avenue, Cedarhurst
3. Gesher Preschool 650 Broadway, Cedarhurst is an early childhood center serving children aged 3-7 whose playground directly overlooks the golf course.

Climate Change

Nobody can dispute the fact that sea levels are rising at an alarming rate and that storms have become more powerful and less predictable than ever before. Developing land along the coastline in a known flood zone is reckless and dangerous. The super storms experienced here in NY and all around the country, even in areas that never historically flooded should serve as a cautionary tale to you.

In addition to the above, the following is a list of what is still missing from your scoping document:

Are Emergency services and staffing at our local fire departments, ambulance corps and police department adequate for the amount of new homes proposed?

The impact on local Real estate values in the entire five towns area

The tax implication for everyone in the area

How will municipal services (sanitation, snow removal, postal service etc..) be impacted by the addition of hundreds more homes?

How many cars do you figure each home will add to the neighborhood?

Where will these new homeowners send their children to school? Is there enough room in the school district for an influx of several hundred new students?

As a resident of the Five Towns, I am vehemently opposed to the potential development of the Woodmere Club. I am respectfully requesting that you do what you can to stop this disastrous idea from becoming a reality. Open green space is becoming so scarce, and to remove this gem from our midst would be detrimental to the the five towns and many of our neighboring communities. We are already plagued by overcrowding, terrible traffic, lack of parking, lack of infrastructure, inadequate roads, poor drainage, and frequent flooding. Allowing this coastal land to be developed, allowing an ENTIRE TOWN to be built where none existed before, will only compound the problems that already exist and will be detrimental to everyone who lives here with ZERO added benefit. **We are the Five Towns, not the Six Towns and we are imploring you to keep it that way.**