

Mr. Michael Levine  
Nassau County Planning Commission  
400 County seat Drive  
Mineola, NY 11501

Re: Continuation of an Application for Preliminary Hearing & SEAR Determination:  
Map of Woodbury Hills  
NCPC File 1897-P-1

I am very concerned with the prospect of construction on the above land referred to as Woodbury Hills. On the map they submitted, my property is Sec 14, Blk E, Lot 871. Please note that my property is further up the hill than the surrounding properties.

Judy Jacobs, , wrote a letter to Patricia Bourne, Director, Nassau County Planning Commission on July 1, 2002. She states "The hill is truly a hill of sand which is steeply sloped. In fact in the 1940s a LIRR train was washed off the tracks in this area." It was in 1944 that a westbound train hit a washout and derailed east of Syosset, burying her nose in the sand. Again, on August 14, 2001, rain and flooding washed away a section of tracks east of Syosset causing an unoccupied westbound train to slip off the tracks. My question is what will happen to the downhill properties when this steeply sloped hill of sand is disturbed? Whitney Lane has flooded worse since the construction of a new house just beyond the railroad tracks. I see that drainage is allotted for on their latest map, but none near the existing houses. It is a know fact that water flows downhill and the houses adjacent to this property are definitely downhill, but yet nothing is done alleviate their possible flood damage.

Woodbury Road is extremely dangerous between Jericho Turnpike and the Woodbury Post Office. The "Y" intersection of Syosset-Woodbury Road onto Woodbury Road adds to the mayhem. There is a dangerous "S" curve on Woodbury Road and the "Y" intersection of Syosset-Woodbury road are on a steep hill. The Greenbelt hiking and bicycle trails cross over Syosset-Woodbury Road just west of the "Y" intersection of Syosset-Woodbury Road on that steep hill. The builder's plan is to add a private road for five (5) houses to intersect Woodbury Road just north of the Syosset-Woodbury Road intersection. Let's see. Husband and wife each have a car. That makes ten (10) cars. Teenage children of driving age and/or domestic help traveling could add an average of five (5) additional cars (if not more). Children not of age to drive have school buses picking up and dropping them off at the bottom of the private road stopping up traffic.

Several years ago Nassau County was planning on straightening Woodbury Road and changing the intersections of Syosset-Woodbury road from a "Y" to a "I" intersection. I was advised if this project proceeded, I would lose 12 feet of my property on Woodbury road and Sec.14, Blk E, Lot 29 would lose 50 feet of their property. I don't remember what the builder's lot would lose.. The project has not proceeded. At the present time, we have a flashing light at one of these Syosset-Woodbury Road intersections that only confuses drivers more, and now the builder wants to add at least 15 or more cars entering and more school buses stopping in this already dangerous situation. Would you be able to straighten Woodbury Road if the builder continues as he plans? I understand you

cannot stop a builder from building for your lack of action, but you can have a traffic study performed to determine the effects this private road would have on and already dangerous road.

The proposed location of Woodbury Hills has been a home to much wildlife. Owls, hawks, red fox are a few examples. Woodbury is being overdeveloped, and we should try to preserve the few woods we have left in Woodbury. This is a perfect place to preserve because it is adjacent to the Trail View State Park, which incorporates the Greenbelt Trail hiking and bicycle trails. I feel that a full environmental impact statement should be prepared to prevent negative impact and to identify endangered plant and animal species.

I have attached a survey map of my property to show you the location of my house. My house is built into the hill. The front of the house is basement, 1<sup>st</sup> and 2<sup>nd</sup> floors. The rear of the house is 1<sup>st</sup> and 2<sup>nd</sup> floors. Since my property is further up the hill than the other properties, my house sits the highest. My backyard ends with a retaining wall built into the hill. If you look at the builder's map, the court is 10 feet away from my retaining wall. I have several personal concerns. What guarantees do I have that my property will not be damaged during construction with the court so close to my property. Like water, debris travels down hill. There is also all this heavy equipment removing dirt and trees on an unstable hill. After construction when the houses are occupied, the headlights from at least six(60 cars if not more cars, will be shining directly into my bedroom picture window. I feel this is a invasion of my privacy. I am aware of shades and blinds, but that will not completely keep out the glare from headlights.

I also have concerns about the validity of the builder's survey. When I was in the process of purchasing my home in 1990, I went to Nassau County's records to learn who owned the property behind me. I found out it was the Woodbury Oaks Co. I traced a crude map from the records, which I am also attaching. Please look at my drawing and compare it key map in the upper right hand corner of the submitted map. The area marked "SITE" includes our properties that have not been marked out. My map shows our properties. Again my property is furthest up the hill. Does it look possible to have this road, huge court, and houses? All the survey numbers seem off a bit. The top of my map shows 995.68 while their map shows.995.72. Compare the survey of my property (which was approved by the Nassau County Planning Commission of /28/91) and their survey. Again the numbers don't match up.

I invite you all to come over to my house and take a walking tour of the property in question. I would like you to see for yourselves the dangerous situation on Woodbury Road that would be made worse and what would be destroyed forever if Angelo Pironi is permitted to build.

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