

DEEPDALE COALITION, INC.

North Hills, New York

DEEPDALE GOLF CLUB VS. THE VILLAGE OF NORTH HILLS

F&A, in concert with attorneys Ruskin, Moscou Faltiscek, P.C., was retained by the Deepdale Coalition, Inc. to review and critique environmental documentation including the Draft Environmental Impact Statement and Final Environmental Impact Statement and Findings (land use/zoning, traffic, noise, community facilities and services and community character issues) for two projects in the Village of North Hills, L.I. The Village's incentive zoning law and the State statute governing incentive zoning for two subdivisions: ***the Chatham at North Hills Phase II and The Residences at North Hills***, were reviewed. An analysis of the Village's planned condemnation of the members-only Deepdale Golf Club on 175 acres in a prime Nassau County location, for purposes of converting it to a residents-only, Village-owned and operated public facility, was also conducted in a suit challenging the Village of North Hills' efforts to seize the Club through the exercise of eminent domain and abuse of incentive zoning to raise over \$100 million to defray the cost of the seizure of the Club. The project was abandoned by the Village as a result of an amendment to the State Environmental Conservation Law prohibiting the use of public funds to acquire private property used for recreation or open space in a Special Groundwater Protection Area.



The Residences at North Hills