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CITY OF GLEN COVE
PUBLIC HEARING

CITY OF GLEN COVE
PLANNING BOARD MEETING

City Hall
9 Glen Street
Glen Cove, New York

June 25, 2009
8:05 p.m.

B E F O R E :

THOMAS SCOTT, Chairman
ROBERT JAKOBZE
JOSEPH RENAGHAN
STEPHEN GRONDA
HERBERT KAUFMAN
STEPHEN GRONDA
CYNTHIA ROGERS
STEVEN RUGGIERO
MICHAEL ZARIN,
Attorney-At-Law
BRAD SCHWARTZ, Associate
LOIS STEMCOSKY, Secretary

STUART TURNER
PATRICK CLEARY
JIM PERAZZO
Planning Board Consultants

LISAMARIE MARCONI
Court Reporter

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CHAIRMAN THOMAS SCOTT: Good
evening, ladies and gentlemen.
welcome to the June 25, 2009 meeting
of the Glen Cove Planning Board.

6 Please take note that a quorum is
7 present. Counsel for this evening's
8 public hearing is Mr. Michael Zarin
9 and his associate, Mr. Brad Schwartz.
10 And our consultants, Mr. Stu Turner,
11 Mr. Patrick Cleary and
12 Mr. Jim Perazzo.

13 Lois, please read the first item.

14 MS. LOIS STEMCOSKY: The first
15 item is RXR Glen Isle Mixed-Use
16 waterfront Development Project - To
17 consider comments from the public on
18 the Draft Environmental Impact
19 Statement completed and accepted for
20 the above-referenced project.

21 CHAIRMAN THOMAS SCOTT: Before we
22 begin, ladies and gentlemen, just a
23 few comments on how tonight's public
24 hearing will take place.

25 As Ms. Stemcosky mentioned, this

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1
2 is a public hearing on the Draft
3 Environmental Impact Statement for
4 the RXR Glen Isle Mixed-Use
5 waterfront Development Project.

6 Members of this Board along with
7 our consultants have reviewed that
8 document over and over, and we are
9 continuing to do so. We're reviewing
10 all of the various impacts that the
11 project will have on the City.

12 I hope most of you here tonight
 Page 2

13 have had a chance to review that
14 document, if not in its entirety,
15 than hopefully the sections that are
16 near and dear to you.

17 The applicant has done an
18 outstanding job in preparing this
19 document and it is a very good
20 document, and we will continue to add
21 information and comments to that
22 document.

23 We're here tonight to listen to
24 the issues you have regarding the
25 project. We believe your comments

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1
2 are critical to this project. We're
3 hoping you can help this Board and
4 our consultants shape the project to
5 the way you'd like to see it.

6 Tonight is not a
7 question-and-answer forum. We're
8 going to be entertaining questions
9 and comments. Your questions, unless
10 they're simple clarifications, that,
11 we will certainly answer tonight,
12 will not be answered tonight.

13 Those questions will be answered
14 in the FEIS, which is the Final
15 Environmental Impact Statement.

16 Everything said here tonight will
17 be included verbatim in the official
18 record for the project.

19 Again, that's probably all I have
Page 3

20 to say. I would like to now call on
21 Mr. Patrick Cleary who leads us in
22 the SEQRA process to make some
23 comments before we begin the
24 applicant's presentation.

25 MR. PATRICK CLEARY: Thank you,

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1
2 Chairman Scott.
3 Just to give two minutes on where
4 this process takes us, as the
5 Chairman indicated, we are at a
6 critical point in this process, the
7 public hearing; your opportunity to
8 weigh in, to provide comment on the
9 Draft Environmental Impact Statement.

10 It's important to note that your
11 comments can be delivered in two
12 ways. There is a stenographer here
13 tonight (indicating,) so you can
14 comment verbally or you can answer by
15 delivering your comments in writing.

16 whichever you're more comfortable
17 with is fine and neither carries more
18 significance or weight. So if you're
19 comfortable putting it in writing,
20 feel free to do so.

21 Once this public hearing is
22 closed, whether it's this evening or
23 at a future meeting, there will be a
24 written comment period that will
25 extend beyond that. At the moment,

1
2 that date is scheduled for July 10th.

3 The Draft Environmental Impact
4 Statement, as the Chairman indicated,
5 is the culmination of a lot of work.
6 And your comments, criticisms and
7 questions will be reflected in the
8 next document that follows this, the
9 Final Environmental Impact Statement.
10 So the DEIS; the FEIS.

11 That Final Environmental Impact
12 Statement will be prepared by the
13 applicant and once again reviewed by
14 the Planning Board for adequacy and
15 completeness. The timing of that
16 depends on what happens this evening
17 and at this public hearing.

18 So that FEIS might be forthcoming
19 very quickly if the comments that are
20 delivered are simple and
21 straightforward, or it may take a
22 great deal of time based on a
23 requirement to do additional studies
24 or analyses.

25 So the timing and the preparation

1
2 of that is still an unknown, but it
3 follows this process.

4 The Chairman indicated the
5 inability of us to answer your
Page 5

6 comments and questions tonight.
 7 while that may be frustrating, it is
 8 part of this choreographed process
 9 that the SEQRA regulations lay out
 10 before us. We can't vary from it.
 11 That's the way the process works.
 12 And there's a benefit to that,
 13 because rather than having sort of
 14 knee-jerk reactions this evening to
 15 some of your questions, you will have
 16 questions answered deliberately,
 17 thoroughly and in great detail in the
 18 Final Environmental Impact Statement,
 19 the FEIS.
 20 Every comment delivered will be
 21 responded to. If you hear your
 22 neighbors raise a comment, you don't
 23 have to respond and say the same
 24 comment again. Once we get it, we've
 25 gotten it, and that comment will be

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1
 2 recorded and it will be responded to
 3 in the FEIS.
 4 So we're moving from the DEIS; we
 5 then move to an FEIS, the response to
 6 all these comments and questions.
 7 And this process culminates in
 8 something called Findings, which is a
 9 document produced by the Planning
 10 Board where the Planning Board sets
 11 forth its deliberate response to all
 12 these comments and criticisms.

20 finish the public hearing tonight,
21 the public hearing will be continued
22 on June 30th, which is Tuesday.

23 We thought that was best rather
24 than putting a continuation off for
25 four months or six months or --

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1
2 weeks, sorry. Four weeks or six
3 weeks. We want to get it done
4 Tuesday night.

5 If we're not able to finish
6 tonight, Tuesday night we will be
7 back here discussing the DEIS again.
8 That's this Tuesday, June 30th.

9 And as Mr. Cleary mentioned, all
10 your written comments are acceptable
11 until July 10th.

12 With all that being said, I would
13 like to introduce Mr. Matthew Frank
14 (indicating.) He is the Project
15 Director.

16 Or Matt, you want me to introduce
17 Mr. Guardino?

18 MR. MATTHEW FRANK: Yes, please.

19 CHAIRMAN THOMAS SCOTT:

20 Mr. Guardino is going to make a
21 fifteen-minute presentation and then
22 we will begin entertaining comments
23 and questions.

24 Mr. Guardino.

25 MR. ANTHONY GUARDINO: Thank you,

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Mr. Chairman, members of the Board.

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This is -- well, by way of clarification, Mr. Frank is actually going to do the presentation; I'm just going to speak for a minute or two.

CHAIRMAN THOMAS SCOTT: Okay, fine.

MR. ANTHONY GUARDINO: I would like to introduce Mr. Frank (indicating) and also Mr. Rechler (indicating.)

I am an attorney with the Law Firm of Farrell Fritz in Uniondale. I represent the applicant on this project, RXR Glen Isle Partners, LLC.

And the applicant is proposing to conduct a Mixed-Use Waterfront Development that encompasses approximately fifty-six acres on the north side of Glen Cove Creek under a Land Development Agreement with the City of Glen Cove IDA and the City of Glen Cove CDA.

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The property is located in the City's Marine Waterfront 3, which is the MW-3 Zoning District, which permits the proposed project as a

6 Planned Unit Development by Special
7 Permit from this Board.

8 The elements of the project
9 include a residential component which
10 is comprised or will be comprised of
11 for sale units and rental housing,
12 including a workforce housing
13 component.

14 There will also be office uses,
15 cultural and recreational uses. And
16 all of the uses will be tied together
17 by a continuous waterfront esplanade
18 and an open-space ribbon that will
19 run along the entire length on the
20 north side of Glen Cove Creek.

21 CHAIRMAN THOMAS SCOTT:
22 Mr. Guardino, put the microphone
23 closer to you.

24 MR. ANTHONY GUARDINO: I'm sorry.

25 CHAIRMAN THOMAS SCOTT: Some

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1
2 people in the back can't hear you.
3 MR. ANTHONY GUARDINO: I'm sorry.
4 Our objective tonight is to
5 provide the Board and the public with
6 a brief overview of the proposed
7 action, to identify potentially
8 significant environmental impacts of
9 the action and to discuss mitigation
10 measures that are associated with the
11 action that are designed to either
12 minimize or eliminate the impacts.

13 This overview, as I just
14 mentioned, will be provided by
15 Matthew Frank of RXR Glen Isle
16 Partners.

17 But before I call Mr. Frank, I
18 would like to introduce Scott Rechler
19 of RXR Glen Isle Partners who would
20 like to briefly address the Board.

21 Thank you.

22 CHAIRMAN THOMAS SCOTT: Thank
23 you, Mr. Guardino.

24 MR. SCOTT RECHLER: Thank you,
25 Chairman Scott and the Board, for

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1
2 giving me a moment to say a few words
3 before I ask Matt Frank to provide
4 our presentation.

5 You know, I stood in these
6 chambers back on September 9th of
7 last year when we joined Glen Isle to
8 become part of this project, and at
9 the time, I made a couple of comments
10 I want to reiterate.

11 The first is, for me personally,
12 I consider Glen Cove my home town.
13 And so as I approach this project, I
14 approach it not as a developer, but
15 as a neighbor and as someone who is
16 really concerned about the long-term
17 viability and attractiveness of this
18 City and also of its historical
19 culture in moving forward.

20 And I got to say, at the time I
21 made the comment that as we approach
22 this, we're going to approach it with
23 that mentality, and we're going to be
24 very open to a sense of partnership.
25 And I really wanted to thank the

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1
2 IDA, the CDA, the Mayor, this Board
3 and the citizens of Glen Cove as a
4 whole for also approaching in the
5 same manner and really reaching out
6 to us as sharing their perspectives
7 and hopefully seeing on our side a
8 willingness to have an open mind, to
9 take that feedback and incorporate
10 their comments into our vision for
11 this waterfront.

12 And I think tonight's a great --
13 another stepping stone towards that
14 achievement of incorporating the
15 citizens' views into our project
16 hearing that feedback, and we're
17 looking forward to taking that data
18 as we move forward.

19 We're involved in a lot of
20 projects, and there's two things that
21 have been sort of unprecedented, in
22 my opinion. One is that sense of
23 collaboration, that private/public
24 partnership that this project has
25 really demonstrated as we have moved

1
2 forward over the last number of
3 months working hand in hand in a
4 number of meetings on a regular
5 basis.

6 And the second is the
7 opportunity. This is an incredible
8 opportunity for the City. For the
9 things that I've seen in the New York
10 Tri-State area and around the
11 country, it's rare that there is such
12 a gem of a piece of land that can
13 have such an impact on a community
14 that to date has been really blighted
15 and can be changed for something that
16 is so productive.

17 And our objective is to help
18 shine that gem up to help Glen Cove
19 have a future that it deserves. And
20 so as we go forward, that's really
21 our mentality.

22 And hopefully, as you see our
23 presentation tonight and we
24 incorporate some of these comments,
25 the community as a whole is going to

1
2 feel that way and we can work
3 hand-in-hand in moving this project
4 forward.

5 So thank you for your time, and
Page 13

6 now I will introduce Mr. Matt Frank.

7 CHAIRMAN THOMAS SCOTT: Thank
8 you, Mr. Rechler.

9 MR. MATTHEW FRANK: Mr. Chairman,
10 members of the Board, members of the
11 public, thank you for the opportunity
12 tonight to review with you some of
13 the highlights from the Draft
14 Environmental Impact Statement that
15 was prepared with respect to the
16 project.

17 We have spent a significant
18 amount of time working very closely
19 with the Board and the consultants to
20 make sure that we had addressed all
21 the items that were required in the
22 final scope that had a significant
23 amount of input from the public.

24 Tonight, again, I thought we
25 would just quickly run through the

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1
2 recent milestones which Mr. Cleary
3 has covered as well. Then just to
4 briefly go through the project
5 proposal just to put everything in
6 context and then to go over a number
7 of the highlights of the DEIS; to
8 talk about some of the studies that
9 were done, to talk about some of the
10 potential impacts that the project
11 poses and then to review some of the
12 mitigation that's being proposed as

13 part of the project.
 14 You may recall that back in
 15 October of 2008, after the IDA and
 16 CDA had approved in the initial
 17 conceptual site plan for the project,
 18 which really was only the first step
 19 in understanding again the general
 20 concept for the waterfront, we made a
 21 submission of amended application to
 22 the Planning Board for its review.
 23 Again, at the time, it included a
 24 revision to the Draft Scope.
 25 In November, a public hearing was

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1
 2 held on that scope, and in December,
 3 the Board adopted the final
 4 requirements for the environmental
 5 studies that we're here to discuss
 6 tonight.

7 Our consultants had been working
 8 up until that time on the studies to
 9 the best of their abilities to work
 10 through it, and then again had
 11 submitted in March. June, the
 12 document was deemed complete by the
 13 Board, and again, this part of the
 14 process into the public review.

15 For context, the fifty-six acres
 16 on the waterfront can be seen on the
 17 screen (indicating) just west of
 18 Pratt Park. The fifty-six acres
 19 shown in the rendered areas on the

20 screen here (indicating,) again,
 21 comprise about fifty-two acres under
 22 the Land Development Agreement with
 23 the boards and the four acres of
 24 property at the very east
 25 (indicating) which are referred to as

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1
 2 the "Gateway," which are very
 3 integral to the development of the
 4 waterfront as they serve as the entry
 5 point.

6 MR. MICHAEL ZARIN: Mr. Frank,
 7 speak into the mic.

8 MR. MATTHEW FRANK: Sure, not a
 9 problem.

10 Is that better?

11 MR. MICHAEL ZARIN: Yes.

12 MR. MATTHEW FRANK: To run
 13 through the program very quickly,
 14 starting in the east, just to the
 15 west of Pratt Park (indicating) is
 16 the 20,000 square feet of cultural
 17 and commercial space along the
 18 water's edge with the newly-created
 19 turning basin for some light,
 20 recreational boating, and as part of
 21 the first larger public open space,
 22 which includes the outdoor
 23 amphitheater.

24 Just to the west (indicating,)
 25 the on-grade parking; the only

1
2 on-grade parking other than on-street
3 parking on the project. I will walk
4 through the rest of the parking in a
5 moment.

6 To the west (indicating,) the
7 first residential building,
8 approximately 100 units of for-sale
9 condominium, 50,000 square feet of
10 office, and in between, a large park
11 with a playground for other passive
12 and active recreation.

13 Just north moving up Dixon
14 (indicating) are the two lots where
15 we're proposing a combination, or a
16 total, rather, of 180 units of rental
17 housing in multi-story buildings, up
18 to a small portion at six stories
19 (indicating,) and to the north of
20 that as we move up the hill
21 (indicating,) the buildings get lower
22 and we transfer to four-story
23 townhomes for the workforce component
24 of the project.

25 And as the zoning requires, 10

1
2 percent of the total housing stock of
3 the project is required to be for
4 workforce. And we provided those
5 there so that the building type and
Page 17

6 the structure and aesthetics
7 architecturally blends in with the
8 residential neighborhood just to the
9 north (indicating.)

10 Moving west of that large park
11 here in the center of the screen
12 (indicating) is the location where
13 we're proposing to relocate the
14 Angler's Club and their marina.

15 The public benefits the club
16 provides we think fit in very well
17 with the proposed waterfront
18 redevelopment.

19 Moving towards the west end of
20 the property, on the very right-hand
21 side of the screen (indicating) you
22 will see the proposed ferry terminal
23 that the City is working on, and
24 adjacent to that, the on-grade
25 parking for that facility

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23

1
2 (indicating.)
3 Just to the west (indicating,) a
4 250-suite hotel, and then the two
5 subsequent buildings to the west
6 (indicating) in combinations of ten-
7 and twelve-story structures are
8 approximately 500 -- excuse me, are
9 500 units of for sale condominium.

10 The last component of the program
11 is a restaurant, an outdoor dining
12 facility on the point (indicating,)

13 and that, again, is the total
14 development program for the project.

15 As it was mentioned earlier, the
16 project is really tied together by a
17 string of open space and parkland,
18 both active and passive recreational
19 spaces and a continuous esplanade for
20 both walking, biking, et cetera along
21 the waterfront.

22 Just to highlight a couple of the
23 items from the public amenity
24 standpoint of the project, again, on
25 the very eastern part (indicating,)

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1
2 the outdoor amphitheater, large park
3 and playground, continuous promenade
4 along the waterfront towards the
5 center and a continuous waterfront
6 esplanade along Captain's Cove ending
7 in another large, open public space
8 and outdoor dining facility and then
9 continues going north along the beach
10 front with the new boardwalk and
11 proposed new wetland plantings and
12 then ends adjacent to the Harbor Club
13 with the construction of a rebuilt
14 public boat ramp.

15 It's currently operated by the
16 City, and that is going to be redone
17 as part of the project along with
18 restroom facilities for the public's
19 use.

20 I just thought we would start
21 first with a quick overview of the
22 subsurface environmental conditions
23 that are gone through in great detail
24 in the Environmental Impact Statement
25 and which we reviewed with this Board

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1
2 and the IDA and the public at a
3 meeting last week.
4 The Captain's Cove site where
5 we're proposing for both residential
6 and hotel use has been generally
7 cleaned up to what is referred to as
8 a Commercial Standard.

9 In order to get to what is
10 referred to as a Restricted
11 Residential Standard, there will be
12 mitigation required, both in
13 engineering controls and
14 institutional controls that will be
15 worked through with all of the
16 regulatory agencies, including the
17 New York Department of Environmental
18 Conservation and the U.S. EPA.

19 That parcel is also the location
20 for the proposed Glen Cove ferry
21 terminal. Again, the ferry terminal
22 doesn't necessarily require the same
23 amount of remediation, but the parcel
24 in and of itself will generally be
25 taken care of in a similar fashion.

6 the main document and in the
7 appendices and further environmental
8 investigation needs to be done and
9 similar programs that are taking care
10 of the other properties that I just
11 reviewed will likely be the format to
12 continue the remediation for those
13 parcels as well.

14 The last piece are the -- is the
15 Gateway property, again, those four
16 acres on the very east end of the
17 property (indicating.) Those have
18 all been reviewed under what's
19 referred to as a Phase I
20 Environmental Site Assessment.

21 Those reports, again, as
22 elaborated in the document, because
23 of the industrial history of the
24 property, all recommend that further
25 study needs to be done before any

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1
2 remediation program can be
3 recommended. So testing again and
4 further investigation for those
5 properties as they're required.

6 The last two pieces that are
7 discussed in the document are the
8 off-site parcels of Mattiace and
9 Crown Dykman.

10 Those parcels are currently under
11 regulatory programs and cleanups and
12 they have potential to have impact on

13 the property due to groundwater
14 plumes that are generally moving
15 towards the project site itself.

16 Again, those are currently in
17 programs and discussed at length in
18 the document.

19 So in summation on the subsurface
20 conditions, there are some residual
21 contaminations that need to be
22 addressed through the programs that
23 I've mentioned, and again, obviously
24 in much more detail in the document.

25 The cleanup that the City has

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1
2 undertaken and the IDA has undertaken
3 to date are really the first step in
4 any remedial program and have done a
5 significant amount of work and a
6 significant expense put toward it in
7 terms of preparing the property for
8 the proposed land uses.

9 The second piece, again, the
10 environmental easement and site
11 management plans which will guide the
12 future direction of the remedial work
13 and ongoing operations, which was
14 testing and maintenance for the
15 properties, and then several
16 regulatory programs will be used to
17 both fund and to have a check and
18 balance system and ongoing monitoring
19 of those results.

20 The next piece of the DEIS that I
21 think is of primary interest to the
22 community at large is the impact of
23 the potential traffic, the new trips
24 generated by the proposed use.

25 On the screen right now

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30

1
2 (indicating,) you'll see the first
3 number of dots. The lights are a
4 little hard, but you can see some of
5 the locations right around the
6 intersection of Pratt Park and down
7 Glen Cove Road.

8 Automatic trip recorders were put
9 in place to count the number of trips
10 traveling on the roads currently.
11 And along with the blue dots on the
12 screen now (indicating,) nineteen
13 intersections that were required
14 under the scope to be studied, there
15 were manual turning calculations done
16 at each of those intersections and
17 combined again with the information
18 from the trip recorders and were the
19 basis for the existing conditions and
20 the analysis.

21 The scope also required, as many
22 of you may recall, for our team to
23 study and do a screening analysis of
24 twenty-one other intersections that
25 were all introduced during the public

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scoping process.

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And based on the engineering principles used and by our traffic engineers, the determination was made by our team that the thresholds that would have led to a fully-detailed analysis of these intersections were not met, and thus again, no significant adverse impact was anticipated from those intersections.

There were six intersections that were identified as requiring some form of mitigation. The first, at Herbhill, Dixon and Garvies Point, really, the center point of the project itself, with right now, a minimal amount of traffic going west to the Harbor Club (indicating,) and use of the waterfront and then north, obviously, up Dixon (indicating.)

The determination was made that a fully-signalized intersection would be required to mitigate the increased traffic to that point.

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Glen Cove Road and Glen Head Road, the proposed mitigation is to widen the roadway at that location to provide an additional north and

6 southbound lane and to again adjust
7 the signal timing and phasing to
8 improve the efficiency of the
9 intersection.

10 Just west of that, Glen Cove
11 Avenue and Glen Head Road, again, a
12 signal timing adjustment would be
13 required at that location.

14 Just east of there is Glen Cove
15 Road at the 107 split. There would
16 be a signal timing adjustment that
17 would need to be made at that
18 location as well to provide better
19 operation of the left turn going
20 southbound.

21 And then just south of that at
22 the Route 107/Glen Head Road
23 intersection, there is currently an
24 allowable left turn at that location.

25 It is not a highly-utilized

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1
2 movement, but when people do actually
3 make that movement, because of the
4 operation of that intersection, there
5 is an undue delay under the
6 engineering analysis that was done.

7 Our recommendation is actually to
8 go ahead and request that that left
9 turn be prohibited.

10 And then the final intersection
11 that does require some mitigation
12 based on the studies is one that I'm

13 sure everybody is familiar with; Glen
14 Cove Road and Northern Boulevard.

15 Right now, the proposal would be,
16 as the County has proposed
17 previously, it has a project that is
18 pending at the moment to add a third
19 through-lane on the southbound
20 approach.

21 Again, those six intersections
22 are the ones that we determined
23 through the analysis that would
24 require mitigation based on the
25 proposed traffic, or rather, trips

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1
2 that would be generated by the
3 project.

4 The next piece, the Aesthetic
5 visual Impact on the Adjacent
6 Neighborhoods, there were eight
7 intersections, or rather, eight
8 locations that were noted that we
9 needed to study.

10 The first being from Hempstead
11 Harbor looking northeast to the
12 project site (indicating,) the
13 project here on the left-hand side
14 (indicating) with the existing
15 bulkhead and the refurbished beach
16 front location.

17 The next item, the mouth of the
18 Creek looking down from the Creek

19 just to the left (indicating,) the
20 proposed restaurant and outdoor
21 seating, that large, outdoor public
22 space and the residential and hotel
23 buildings in the background
24 (indicating.)
25 Next, from the east side of the

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1
2 property at the area where we
3 proposed to dig out and create the
4 turning basin for the recreational
5 boating, the retail and cultural area
6 at the edge there (indicating,)
7 whereas right now, again, that's the
8 location of Windsor Oil and the
9 Nassau Ready Mix properties.

10 Next, from the south side of the
11 Creek looking up the Creek
12 (indicating) again to the proposed
13 ferry terminal here in the center
14 (indicating) with the proposed hotel
15 adjacent to it (indicating.)

16 Next location, from Janet Lane
17 looking south (indicating,) you'll
18 notice here between these two homes
19 (indicating) the existing shed that
20 currently remains on the Li Tungsten
21 property, and you can see through
22 here (indicating) at the very top of
23 the rental building and the roof tops
24 of the proposed workforce housing.

25 Next location, north of Garvies

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1
2 Point Preserve looking south
3 (indicating,) again, just remnants of
4 the higher point of the building
5 there, which we spoke before, are all
6 below the tree tops of the Preserve
7 as per the code.

8 From the south side, Carpenter
9 Avenue and Prospect, again, a little
10 difficult to see, but in these winter
11 conditions, which I -- I didn't
12 mention, all of the images were done
13 during the winter as were required by
14 the scope. Obviously, that's the
15 highest potential impact.

16 The pergola at Cliff way, the
17 summer view, the summer being -- or
18 rather, the day view during the
19 winter. And the scope also required
20 that we do a night view as well
21 (indicating.)

22 Obviously, right now, it's a dark
23 hillside with the addition of
24 lighting along the esplanade and the
25 residential hotel structure

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37

1
2 (indicating.) There certainly will
3 be some light that can be seen on the
4 property.

5 Next item, Water Resources and
6 Ecology, there are a number of
7 different places where enhancements
8 are being proposed.

9 Starting on the west end side
10 (indicating,) Garvies Point Beach
11 restoration, removing the debris,
12 expanding the beachfront and
13 replanting with noninvasive, native
14 species and material.

15 Captain's Cove wetlands, right
16 now, again, cleanup, restore those
17 and replant to make that a more
18 viable habitat.

19 And then as part of the
20 construction of the marina here just
21 south of the hotel (indicating,)
22 we're proposing to relocate and to
23 more than double in size the amount
24 of wetlands that are being relocated
25 to the area here (indicating)

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1
2 adjacent to that public park and that
3 residential area adjacent to the
4 proposed marina (indicating.)

5 So the potential impacts on the
6 on marine habitats certainly due to
7 both construction, the addition of
8 the impervious surface, right, storm
9 water that's going to run off that
10 currently may be actually going into
11 the ground on the property, and

12 impacts due to the ongoing
13 operations.

14 The remediation of the site
15 obviously is a significant benefit.
16 Once that continues to move forward,
17 the water quality that does
18 eventually make it to the Creek
19 continues to improve.

20 The Storm Water Pollution
21 Prevention Plan will be required and
22 reviewed improved by the DEC. That
23 will obviously guide all of the
24 design of the storm water management
25 systems, and certainly best practices

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1
2 in terms of soil erosion control
3 during construction to minimize the
4 sediment and pollutants entering the
5 Creek from the project.

6 On the Ecological standpoint,
7 resources of the Creek itself,
8 Hempstead Harbor and Garvies Point
9 Preserve are all required to be part
10 and studied as part of the scope.

11 I mentioned earlier, the creation
12 of a significant amount of wetland
13 and restoration. There's also 5.8
14 acres worth of forested area just to
15 the east end of the preserve itself
16 (indicating.) That will remain
17 untouched.

18 One of the issues that was raised

19 of concern to the public again at the
20 scoping was the impact on the
21 migratory birds coming to and from
22 the Preserve.

23 We did a significant amount of
24 research and have adopted a set of
25 guidelines based on the Bird Safe

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1
2 Building Guidelines written by the
3 New York City Audubon Society. They
4 deal with taller structures and how
5 to mitigate the impact on the
6 migratory birds.

7 We also adopted the Hempstead
8 Harbor Protection Committee's Clean
9 Marina Program, again, another best
10 practices to make sure the water
11 quality of the Creek is improved.

12 And everyone should be aware that
13 all the dredging activities during
14 construction and any ongoing dredging
15 would all be driven by guidance from
16 the Army Corps of Engineers and the
17 New York State DEC in terms of the
18 timing that those activities will be
19 allowed.

20 From a Land Use Zoning and Public
21 Policy stand point, the proposal
22 that's studied in the EIS meets the
23 goals of a number of regional policy
24 documents, including coastal
25 management documents, land use

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1
2 policies as well as smart growth
3 policies that are used throughout the
4 region.

5 The details again and the
6 specifics of all those goals are
7 enumerated in the document itself.

8 On the Economic side, during the
9 construction period, there's a
10 significant economic development
11 impact that the project would have.
12 The projected construction cost or
13 project cost is approximately a
14 billion dollars.

15 Based on that cost and the scope
16 of the project, approximately 7,000
17 direct construction jobs will be
18 created during the seven-year period
19 that is scoped out in the document.

20 That equates to about 380 million
21 dollars in construction wages, which
22 translates to about 17 million
23 dollars annually in retail
24 purchasing.

25 That's retail purchasing by the

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2 construction force within this area,
3 or about 5,000 indirect and induced
4 jobs that would be created during the

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period as well.

Those are the jobs for local businesses, suppliers of building materials, et cetera, that would be required as the construction force comes into the location. Again, restaurants, local stores as well.

And during the period, a total of 93 million dollars in State, County and MTA tax revenue would be generated.

Ongoing Operations after the project is fully built out, we're estimating 768 full-time equivalents and almost 300 indirect and induced jobs would be the result of the project annually representing 41 million dollars in wages.

The new residents alone would generate almost 60 million dollars in annual purchasing power obviously

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centered around this area.

And from the Fiscal standpoint on the Municipal side or the Tax side, almost 25 million dollars annually in net taxes.

That's after the expenses on the City and school district side for the increased cost for certain services; police, Harbor and from schools from the cost to educate the students that

12 would be projected to be part of the
13 development.

14 Broken down, as you can see on
15 the screen (indicating,) almost 5
16 million to the City, 10.6 to the
17 school district, 5 million dollars to
18 the County, 4 million to the State
19 and \$460,000 to the MTA.

20 That's basically the end of our
21 presentation and the brief overview
22 of the potential adverse impacts, the
23 significant ones, that we have
24 reported in the document.

25 The detail obviously that's

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1
2 behind it is significant, and again,
3 as the Chairman mentioned, I hope
4 that everyone has had an opportunity
5 to look at the pieces that are
6 important to them.

7 Mr. Chairman, at this time,
8 that's the end of our presentation,
9 and I would pass it back to you.

10 Thank you.

11 CHAIRMAN THOMAS SCOTT: Thank you
12 very much, Mr. Frank, for that very
13 thorough and forthright presentation.

14 I think we're ready to begin the
15 public comment period. It was
16 suggested that you take a card and
17 write your name down and I would call
18 on you to listen to your comments,

19 questions, criticisms, and as of
20 right now, I only have four cards.
21 So please, step up to the dais
22 here and fill out a card
23 (indicating.) I will give you a
24 minute to get out your cards and then
25 I will call on the first person.

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2 (Whereupon, a short recess was
3 taken.)
4 CHAIRMAN THOMAS SCOTT: The first
5 person I would like to call is
6 Mr. Eric Swenson from the Hempstead
7 Harbor Protection Committee.
8 Mr. Swenson.
9 MR. ERIC SWENSON: Good evening,
10 Mr. Chairman. My name is
11 Eric Swenson, and I'm the Executive
12 Director of the Hempstead Harbor
13 Protection Committee.
14 As you may know, we are a
15 committee consisting of the nine
16 local governments that share
17 Hempstead Harbor, including the City
18 of Glen Cove.
19 As I mentioned at each of these
20 hearings, this committee does not
21 take positions for or against any
22 project that is decided upon by the
23 members of our -- by the members of
24 municipalities.
25 Our purpose in being here tonight

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1
2 is simply to provide the Planning
3 Board with an analysis of how well
4 the DEIS addresses potential impacts
5 to water quality in Glen Cove Creek
6 and Hempstead Harbor and to provide
7 suggestions as to ways to further
8 protect these valuable resources.

9 As such, we will only comment on
10 those sections of the document that
11 directly or indirectly deal with
12 water quality.

13 Any major development project,
14 especially a billion dollar
15 development project such as this,
16 requires an adequate opportunity for
17 public input and review if the
18 process is to be effective.

19 Perhaps the most critical phase
20 of the public review process is the
21 stage in which the public is asked to
22 review and comment upon the Draft
23 Environmental Impact Statement.

24 In this case, the DEIS was only
25 made available to our committee

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2 fifteen days prior to the public
3 hearing and the written comment
4 period is only scheduled to extend

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until July 10th.

As a result of this short time frame, our analysis and the comments are not as thorough as we would prefer to provide to the Planning Board.

In addition, some of the documents in the appendixes are in draft form and others refer to attachments that were not included. Obviously, we're unable to comment on information that was not provided.

The end result, unfortunately, may be a Final Environmental Impact Statement that does not provide the Planning Board or the City Council with the full depth and breadth of analysis that should form the basis of any decisions on this project.

We would like to suggest that the comment period be extended for an

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additional sixty days and that tonight's public hearing not be closed, but continued at a second session in another thirty days.

We also suggest that any missing documents be provided and distributed to all parties as a supplement.

The applicant has had four years to prepare the document. Giving the public an extra sixty days and a

12 possible additional hearing session
13 will help ensure that the City
14 ensures the best feedback at this
15 critical juncture.

16 The committee will be submitting
17 more extensive written comments than
18 I will be presenting tonight. For
19 tonight's presentation, I will
20 confine my remarks to some of what we
21 feel are the most significant issues.

22 Water resources or storm water.
23 Storm water has long been this
24 committee's number one concern, as it
25 is the most prevalent means for

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2 contaminants to enter the waterways.
3 We feel that it is essential that
4 the developer commit to and design to
5 an effective level of control of
6 storm water to be generated by the
7 project.

8 While we are very pleased that
9 the developer is committed to using
10 vegetated or green roofs to use
11 some -- to reuse some of the storm
12 water and to reuse some of the storm
13 water for irrigation and to provide
14 filtration for some storm water prior
15 to its discharge throughout falls, we
16 are disappointed that the storm water
17 system as a whole appears to be only
18 designed to meet the minimum amount

19 of rainfall.
20 The DEIS states that under New
21 York's Phase II Storm Water
22 Regulations, storm water systems in
23 this area need only be designed to
24 handle 1.2 inches of rain.
25 It then takes the position that

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1
2 Nassau County's eight-inch storm
3 water requirement does not apply
4 because the project does not abut a
5 County --
6 UNIDENTIFIED AUDIENCE MEMBER:
7 Please, we can't hear him. The
8 loudspeaker system doesn't permit us
9 to hear this gentleman.
10 I don't know where they're
11 pointing to, but for us, this is just
12 a waste of time.
13 MS. PAMELA TAMADDON: Excuse me,
14 this gentleman just sat down and he's
15 been engaged in conversation with
16 this other man (indicating.)
17 I don't really know what --
18 UNIDENTIFIED AUDIENCE MEMBER:
19 No, he hasn't.
20 MS. PAMELA TAMADDON: I don't
21 really know what you're objecting to,
22 so just --
23 CHAIRMAN THOMAS SCOTT: Stop it.
24 MS. PAMELA TAMADDON: Just go sit
25 in the back.

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CHAIRMAN THOMAS SCOTT: Sit down,
please.

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MR. ERIC SWENSON: I will try to
speak a little louder and closer to
the mic.

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CHAIRMAN THOMAS SCOTT: Thank
you.

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MR. ERIC SWENSON: The DEIS
states that under New York's Phase II
Storm Water Regulations, storm water
systems in this area need to be
designed only to handle a 1.2-inch
rainstorm.

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It then takes the position that
Nassau County's eight-inch storm
requirement does not apply because
the project does not abut a County
road or tie into a County system.
This may be incorrect.

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The County does have jurisdiction
over subdivisions and County
subdivision may be required for this
project. This possibility is even
reflected in the DEIS.

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Despite this, the calculations
that went into the design of the
storm water system presented in the
Page 41

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4

5 DEIS were based on the assumption
6 that the system will not need to meet
7 County requirements.

8 If the storm system is designed
9 only for the bear minimum or even two
10 inches, which was the lowest amount
11 the County will permit upon a showing
12 of good cause, any runoff from storms
13 exceeding that level will be
14 discharged into the Creek or the
15 Harbor with little or no treatment.

16 Given our recent experience
17 whereby we have been subject to
18 larger and more frequent storms, it
19 would seem prudent to design a system
20 to accommodate the County
21 requirement, regardless of whether or
22 not it is ultimately deemed to apply
23 to this project.

24 Just on the side, I would like to
25 divert from my written comments for a

□

1
2 minute to say that it occurred to me
3 as I was eating dinner tonight that
4 there's an irony here. And that is
5 that we are dealing with a parcel of
6 property that back in the '50s and
7 '60s saw a lot of industries that had
8 a need to dispose of their waste
9 stream.

10 Now, it's not a perfect analogy,
11 but they did dispose of all of their

12 chemical waste in a legal manner that
13 was the easiest way at the time.

14 It ultimately in hindsight should
15 not have been done that way, and I
16 think the City realizes that doing it
17 the legal way and the easiest way is
18 not the best way in the long-term for
19 the City.

20 So I would ask that this Planning
21 Board take a good, hard look at how
22 the applicant is going to treat storm
23 water with the potential for the
24 contamination of the Harbor in the
25 future.

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2 The FEIS should clearly state the
3 number of inches of storm water the
4 system will be designed to
5 accommodate and explain the reasons
6 for that determination.

7 The DEIS states that the first
8 inch of runoff from the buildings
9 will flow to an irrigation system
10 with larger storms being diverted to
11 infiltration basins which will be
12 designed to handle and treat up to
13 two inches with the rest discharging
14 to the Creek or Harbor through a
15 series of filtration devices.

16 However, the DEIS also states the
17 possibility that if none of the soils
18 are suitable or if the ground water

19 table is too high throughout the
20 site, there will be no infiltration
21 systems used and the water will be
22 discharged directly to the Creek or
23 Harbor.

24 We are surprised that this
25 information is not known or that a

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1
2 determination cannot be made given
3 the extensive remediation work that
4 has been undertaken on much of the
5 area.

6 A more definitive analysis of the
7 soils and their impact that the --
8 the storm water design should be
9 provided in the DEIS. I mean, in the
10 FEIS.

11 If soils are found to be
12 insufficient or the ground water
13 table too high to accommodate
14 infiltration, consideration should be
15 given to expanding the acreage of
16 green roofs from the current six
17 acres to the greater percentage, or
18 if possible, all fourteen acres of
19 roof surfaces or to providing
20 alternative technology for treating
21 storm water rather than discharging
22 it untreated or minimally treated to
23 adjacent waters.

24 This could include expansion of
25 end of pipe filtration devices just

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prior to discharge.

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The proposed storm water system's based largely on the capture and infiltration of storm water into the ground, yet the possibility exists that infiltration may not be possible.

At present, the Captain's Cove parcel is precluded by the DEC for residential use; however, according to the Environmental Condition Report, the DEC has informally stated that it will consider residential use provided that certain engineering controls are utilized, such as covering the existing soils with an impermeable barrier to prevent soil vapor intrusion.

If such barriers are installed, they would appear to preclude infiltration of the storm water and thus require direct discharge to Glen Cove Creek and Hempstead Harbor.

This would significantly increase

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the volume of storm water that would need to be handled through the context storm filters, and it is

5 the -- it is unclear as to whether
6 they can be redesigned to handle this
7 volume.

8 The FEIS should address how storm
9 water will be handled in the event
10 that engineering controls preclude
11 infiltration and whether the context
12 storm filters are adequate to provide
13 such treatment.

14 The purpose of a storm water
15 system should not only be to quickly
16 remove storm water from roadways and
17 other surfaces, but to provide
18 treatment to the runoff so that it
19 does not contaminate ground water or
20 surface waters.

21 The proposed context storm water
22 infiltration system does not appear
23 to incorporate any filtration system
24 other than the filter fabric that
25 would be placed at the bottom of the

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1
2 storm chambers used for storm water
3 system.

4 The design manual for that system
5 shows that their system does allow
6 for the incorporation of pretreatment
7 devices.

8 while the fabric filter will
9 provide some benefit, we feel that it
10 does not go far enough.

11 CHAIRMAN THOMAS SCOTT:
Page 46

12 Mr. Swenson, I am going to have to
13 ask you to wrap this up in the next
14 two minutes, please.

15 MR. ERIC SWENSON: Okay.

16 We also feel that the proposed
17 weir at the turning basin presents
18 another possible opportunity for
19 improving water quality.

20 The incorporation of an
21 ultraviolet treatment device at the
22 weir could assist in the control of
23 algae and bacteria flowing from Glen
24 Cove -- from Cedar Swamp Creek
25 through the -- Mill Pond and into the

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1
2 Creek.
3 Since the creation of the turning
4 basin will reduce the natural
5 circulation and since this area will
6 be used for kayaking and a gateway to
7 the project, cleaning the water at
8 this point could present multiple
9 benefits.

10 In terms of community facilities,
11 the committee wholeheartedly supports
12 the inclusion of public amenities in
13 the project. We believe that more
14 access and contact by the public with
15 our waterways, the more incentive
16 they will have to be better stewards
17 of this valuable resource.

18 However, most of the
Page 47

19 concentration of the public amenities
20 are in Block J, which is pretty much
21 the same as the gateway properties,
22 which are not within the control of
23 the developer.

24 Further complicating this is the
25 Phase I Assessment that report

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2 that -- states that there's reason to
3 believe there's -- that contamination
4 may exist on the site.

5 Because it's not clear that these
6 properties will become under the
7 control of the developer, we -- and
8 we believe that the EIS should
9 address that.

10 In terms of transportation, we
11 have long advocated that the DEIS
12 provide access to the waterfront. We
13 feel the document should provide more
14 details regarding access for the
15 public to unload kyacks, parking,
16 public restroom facilities and the
17 like.

18 And finally, with regard to
19 utilities, part of the developer's
20 open space for mitigation includes
21 the removal of noninvasive species
22 and the planting of wetlands and
23 vegetation.

24 we applaud these efforts and feel
25 that a better plan is needed to carry

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out the plantings.

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As it states in the DEIS, that once the plantings are planted, there would be annual checks on those plants for two years. That would basically mean checking them twice.

Given the fact that these plants need to be protected so that birds don't eat the plants and destroy them, we believe that it would be necessary to -- at least in the beginning, to check them at least weekly, and during major storms, to make sure the protected devices, you know, are not destroyed and then phase out after that.

So we will be extending -- providing more detailed written comments before the end of the comment period, and we appreciate the opportunity to present this testimony tonight.

Thank you.

CHAIRMAN THOMAS SCOTT: Thank you

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very much, Mr. Swenson, for those insightful comments.

I would just like to say,
Page 49

5 Mr. Swenson, I'm sure you can talk to
6 Mr. Frank and he will be more than
7 happy to provide you with any missing
8 attachments.

9 Next on the list is
10 Ms. Carol Vogt.

11 It's Vogt. My name is Carol
12 Vogt. I'm a Sea Cliff Village
13 Trustee. Our Village Mayor,
14 Bruce Kennedy, was unable to be here
15 this evening and he asked me as a
16 member of the Board of Trustees to

17 make a statement for the village.

18 As you know, last fall, the
19 village submitted a letter to the
20 Planning Board outlining our concerns
21 regarding the impact of the Glen Isle
22 project.

23 These included transportation,
24 aesthetics, air quality, noise and
25 lighting, water resources,

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2 construction, economics and financial
3 viability, alternatives and the
4 cumulative impact of the project.

5 Our initial review of the DEIS
6 statement makes it clear that you
7 have spent considerable time and
8 effort addressing these concerns, and
9 we appreciate your responsiveness to
10 our suggestions, especially as

11 revealed in the issues that the DEIS
12 addressed, some of which we had
13 raised at that -- at that public
14 hearing in November.

15 Having said that, we still have
16 some comments and some concerns about
17 the statement.

18 As members of the Hempstead
19 Harbor Protection Commission, we
20 support the remarks just made by
21 Eric Swenson on water quality and
22 water runoff.

23 As for our additional comments,
24 we are still in the process of
25 evaluating the conclusions in this

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2 report. We are preparing a more
3 detailed response and will submit it
4 as soon as it is completed.

5 Since we only received this very
6 long and complicated document two
7 weeks ago, is there any chance that
8 the July 10th deadline for additional
9 comments could be extended to give us
10 more time to do a thorough analysis?

11 For example, on first glance, we
12 believe that the traffic analyses,
13 especially the Remedial Action Plans,
14 are overly optimistic about the
15 impact the increased density this
16 project will produce.

17 One example, according to the

18 DEIS, the anticipated problems at the
19 Greenvale intersection of Glen Cove
20 Road and Northern Boulevard will be
21 resolved with a third through lane by
22 the County.

23 That would depend, however, on
24 the County's acquisition of
25 additional property taken from

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2 commercial establishments at that
3 intersection, including a large
4 Pathmark complex.

5 Generally, we are concerned that
6 the report underestimates the impact
7 of the additional traffic, the 826
8 additional trips during weekday peak
9 periods and the 855 midday on
10 Saturdays. There's an
11 underestimation, we believe, of that
12 impact.

13 And then an overestimation of the
14 effectiveness of the proposed
15 remedial actions, and we need some
16 time to go through that to give you
17 some more specific examples.

18 With enough time to prepare, we
19 would like to give you feedback that
20 might help resolve these and other
21 problems, most of which we believe
22 are caused by the density of the
23 development, an issue we believe is
24 the one that we believe must be

25 GCPB0625.TXT
realistically confronted.

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2 Thank you for your time.
3 CHAIRMAN THOMAS SCOTT: Thank
4 you, Ms. Vogt.
5 Dr. Jonathan Turman.
6 DR. JONATHAN TURMAN: Good
7 evening.
8 As I said, at every other
9 meeting, I have been in favor of this
10 development, and it's a long-time
11 coming. I only have a couple of
12 concerns from what was just brought
13 up during the presentation.
14 And one of them being, that since
15 I am, first of all, a resident of
16 Glen Cove, a business owner in Glen
17 Cove and -- with no political
18 affiliations at all, so my -- my line
19 of thought is strictly as a resident
20 and as a recreational boater.
21 The Glen Cove Creek currently now
22 hosts two main marinas and two
23 facilities with moored boats. I see
24 in the projection here that Glen Isle
25 is thinking about building another

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2 marina onto their location.
3 My concern is this, we have

4 approximately -- probably between 7
5 and 900 boats already in that Creek.
6 Sometimes, especially during the
7 weekend, it gets very harried in that
8 small Creek. It's very narrow.
9 we have to deal with barges
10 coming through, at times, large
11 Nassau boats coming through to the
12 Harbor to patrol and so forth. And
13 the addition of these extra mooring
14 or slip marina, I don't see how it
15 totally fits.
16 I don't expect to get an answer
17 tonight, but I just wanted to throw
18 this out. That was one thing.
19 Now I lost my train of thought,
20 so I'm going to leave it at that at
21 this point. But thank you for
22 listening.
23 CHAIRMAN THOMAS SCOTT: well, if
24 you remember what you forgot, come
25 back here.

□

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2 DR. JONATHAN TURMAN: I sure
3 will.
4 Thanks.
5 CHAIRMAN THOMAS SCOTT: Thank
6 you, Doctor.
7 Mr. Eric Alexander from Vision
8 Long Island.
9 MR. ERIC ALEXANDER: Hello
10 members of the Board.

11 Eric Alexander, Executive Director of
12 Vision Long Island.

13 We're a smart growth planning
14 organization out of Northport. We
15 have been for the last twelve years
16 encouraging smart growth developments
17 and analyzing the best way to remake
18 downtowns and create new towns in a
19 suburban context.

20 We have reviewed the DEIS in a
21 short time frame. We have
22 preliminary comments that we will
23 submit.

24 We do feel that this project has
25 through its -- it's been back and

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2 forth many -- it's a long journey
3 that it's been through and has many
4 elements of smart growth.

5 To date, our board supports the
6 concept and the -- of this
7 development. They have not approved
8 our formal testimony yet, so we hope
9 to get that in before the deadline.

10 Some positive comments and then a
11 couple of details that -- further
12 details that Alyssa Ward, our
13 Director of Sustainability, will get
14 into (indicating.)

15 First off, we do feel that the
16 mix is appropriate. The hotel, the
17 conference center, the residential

18 uses, the smaller amount of retail
 19 that's compatible to the downtown and
 20 the office uses are appropriate for a
 21 renovated waterfront district and
 22 incorporate the comments that we've
 23 heard throughout the years from the
 24 residents and business owners.
 25 And particularly, the original

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 2 vision that was retail heavy many
 3 years ago would really be the death
 4 to your downtown. And certainly --
 5 and this plan certainly produces less
 6 traffic, so we are glad to see that
 7 growth and change.

8 We do see some -- the
 9 recreational uses that were
 10 incorporated into this development,
 11 particularly the public space, the
 12 public access, the view corridors and
 13 all of the varying -- that really
 14 came out of the concerns from the
 15 citizens that we heard.

16 These were adapted and readapted
 17 into the plan. So we're glad to see
 18 that the public process has worked to
 19 make these changes.

20 We've known for a long time that
 21 this project was addressing serious
 22 cleanup concerns regarding
 23 brownfields. And quite frankly, it
 24 was public dollars that went into

25 this years ago.

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Clearly, there's private investments to do these types of cleanups. These types of cleanups are costly, and a project like this is perfectly appropriate to address these concerns and mitigate that contamination.

The transportation mitigation that we see in the document from the developer's numbers seems to be the right step, a step in the right direction, seems to be the right -- we have not had time to fully review the transportation part of the document, but between the ferry, the road widening and some things we want to see as the enhanced walkability within the site itself and what we feel are a mix of uses that will not generate the traffic that alternatives would, we feel the transportation is on point.

The tax numbers the developer has put forward seem to be very positive,

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extremely positive, quite frankly, compared to developments that we've

4 seen in other parts of Long Island.
5 So we know that those numbers are
6 important in an economic downturn.

7 And also, as we look at the job
8 numbers that were presented by the
9 developer, I think folks should look
10 at them, but clearly, those seem to
11 be within orbit of standard
12 projections for developments of this
13 type.

14 We have also been impressed with
15 the analysis that the developers
16 brought forward. They have used some
17 of the best planning firms to review
18 and present their findings through
19 the years, whether it be Economic
20 Research Associates, ACOM and others.
21 They are -- many of them are
22 considered the best.

23 When we are part of national
24 conferences, we see these folks in
25 other parts of the country presenting

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1
2 real proposals in real time that
3 work.

4 Last two points and I am going to
5 turn it over to Alyssa; we are
6 particularly impressed that the City
7 of Glen Cove embarked on a Master
8 Plan to look at this development in
9 context, and we're glad to see -- we
10 just gave the City of Glen Cove a

11 Smart Growth Award for that plan.
 12 It brought the public into the
 13 process, not just as it relates to
 14 this one development, but the overall
 15 future of the City, and we think that
 16 that's exactly the type of planning
 17 that our organization is dedicated to
 18 seeing move forward.
 19 We're glad to see the City doing
 20 that and we're glad to see some
 21 connection between that overall
 22 Master Plan and this particular
 23 development.
 24 And lastly, since RXR took over
 25 or -- not took over, but became part

□

74

1
 2 of the development team, we really
 3 did see an uptick in public outreach
 4 and dialogue, and I think that's
 5 reflective on a number of meetings,
 6 but also the content and quality of
 7 the meetings that we can ascertain
 8 and the dialogue and the changes in
 9 the plan.
 10 We like to see public outreach,
 11 we like to see the dialogue, we like
 12 to see comments addressed over time,
 13 and folks overall seem to be very
 14 flexible from our outside observer's
 15 viewpoint.
 16 So having said all that, there
 17 are a couple of points on

18 sustainability and walkability.
19 Alyssa ward.
20 MS. ALYSSA WARD: Although we
21 very much like the mix of uses at the
22 site, we think these will be a
23 complement rather than a competition
24 with the downtown, the site is more
25 than what's considered the ideal

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1
2 walking distance from the downtown.
3 So efforts to make the -- to
4 enhance the walkability as much as
5 possible be encouraged, to see that
6 as many of the residents walk to
7 downtown and people in the downtown
8 walk to the waterfront as possible.
9 The footprints of the buildings
10 are kind of a contemporary, jagged
11 sort of shape, which doesn't
12 necessarily help the street frontage,
13 but can be made to help the street
14 frontage with use of landscaping and
15 street trees and other things to
16 create a sense of enclosure and
17 comfort for pedestrians along the
18 street.
19 Also, since many of the buildings
20 have parking garages on the lower
21 levels with condominiums above, we
22 want to see that the parking garages
23 are shielded from the street with
24 active uses so that they're not just
Page 60

25 simply a blank, vacant facade;

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76

1
2 townhouses or some other use that
3 could wrap those parking garages so
4 that it's an attractive walking space
5 for pedestrians.

6 Also, with regards to
7 sustainability, we're very glad to
8 see uses of green roofs and other
9 green building practices.

10 There's mention of using many
11 practices that would gain LEED points
12 or qualify for Energy Star
13 certification; however, it wasn't
14 said if it would actually strive for
15 an actual level or degree of
16 certification in either of those.

17 We would like to see the
18 developer commit or really strive
19 towards some level of certification
20 either through LEED or through the
21 Energy Star Program.

22 We very much like the fact that
23 it's remediating a brownfield and
24 restoring wetland sites and the large
25 amount of green space accessible to

□

77

1
2 the public is a very positive aspect
3 of this project.

4 CHAIRMAN THOMAS SCOTT: Thank
5 you. Both of you, thank you.
6 Mr. Paul Meli.
7 MR. PAUL MELI: Good evening.
8 Just a question; will the members
9 of this Board individually be
10 publicly voicing comments and asking
11 questions concerning the DEIS?
12 CHAIRMAN THOMAS SCOTT: Yes.
13 MR. PAUL MELI: Okay. When will
14 that occur; tonight or --
15 CHAIRMAN THOMAS SCOTT: No.
16 MR. PAUL MELI: Okay. I
17 understand you are not answering
18 questions; it's just a point of
19 order.
20 I just want to know at what point
21 the public will have your study of
22 the DEIS.
23 You obviously have had a lot more
24 time to study this than the rest of
25 us. I'm wondering when that will

□

78

1
2 occur.
3 CHAIRMAN THOMAS SCOTT:
4 Mr. Zarin, you want to address that?
5 MR. MICHAEL ZARIN: Yes.
6 CHAIRMAN THOMAS SCOTT: Is that
7 your only question, Mr. Meli?
8 MR. PAUL MELI: No.
9 CHAIRMAN THOMAS SCOTT: Okay. We
10 will wait until you are finished to
Page 62

11 answer that.

12 MR. PAUL MELI: Sure.

13 Although generating tax revenues,
14 the DEIS also terms as likely the
15 future negotiation of public
16 financing of infrastructure, such as
17 pilots.

18 My question is -- it also
19 acknowledges the potential to reduce
20 project revenues, project-related
21 revenues. When will we be able to
22 determine what that impact will be?

23 Thank you.

24 CHAIRMAN THOMAS SCOTT: Okay,
25 thank you.

□

79

1
2 Mr. Zarin, with respect to the
3 Board's public response input --
4 MR. MICHAEL ZARIN: Yes. Once
5 the written -- the oral and written
6 testimony is received or comments
7 received by the Board, including
8 letters from any of the involved
9 governmental agencies, this Board
10 will have a series of public meetings
11 to analyze that information, analyze
12 the information in the DEIS to
13 discuss these issues with its own
14 consultants, independent consultants
15 as well as the applicant and will
16 then be considering mitigation and
17 changes to the project and having a
Page 63

18 public discussion at that time.
19 There may be opportunities also
20 for public input, for additional
21 public input, comments and questions.
22 Indeed, last week, many of you
23 probably heard or may have attended a
24 public informational session that the
25 Planning Board held specifically on

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1
2 the environmental issues and answered
3 a number of questions from those of
4 you that attended specifically on
5 environmental issues.

6 So there will be future
7 opportunities to have that dialogue
8 as well as in the FEIS, the Final
9 Environmental Impact Statement. And
10 particularly, each and every question
11 and comment will be answered in full,
12 thoroughly and comprehensively.

13 CHAIRMAN THOMAS SCOTT: Thank
14 you, Mr. Zarin.

15 Next up is Mr. Mario Capobianco.

16 MR. MARIO CAPOBIANCO: For the
17 record, my name is Mario Capobianco,
18 and I'm a lifelong resident of the
19 City of Glen Cove. I was a former
20 City Councilman as well.

21 Mr. Chairman and members of the
22 Board, thank you for the opportunity
23 to speak. I believe that this is a
24 great day for our City as we watch

25 the long-anticipated redevelopment of

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our waterfront move a step closer to
ground breaking.

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As someone who truly loves this
City, the prospect of seeing economic
development and the growth of our tax
base occur during these tough
economic times is something that we
should all be appreciative of.

It is my understanding that the
City and our schools are to receive
significant net revenue from the RXR
Glen Isle project far outweighing any
costs associated for the project.

It will appear to me that housing
values should also increase around
the City as well, though I would like
to know whether or not this was
covered in the Environmental Impact
Statement that the City is covering.

That's it, thank you.

CHAIRMAN THOMAS SCOTT: Thank
you, Mr. Capobianco.

Next, Ms. Barbara Hall.

MS. BARBARA HALL: I'm just going

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to read my comments.

3

CHAIRMAN THOMAS SCOTT: Okay.
Page 65

4 Just read them into the microphone so
5 we can all hear them, please.

6 MS. BARBARA HALL: I am at a loss
7 to understand the impetus behind this
8 massive waterfront project when in
9 the City's own legal notices, the
10 public is provided with countless
11 reasons why this plan should not go
12 forward, such as modified existing
13 visual character of the water and
14 altered views.

15 We have two public restaurants on
16 the Harbor, and the outdoor view,
17 particularly at Steamboat Landing,
18 with the water, boats and trees gives
19 one the feeling that you are far away
20 from the City; that is the appeal.

21 I doubt that customers would go
22 out of their way to patronize a
23 restaurant where they will be looking
24 at buildings that looks like Queens.

25 The view from Sea Cliff boardwalk

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1
2 on a beautiful day is calming and
3 tranquil. You won't feel serenity
4 looking at a twelve-story citified
5 development, alterations to the
6 site's topography and the addition of
7 approximately thirty-five acres of
8 impervious surfaces.

9 I hope the developer is going to

10 leave a rather large escrow account
11 to pay for the dredging of the Harbor
12 on a regular basis.

13 Already an undesirable outcome of
14 this project, there will be constant
15 runoff into the Harbor once you
16 remove all of the trees and
17 vegetation.

18 For example, there are three new
19 homes on Harbor Hill Road, and the
20 hillside where they were built was
21 decimated, large trees and all
22 shrubbery removed along with huge
23 amounts of soil. Gigantic retaining
24 walls, which will also probably be
25 used in this development, took the

□

84

1
2 place of all the plant life.
3 When it rains, sand is constantly
4 deposited into the covert on Hammond
5 Road, thereby causing flooding.
6 Public works is well aware of this
7 occurrence. This situation also
8 exists on Prospect/Albin as a result
9 of these homes being built.

10 In addition, the traffic created
11 by just three two-family homes is
12 very evident on Hammond Road with
13 cars speeding up and down the hill.

14 Shore Road has already become
15 increasingly dangerous with drivers
16 avoiding the new speed humps on

17 Prospect who are trying to find less
18 congestive routes heading south.

19 One can just imagine the havoc
20 that traffic created by this immense
21 development will cause in Glen Cove,
22 Sea Cliff and the surrounding area.

23 There is no question that there
24 will be a negative impact on Garvies
25 Point Preserve as well as on wildlife

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85

1
2 and birds. The trees will certainly
3 be affected by the loss of light and
4 will slowly die.

5 The Hawks in this area are an
6 important asset in keeping the rodent
7 population under control and many of
8 the smaller birds help control
9 insects.

10 I have seen many residents pause
11 to watch the Hawks and Osprey. They
12 are a beautiful site to see soaring
13 high in the air. How many will be
14 killed crashing into windows?

15 And more importantly, where will
16 they find food and places to raise
17 their young when their habitat is
18 gone forever?

19 Given the fact that the proposed
20 waterfront is a brownfield site, it
21 seems logical to me that when you
22 begin to dredge or put in pilings,
23 once again, toxic substances will be

24 released into the water, thereby
25 causing a serious health hazard to

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86

1
2 people and wildlife at Sea Cliff
3 Beach, Morgan Park and Hempstead
4 Harbor.

5 I have not heard anyone address
6 the rather frequent, as of late,
7 odors coming from either the garbage
8 transfer station or the sewer plant,
9 or both.

10 I assume that Steamboat Landing
11 has been fortunate and that this has
12 not been an ongoing problem for them.
13 But what happens when you add 860
14 units, plus hotels and businesses to
15 the picture?

16 Most likely, those odors will be
17 a daily occurrence, not to mention,
18 the possible health risks to us all.

19 would anyone want to live in the
20 vicinity of a waterfront if they
21 cannot open their windows or go
22 outside because of toxic gases in the
23 air?

24 I feel the City of Glen Cove
25 already has the information it needs

□

87

1
2 in addition to public sentiment to

3 abandon or at the very least,
4 drastically scale down this project.

5 I collected signatures for the
6 S.O.S. Petition, and no one that I
7 spoke to was in favor of such an
8 immense project on our waterfront.

9 The negative impact this is going
10 to have on suburban Glen Cove will be
11 physically and economically
12 irreversible.

13 Someone recently said to me that
14 now they understand how the Indians
15 felt when they were taken advantage
16 of and pushed aside by people who
17 only had their own self-interest in
18 mind.

19 As a resident of Glen Cove who is
20 not in favor of this department -- of
21 this development, I concur with that
22 sentiment. When will our voices be
23 heard?

24 CHAIRMAN THOMAS SCOTT:
25 Mr. Richard Zembelli.

□

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2 Good evening, ladies and
3 gentlemen. My name is
4 Richie Zembelli. I'm proud to say
5 I'm a lifelong resident of this
6 community.

7 I want to say that I want to
8 congratulate the Planning Board, the
9 developers, Mayor Suozzi for this

I just think it's vital to the community. I grew up here my whole life and I think putting it into motion is so important, and that's all I have to say.

Mr. Stan Levine.

I've stood before you before as a title expert on City View Estates, but tonight I stand before you as a thirteen-year, tax-paying resident of

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I've stood before this Board and I've stood before City Council as a proponent of this project, and tonight will be no different.

But it's really difficult when
you look at a screen and you see
these wonderful visions of what the

17 City could be and to try to put it
18 into a reality base. So I would like
19 to try to do that tonight.

20 And the way I would like to do
21 that is to ask everybody in the
22 audience by a raise of hands, how
23 many people have been to Boston
24 Harbor or Nathaniel Hall?

25 A generation ago in Boston,

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1
2 Nathaniel Hall was derelict
3 buildings, a lot of dilapidated
4 buildings, general deterioration and
5 a harbor that was not just considered
6 dirty, it was considered the dirtiest
7 water in the entire country.

8 It took a visionary government,
9 City government, and courageous
10 developers like these developers
11 (indicating) to take a plan and put
12 it into action.

13 Now, I know a little about Boston
14 since my in-laws live there. And
15 they live in the original two towers
16 that were built on Boston Harbor
17 called Harbor Towers. There was
18 nothing else around them, and
19 Nathaniel Hall was just being built
20 at the time.

21 The city -- that part of the city
22 was bisected by I-91, and it was
23 really a disaster zone. You had to

24 take a lot of courage to live in the
25 Harbor Towers back in 1980.

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91

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2 But now, next to Harbor Towers is
3 Boston Harbor Hotel, which is a
4 five-star hotel. And as you sweep
5 your eyes all around that harbor, the
6 entire harbor and the harbor area has
7 been redeveloped and redeveloped in
8 smart growth.

9 Everybody knows about the Big
10 Dig. I-91 was put below surface, and
11 right now, you can walk from the
12 north side to the harbor without any
13 fear and very little traffic,
14 considering what they've done down
15 there.

16 And it is a wonderful, open space
17 area. And including on the harbor
18 side, they've created what you are
19 thinking of creating here; an
20 esplanade in and out and around the
21 harbor.

22 Now, Hempstead Harbor is not
23 Boston Harbor. It's a much cleaner
24 harbor. And Glen Cove Creek will be
25 that vision. You know, obviously in

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92

1
2 a smaller scale.

3 But when you look at what the --
4 the jobs that were created, they --
5 there are six major four-star and
6 five-star hotels, there are hundreds
7 of restaurants, there are thriving
8 businesses.

9 It has brought vibrant,
10 commercial traffic and retailers and
11 obviously consumers into the area,
12 created thousands and thousands of
13 jobs and made it a wonderful working
14 place.

15 It did nothing but make that city
16 terrific and a jewel, and that's how
17 I see this vision that these
18 developers have put forward tonight,
19 and that's what I wanted to say.

20 Thank you.

21 CHAIRMAN THOMAS SCOTT: Thank you
22 very much.

23 Mr. Donald Brown.

24 MR. DONALD BROWN: Thank you,
25 Mr. Chairman and the Board. I

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93

1
2 appreciate the opportunity to speak
3 to you this evening.

4 I see the occurrence here, the
5 development of the waterfront in Glen
6 Cove, as an opportunity that the City
7 is truly fortunate to be able to
8 capture.

9 It's like discovering that you

10 have in your possession a
11 non-performing asset of a certain
12 level. Something that is fallow, a
13 fallow field. Something that not
14 only produces for you, but even has
15 the potential of draining equity,
16 draining capital, draining spirit out
17 of a community. That's the
18 waterfront we have now.

19 The waterfront that we can have,
20 the waterfront that can bring a
21 vitality to the City of Glen Cove, to
22 make a contribution to the real
23 estate tax base of the City with a 15
24 million dollar contribution to the
25 City and the school district and the

□

94

1
2 contribution of jobs created in the
3 area.
4 We need to understand that these
5 developments, these economic numbers,
6 are not numbers that stand alone in
7 an isolated way, but the idea of a
8 total economy is one in which capital
9 churns in a system.

10 And the jobs that are created
11 when you have somebody that is
12 earning a wage in a particular area,
13 they spend. And the people that they
14 spend with are also able to spend,
15 and that capital churns through a
16 system.

17 we have the opportunity in Glen
18 Cove to bring a vibrancy, a beauty,
19 an opportunity for recreational,
20 commercial and cultural enhancement
21 of the community that comes only very
22 rarely.

23 And that opportunity is something
24 that we should grasp with a vigor and
25 vitality and bring it to a

□

95

1
2 conclusion, bring it home for the
3 benefit of the City.

4 Thank you.

5 CHAIRMAN THOMAS SCOTT: Thank
6 you, Mr. Brown.

7 Ms. Pat Tracy.

8 MS. PAT TRACY: Hi. I find it
9 very interesting that I'm asked to
10 speak right after Mr. Brown, because
11 I want to talk about, "Do unto others
12 as you would have them do unto you."

13 when Jesus said that, he was
14 referencing the law and the Prophets.
15 And in the Book of Leviticus, "Thou
16 shalt love thy neighbor as thyself."

17 Or otherwise, from the Talmud,
18 "what is hateful to you, do not to
19 your fellow man."

20 Or even as stated by the Dalai
21 Lama, "Every religion emphasizes
22 sharing other people's suffering."

23 On these lines, every religion

24 has more or less the same viewpoint
25 and all more or less the same goal.

□

96

1
2 This idea is expressed more
3 familiarly in the expression, "what
4 goes around, comes around."
5 We don't have time now to go into
6 the entire story from the Ladew
7 family who made a fortune in World
8 War I operating a tannery and dumping
9 in the Creek; the same property which
10 later became Li Tungsten.

11 It's also probable that the Li
12 family also made a fortune, but
13 Mrs. Li died of Cancer.

14 And similarly, even though
15 Mr. Mattiace probably also made a
16 fortune, he also spent years in
17 prison for what he did to the Creek,
18 and his wife also died of Cancer.

19 We have all heard numerous
20 antidotal stories of people who
21 worked at Columbia Ribbon & Carbon
22 dying of Cancer.

23 So let's fast forward now to
24 three years ago when there was a
25 meeting here in City Hall and the

□

97

1
2 head of the IDA said, "Oh, those

3 properties are all cleaned up," while
4 at the same time, the New York State
5 DEC was not even invited to the
6 meeting.

7 An attempt was made to
8 intentionally suppress what was
9 written in the New York State DEC
10 Record of Decision of 1999 which said
11 there could be no residential
12 development on Captain's Creek for
13 fifty years.

14 And I know that we personally
15 have provided a copy of this Record
16 of Decision to every member of the
17 Planning Board.

18 You remember that? Yes, we did.

19 CHAIRMAN THOMAS SCOTT: I
20 acknowledge that.

21 MS. PAT TRACY: Okay. So fast
22 forward again to today. And now it's
23 described in the DEIS that the New
24 York State DEC has invented a new
25 category called Restricted

□

1
2 Residential.

3 And it says, no one can use the
4 groundwater there for any reason
5 whatsoever and there could be no
6 vegetable gardening or farming.

7 But interestingly enough, it
8 states that an organization formed by
9 the City, the Industrial Development

10 Agency and the developer are now
11 going to be charged with the
12 responsibility to protect the
13 people's health and safety by making
14 sure that nobody uses the ground
15 water, grows vegetables and that all
16 the sub-slab depressurization devices
17 are all working.

18 This is the same organization who
19 a mere three years ago told the
20 people, "It's all cleaned up."

21 And even though they mention
22 their commitment to protecting the
23 people's health and safety, at the
24 end of the Site Management Report,
25 they state that they are not going to

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1
2 take any responsibility for Mattiace.

3 And all through this DEIS, it
4 states over and over that material
5 coming from Mattiace is affecting the
6 Li Tungsten and the Captain's Cove
7 and all of the other properties.

8 It would seem to me that even if
9 all the land were to be dug up and
10 replaced with new dirt, Mattiace
11 would still be leaking poisons into
12 the land.

13 It even says in the DEIS that the
14 pump and treatment method currently
15 used at Mattiace is no longer
16 working, so they are looking for some

17 other method.
18 I think that if the IDA and the
19 developer were serious about
20 protecting the health and safety of
21 the public, they would implement
22 phytoremediation. This is the
23 planting of 400 trees per acre and it
24 incorporates the poisons into the
25 wood.

□

100

1
2 This is not an invention by me
3 personally, but something which is in
4 use by the EPA.

5 I wonder if all the environmental
6 details in the DEIS will be revealed
7 to the perspective condo purchasers.
8 will these perspective purchasers be
9 notified that poisons such as
10 trichloroethylene and
11 perchloroethylene, known carcinogens,
12 will be leaking under their property
13 from Mattiace until 2031?

14 Or will this information be
15 suppressed and the people be told,
16 "Oh, it's okay, as long as you don't
17 grow any vegetables there"?

18 If you read what's described in
19 the DEIS, these properties are very
20 far from being all cleaned up. it
21 may be many years until people
22 actually get sick from living or
23 working in these buildings, but I

24 would suggest that all the members of
25 the Planning Board, the Mayor and the

□

101

1
2 City Council should become personally
3 liable for people who get Cancer by
4 living there.

5 If this were to be the case, I
6 think you would see no approvals to
7 this project.

8 This proposed development is not
9 necessary. There exists at least
10 forty residences in the zip code
11 11542 which are for sale in this
12 proposed price range.

13 Many estimates say that there is
14 well over a year's worth of unsold
15 residential real estate inventory in
16 our region.

17 The existing hotel, the Glen Cove
18 Mansion, has a current 48 percent
19 occupancy rate, and there are very
20 many other commercial real estate
21 locations already built which
22 currently sit empty.

23 We can see many empty for rent
24 Reckson buildings all along the
25 expressway.

□

102

1
2 Building an office building is

3 not going to bring jobs here,
4 especially when there is a real
5 possibility of Sick Building Syndrome
6 caused by the soil vapor and the
7 chemicals that are always going to be
8 coming from Mattiace.

9 There are very, very many
10 negative impacts which neither the
11 City, nor the developer has any plans
12 to mitigate.

13 In fact, the way they plan to
14 take care of traffic is to merely
15 flatly state that there's not going
16 to be any is preposterous.

17 I wonder how many truckloads of
18 material there will be, such as 2,500
19 bathtubs or toilets barreling down my
20 street.

21 Jesus said, "A fool builds his
22 house on sand." But here, there will
23 be piles driven into the sand. We
24 will have to hear the noise and feel
25 the vibration from the installation

□

103

1
2 of these pilings.

3 The noise, the smell and the
4 disruption to our neighborhood is a
5 major and unacceptable negative
6 impact of this project.

7 And who even knows whether
8 buildings of that size and weight can
9 be built on sand?

10 If we experience the noise, the
11 sound and the disruption, what
12 happens if the buildings fall down in
13 the first Nor'easter?

14 We will suffer the noise and
15 smell of the big trucks on our
16 street. Prospect/Albin is a narrow,
17 windy residential street which is
18 used as a cut-through.

19 Despite all of our requests, even
20 though there are signs prohibiting
21 trucks on our street, they still
22 speed along at all hours of the day.

23 We have respectfully requested
24 that the developer require all
25 deliveries of material to travel by

□

104

1
2 Route 107 and to obey the No Trucking
3 Regulation on Prospect/Albin, and yet
4 the Site Management Plan -- it speaks
5 of a route map for trucks.

6 And this is located in Appendix
7 XXX; I was unable to find it.

8 As you know, there were well over
9 1,700 people who have expressed their
10 opposition to this project. This
11 petition has been previously provided
12 to the Planning Board.

13 And we feel there were many, many
14 more people who said, "I'm afraid to
15 sign, I am afraid. I don't want to
16 be having repercussions against me."

17 This entire area is in the FEMA
18 100-year floodplain, and it was
19 actually underwater in 1992. You can
20 see a picture of the area under water
21 in Hurricane Donna in 1960 at the
22 Landing Pride website.
23 The City has no plans for
24 evacuation and housing of all these
25 people in the case of a hurricane or

□

105

1
2 flooding.
3 Can 1,844 people and animals be
4 housed in our high school? I think
5 not. What about all their cars?
6 Glen Cove is a place where the
7 N-21 Bus begins and ends its route to
8 Flushing. At the place where the bus
9 stop is, there is not even a bench
10 for the people to sit while they wait
11 for the bus, and yet the City is
12 planning to spend 32 million dollars
13 of public funds on a ferry terminal
14 building.
15 I protest this misappropriation
16 of public funds to build a housing
17 project for the rich. I also protest
18 very strongly of the use of the data
19 from the 2000 Census in the DEIS.
20 It shows that the writers of this
21 document are just trying to mislead
22 the public. We have very different
23 economic realities since the economic

24 rises of 2008.
25 This DEIS contains bogus

□

106

1
2 employment and demographic data which
3 is just not worth anybody reading.
4 It makes me wonder if the writers of
5 the document are even on the same
6 planet as us.

7 CHAIRMAN THOMAS SCOTT:
8 Ms. Tracy, it's very evident that
9 you've done your homework, and I very
10 much appreciate all of your comments,
11 but I can only give you one more
12 minute.

13 MS. PAT TRACY: I only have one
14 more page.

15 CHAIRMAN THOMAS SCOTT: Thank
16 you.

17 MS. PAT TRACY: These gigantic
18 proposed buildings are ugly and are
19 way out of character with our
20 neighborhood.

21 The page in the DEIS which shows
22 the expected revenues did not show
23 any expected expenses, especially the
24 cost of a new well and the cost for
25 the installation of water

□

107

1
2 infrastructure.

3 It's not a correct assertion to
4 say that this project revenue will
5 cover the prospected expenses when
6 these expenses have not even been
7 quantified.

8 And the City also did not
9 quantify the cost of any lawsuits
10 should the City and the IDA fail to
11 protect the public's health and
12 safety.

13 Neither our Mayor, nor the acting
14 Director of the IDA is qualified to
15 protect the health and safety of the
16 proposed residents.

17 I also protest most strongly in
18 the use of eminent domain. Only a
19 person who has never struggled to own
20 something of his own, such as our
21 Mayor, would agree to this.

22 In the case of Kelo versus New
23 London, this was a case in the
24 Supreme Court, Susette Kelo was
25 kicked out of her home and her life

□

108

1
2 was disrupted in a major way.

3 And that project sits today as a
4 field of weeds. Nothing was ever
5 built there, but Susette Kelo and her
6 neighbors lost their homes and their
7 community.

8 I can only say, "what goes
9 around, comes around." Taking a

10 person's property by eminent domain
11 is stealing, and I strongly protest
12 the use of it in our City.

13 Just as you can't make a silk
14 purse out of a pig's ear, you just
15 cannot make a luxury condo
16 development out of a garbage dump,
17 especially in a town where most of
18 the people are opposed to this
19 development and are opposed to this
20 misuse and misappropriation of public
21 funds.

22 Thank you.

23 CHAIRMAN THOMAS SCOTT: Thank
24 you, Ms. Tracy.

25 Next up, Mr. Pasquale Blanco.

□

109

1

2 MR. PASQUALE BLANCO: I'm
3 Pasquale Blanco. I'm with La Fuerza
4 Unida, L-A, F-U-E-R-Z-A, U-N-I-D-A,
5 Inc.

6 CHAIRMAN THOMAS SCOTT: I'm
7 sorry, sir, I didn't -- who are you
8 with?

9 MR. PASQUALE BLANCO: La Fuerza
10 Unida in Glen Cove, okay.

11 we are located -- we have been
12 here for thirty-one years, okay. We
13 are located now at 1 School Street.

14 CHAIRMAN THOMAS SCOTT: Okay, go
15 ahead.

16 MR. PASQUALE BLANCO: La Fuerza

17 Unida is a New York State
18 Neighborhood Preservation and
19 Development Organization certified by
20 the State. La Fuerza Unida is also
21 certified by HUD both as a Community
22 Housing Development Organization and
23 as a Housing Counseling Agency.
24 We at La Fuerza are concerned
25 with the smart comprehensive and

□

110

1
2 sustainable development of the City
3 of Glen Cove.
4 And as one who has been deeply
5 involved in the Glen Cove community,
6 including our youth, I believe that
7 the Glen Isle project represents a
8 tremendous opportunity for us to
9 fortify our City's future and the --
10 of the youth who best exemplify the
11 promise of that future.
12 With that in mind, what type of
13 apprenticeship and job creation
14 opportunity will be available? And
15 will they be offered to the Glen Cove
16 (inaudible) first in any manner?
17 While the rebuilding of our
18 waterfront is a great moment for our
19 City, we must not lose the
20 opportunity to relocate our youth and
21 the tradition of our adults into the
22 building trades and other career
23 opportunities that will present

24 themselves as a result of this
25 project.

□

111

1

2

CHAIRMAN THOMAS SCOTT: Thank you
3 very much, sir.

4

MS. MARION SCHURADE:

5

Ms. Marion Schurade from the League
6 of Women Voters of Nassau County.

7

Good evening.

8

CHAIRMAN THOMAS SCOTT: Good
9 evening, ma'am.

10

The League of Women Voters is a
11 nonprofit, nonpartisan organization
12 dedicated to promoting active,
13 informed participation by citizens
14 and government.

15

The League does not support or
16 oppose any political party or
17 candidate, but does take positions
18 and act on certain governmental
19 issues after thorough study.

20

The Nassau County League of Women
21 Voters has a position on affordable
22 workforce, next generation housing.

23

The League believes that in order
24 to meet the current and future
25 housing need of residents, regardless

□

112

1

2

of economic circumstances, there
Page 89

3 should be a diversity of affordable
4 housing opportunities and types.

5 Affordable housing is essential
6 for the economic vitality of Nassau
7 County. Accordingly, we support that
8 at least 20 percent of the residents
9 in the Glen Cove Mixed-Use Waterfront
10 Development be affordable units.

11 We also urge that the affordable
12 units be built at the beginning of
13 the development process.

14 The need is great now and the
15 affordable housing units should not
16 be either delayed or put off to a
17 later time. Provisions should be
18 included to make sure this does not
19 happen.

20 The Planning Board has to act to
21 protect the present the economic
22 smart growth of Glen Cove and the
23 future of Nassau County.

24 Thank you.

25 CHAIRMAN THOMAS SCOTT:

□

113

1
2 Mr. Jadwiga Brown. Excuse me, Ms.
3 MS. JADWIGA BROWN: Ms., yes.
4 Hello. My name is Jadwiga, or
5 Jasa, as I'm known to most of you,
6 Brown. I'm a resident of Sea Cliff.
7 My business is located at 40 Garvies
8 Point Road, Glen Cove.

9 I want to start by thanking
Page 90

10 Mayor Suozzi, Kelly Morris, the
11 CDA/IDA, the Planning Board and a
12 myriad of people, including the
13 developers and their team, who have
14 worked diligently to bring this
15 waterfront from this pivotal point.

16 Hopefully, that blighted
17 waterfront will soon be a viable,
18 attractive community offering to the
19 citizens of Glen Cove public parks,
20 marinas, waterfront walkways, new
21 cultural attractions, all skillfully
22 integrated with new businesses and
23 residential units.

24 Looking at the presentation today
25 of Matt Frank, that's what I saw;

□

114

1
2 however, I also understand there are
3 still issues that need to be -- that
4 need resolution.

5 Transportation is a very big
6 issue. Our animals and natural
7 habitat is something that needs to be
8 addressed.

9 But I trust the Glen Cove
10 administration to be the citizens'
11 watchdog and ensure that all these
12 environmental requirements will be
13 met.

14 And I have faith that the
15 developing team that -- of
16 RexCorp/Glen Isle will not only

17 adhere to these recommendations, but
18 go beyond what is the standard.
19 I applaud you all and am thrilled
20 to be finally standing on the
21 threshold of this progress.
22 Yes, I do have a vested interest,
23 no doubt about it. My office is, as
24 I said, across the street from the
25 development site.

□

115

1
2 However, I want everybody to be
3 aware of the fact that my interests
4 go far beyond to see the desire of
5 the increase in the real estate value
6 of 40 Garvies Point Road. I am
7 concerned about the economics of Glen
8 Cove.

9 Today I am working with the Glen
10 Cove Senior Center pro bono. I'm a
11 development consultant. I raise
12 money. I am giving my services to
13 them.

14 I'm trying to help them raise
15 money for their programs to help the
16 elderly citizens live their lives
17 with a sense of purpose and dignity.

18 That takes money; which the City
19 of Glen Cove right now does not have.
20 They need the additional tax revenue.

21 I am also involved in helping the
22 City of Glen Cove build a Glen Cove

23 skateboard park for our young people
24 to get our kids off the streets and
25 out of the parking lots.

□

116

1
2 The City had hoped to have funds
3 available for a park that would have
4 opened the end of this month, and I
5 worked very closely with the Mayor
6 and the Deputy Mayor looking for
7 this. We have already raised \$5,500,
8 but there is no City money.

9 I'm an optimist, and I foresee a
10 change, even in today's depressed
11 economic climate. Thanks to the
12 anticipated development of our
13 waterfront, these new sources of
14 revenue will soon be available to the
15 City.

16 The Parks and Recreation budget
17 can increase and our youngsters will
18 have a safe place to skateboard.
19 There will be City funds available
20 for senior programs, the Senior
21 Center will flourish and grow.

22 And not only with City money, but
23 with public money, because success
24 breeds success.

25 The waterfront development is a

□

117

1

2 win/win project with many benefits.

3 And we, the citizens who work and
4 live in Glen Cove and surrounding
5 communities, will be the greatest
6 beneficiaries of all.

7 Thank you.

8 CHAIRMAN THOMAS SCOTT: Thank
9 you, ma'am.

10 Natalie McCray.

11 MS. NATALIE MCCRAY: Good
12 evening. My name is Natalie McCray,
13 M-C-C-R-A-Y.

14 And I want to address the
15 proposed plan as far as revenue
16 that's generated by new residents.
17 And I just want to say that change is
18 already coming to Glen Cove.

19 And the question about, you know,
20 what's happening with the real estate
21 that's already on the market and the
22 houses and housing values, I have
23 twenty-five years in real estate.

24 And just this week, I had the
25 opportunity to welcome a new family

□

118

1
2 who are buying in the Landing an
3 existing home based on a concept of
4 being able to afford a \$300,000 home
5 and live close to a development
6 that's going to afford them a
7 lifestyle that they would not have
8 had in Queens.

9 So I commend the project. I
10 think it's a great opportunity for
11 our community. And as hard as I'm
12 going to try, I think that we will
13 bring people to Glen Cove and be able
14 to generate the revenue that's
15 anticipated.

16 Thank you.

17 CHAIRMAN THOMAS SCOTT: Thank
18 you.

19 Folks, I'm running out of cards
20 here. So if you didn't sign a card
21 and you would like to step up to the
22 microphone and say something, please
23 do so; anything, good, bad.

24 Yes, ma'am, come right up
25 (indicating.)

□

119

1
2 MS. THERESA HAUCK: Well, thank
3 you for giving me the opportunity to
4 speak. My name is Theresa Hauck,
5 H-A-U-C-K, 18 Edward Street, Roslyn
6 Heights, New York.

7 I was born and raised in Glen
8 Cove. My mother still resides down
9 on Shore Road, one of the communities
10 that is impacted by residual traffic
11 trying to find a cut through
12 surrounding communities to get to and
13 from Glen Cove. It has become a
14 problem. Hopefully, we can resolve
15 that.

16 I would like to touch base on
17 something that Eric Swenson was
18 talking about with storm water
19 runoff.

20 Several years ago, and I don't
21 know exactly the exact time frame,
22 Nassau County had entertained an idea
23 of extending the storm water runoff
24 pipe further out into Hempstead
25 Harbor therefore alleviating some of

□

120

1
2 the contamination that winds up on
3 the beaches.

4 Because of the tidal changes, it
5 would wash out contaminants and mix
6 quicker if it was away from the mouth
7 of the Glen Cove Creek.

8 Currently, that storm water
9 runoff pipe empties out just in front
10 of the Hempstead Harbor Club and
11 Garvies Point Beach, also known as
12 Mercadante Beach.

13 So I'm wondering if there's been
14 any kind of entertainment with the
15 builder, if any discussion has ever
16 been entertained with Nassau County
17 in fact extending that storm water
18 pipe further out into the Harbor
19 where the tidal changes can clean it
20 out quicker and alleviate some of the
21 problems that we have.

22 And in addition to that, also, I

23 would like to see better filtration
24 before that storm water is dumped
25 into the Creek.

□

121

1
2 we all know that this June has
3 been the wettest June in New York in
4 history. This past week, we have had
5 some extraordinary rain events.

6 The smell that has emanated from
7 the water Treatment Plant has been
8 horrific down on Shore Road. It's
9 not lifting off. It's a real smell
10 of raw sewerage.

11 I don't know if there was
12 actually a bypass into the Creek, but
13 I can tell you, Sea Cliff Beach is
14 still closed today because of the
15 bacteria counts in the water.

16 So in consideration of
17 recreational use of the surrounding
18 waterfront, I would like, you know,
19 to visit that and really take it
20 seriously that we need to protect our
21 beaches.

22 We need to protect our
23 significant wildlife habitat because
24 our fish do spawn there, our
25 shellfish spawn there, and it would

□

122

1

2 just keep it healthier all the way
3 around.

4 The other question I have is,
5 back in November when the public was
6 given an opportunity to make
7 suggestions, I had raised a question
8 of the possibility of Glen Isle
9 incorporating a co-generation plant
10 in their production of this whole
11 complex so that they could actually
12 produce electricity and alleviate
13 some of the drain that we will be
14 having on our electricity grid.

15 On Long Island with a lot of new
16 projects being proposed, I don't see
17 where LIPA is planning to expand
18 their network to provide additional
19 electricity for the region, and I
20 would like to see that explored a
21 little further.

22 And it would also help them with
23 their qualifications as far as LEED
24 qualifications for building as a
25 green building.

□

123

1
2 So thank you very much for your
3 time, I appreciate it.

4 CHAIRMAN THOMAS SCOTT: Thank you
5 very much, ma'am.

6 Those are all excellent,
7 excellent points.

8 Mr. Howard.

9 MR. GLEN HOWARD: My name is
10 Glen Howard. I reside at 18
11 Southfield Road, Glen Cove.
12 Mr. Scott, you should not have
13 asked if anybody else wanted to
14 speak. I was all set to leave.
15 I haven't seen a presentation as
16 nice as this that I can remember.
17 Some very good ones, but this is very
18 nice, very thorough, and it's a good
19 lead into the work that's going to be
20 done and needs to be done in the
21 future. It's obviously not the end;
22 it's the beginning.
23 Now, speaking as a Second Vice
24 President and member of the Board of
25 the Glen Cove Chamber of Commerce, I

□

124

1
2 want the Planning Board to understand
3 that we are behind the development of
4 the Creek fully properly done, and
5 that is all I have to say.
6 Thank you very much.
7 CHAIRMAN THOMAS SCOTT: Thank
8 you, Mr. Howard.
9 Yes, ma'am (indicating.)
10 MS. PAMELA TAMADDON: Good
11 evening. Pamela Tamaddon,
12 Coordinator of the Prospect/Albin
13 Traffic Calming Initiative.
14 I somehow feel like I'm in
15 Congress. I just wanted to bring, as

16 you know, a copy of the DEIS which
17 was sent to me (indicating.) And I
18 appreciate it having been sent to me,
19 but it is very complicated to read
20 through this.

21 Because the issue that I was
22 particularly concerned with is
23 transportation and traffic.

24 And for me to just look at the
25 roadway designations of which my

□

125

1
2 particular street, Prospect/Albin,
3 has not been assigned or identified
4 of -- to their level of service. But
5 that's -- that will be in my written
6 comments.

7 I do have to look at
8 nonattainment data, I do have to look
9 at storm water data. And it's a lot
10 for somebody who runs a little, small
11 nonprofit and isn't paid to do so.
12 But I -- and I will submit written
13 comments.

14 The one thing that I am just
15 particularly concerned about is that
16 we have had a very wet month, as
17 Ms. Hauck just said, and every day at
18 low tide I look out from my porch and
19 see mud in the Creek.

20 And I am just wondering, what is
21 it going to cost to create this weir
22 to bring this ferry up into the

23 Harbor when the -- at the two tides,
24 the two low tides at the Creek, it's
25 basically mud?

□

126

1
2 I think that there's probably
3 some people in the marina who can't
4 get their boats out. How are we
5 going to get a ferry in and out of
6 that Creek?
7 And that will be my question, but
8 I will be submitting written
9 comments.
10 Thank you.
11 CHAIRMAN THOMAS SCOTT: Thank
12 you, ma'am.
13 Yes, sir, in the back
14 (indicating.)
15 MR. DEAN SCHEU: Good evening.
16 My name is Dean, D-E-A-N, Scheu,
17 S-C-H-E-U. I reside at 15 Cedar
18 Place, Sea Cliff, New York.
19 I'm kind of disappointed in this
20 Planning Board. A year ago, you did
21 a -- you made a terrible decision.
22 In fact, we had to take one of your
23 employees -- your members, take them
24 home over to make a correct vote.
25 And since that vote has gone

□

127

1

2 through, it's destroyed the side
3 of -- the south side of the Creek.

4 Also, in regards to Sea Cliff,
5 you sent one piece of literature on
6 your DEC or from the DEC for the
7 village of Sea Cliff.

8 Don't we have four or five
9 Planning people in the Village of Sea
10 Cliff? You send one?

11 There's -- tonight I heard other
12 people discuss that this -- this is
13 not enough time. You're pulling --
14 you're pulling strings. I think I
15 wasted my time tonight.

16 The people here, they -- this has
17 come to a conclusion, and they will
18 do what they want to, regardless what
19 the people want.

20 Thank you.

21 CHAIRMAN THOMAS SCOTT: Thank
22 you, sir.

23 Yes, sir (indicating.)

24 MR. GRAM LONG: Hi. My name is
25 Gram Long and I'm a resident of Glen

□

128

1
2 Cove and my family has owned a
3 business in downtown Glen Cove for
4 twenty years now.

5 I'm also an urban planner by
6 profession. And I just wanted to
7 leave us on a final thought when me
8 move from the DEIS to the FEIS phase.

9 And my point essentially is that
10 Glen Cove is a city, and it's called
11 a city for a reason. It has city
12 infrastructure, it functions like a
13 city.
14 It's not like the rest of
15 suburban, sprawled-out Nassau County.
16 In fact, it's very different.
17 And one of the best parts about
18 Glen Cove being a city is that it's a
19 destination. And the best part about
20 this project is that it enhances Glen
21 Cove as a destination. It brings in
22 new residents and new revenue.
23 That's all good.
24 But the project itself can't
25 exist in a vacuum. And when you look

□

129

1
2 at the environmental impacts of it,
3 connectivity and its relationship to
4 the other parts of Glen Cove are the
5 most important things to look at.
6 And walkability is part of that,
7 mitigating traffic is part of that.
8 But what we tend to do with DEIS,
9 especially in a suburban area, we
10 tend to analyze it the same way we
11 would a project that exists in a more
12 auto-oriented, non-centered type of
13 place.
14 So you talk about a traffic
15 study, and one of the problems with

16 the traffic study is that a traffic
17 study doesn't necessarily account for
18 the ideas and fundamentals in smart
19 growth.

20 And smart growth isn't perfect.
21 Every project is not going to work
22 out with nobody ever driving anywhere
23 and zero traffic impact and zero
24 environmental impact.

25 But if this project gets built

□

130

1
2 and exists in a vacuum, you could
3 potentially have a big traffic
4 problem here.

5 And that's why part of what the
6 Master Plan does for us is, it is
7 going to help us figure out how we
8 can connect Glen Isle to the
9 downtown, how people -- where people

10 are going to work who live in this
11 area. Can they get to work without
12 using their car?

13 The point -- the number one thing
14 that will mitigate traffic is not
15 having every resident of Glen Cove
16 have to take their car for every
17 single time they leave their house to
18 go someplace.

19 And that should be the
20 overarching thought process when we
21 look at mitigating something like
22 traffic in a project of this size.

23 So I just -- I would urge the
24 Board and all the residents of the
25 community to keep in mind that this

□

131

1
2 project doesn't exist in a vacuum and
3 that the Master Plan is really there
4 for a reason; to put this into some
5 kind of context and build on the
6 future of the City starting with this
7 project and moving on from there.

8 So with that, thank you very
9 much.

10 CHAIRMAN THOMAS SCOTT: Thank
11 you, Mr. Long.

12 Yes, please, ma'am (indicating.)

13 MS. MARY NORMANDIA: Hi.
14 Mary Normandia.

15 I just have two comments in
16 trying to get through the Impact
17 Statement. It does take a very long
18 time, and I would suggest you give us
19 more time to read through that.

20 But I see you did put some bird
21 notes in there; thank you. Bird
22 surveys and plant surveys.

23 What I did not find in there was
24 an amphibian, reptile, small mammal
25 survey, which maybe you want to have

□

132

2 your people look into.

3 And under Ecology, there was --
4 an insert exhibit was missing. Under
5 Existing Habitat, there was a blank
6 page under Existing Habitat, and that
7 was in D-Ecology. I believe it was
8 Page 13.

9 Thank you.

10 CHAIRMAN THOMAS SCOTT: Thank
11 you, ma'am.

12 Anyone else? Come on, folks.
13 This is your opportunity. Anything?
14 How about some of these people on my
15 right here (indicating?)

16 Ma'am, please, go ahead
17 (indicating.)

18 MS. CATHERINE NATALIE: All
19 right, all right. Catherine Natalie.

20 I find it interesting that in the
21 Subsurface section of the report that
22 no -- there's no information about
23 the geology.

24 There's a lot of references to
25 standing water, which makes it sound

□

133

1
2 kind of negative; although, it
3 appears to me that the area has
4 recovered environmentally in many
5 ways and that we have a pretty active
6 wetlands down there, especially with
7 the cattails that were mentioned in
8 the report.

9 But the whole area is underlined
10 with natural springs. The standing
11 water is not from some negative
12 thing, but they're all natural
13 springs there. They're not going to
14 go away.
15 There's a perched water table
16 under that whole area over there, and
17 I'm astounded that no one seems to
18 even know.
19 And I know when I took a walk on
20 the esplanade when it was first
21 built, that I could see all the
22 little areas where the springs were
23 coming out. And what, do people just
24 think that they're mud puddles?
25 You know, but it's interesting

□

134

1
2 that the geology was not addressed in
3 the report on the Subsurface.
4 So that's my only comment. I
5 have other comments that I'll be
6 making written into the record.
7 Thank you.
8 CHAIRMAN THOMAS SCOTT: Great,
9 thank you very much.
10 Anyone else?
11 MS. PAMELA TAMADDON: We need
12 more time to read it, that's the
13 problem.
14 CHAIRMAN THOMAS SCOTT: You know
15 what, I think you're going to get

16 more time.
17 MS. PAMELA TAMADDON: Thank you.
18 CHAIRMAN THOMAS SCOTT: Last
19 chance, folks, before we close this
20 public hearing.
21 All right. I make a motion that
22 we close the public hearing.
23 Can I have a second?
24 MR. JOSEPH RENAGHAN: Second.
25 MS. LOIS STEMCOSKY: Mr. Scott?

□

135

1
2 CHAIRMAN THOMAS SCOTT: Yes.
3 MS. LOIS STEMCOSKY:
4 Mr. Ruggiero?
5 MR. STEVEN RUGGIERO: Yes.
6 MS. LOIS STEMCOSKY: Mr. Gronda?
7 MR. STEPHEN GRONDA: Yes.
8 MS. LOIS STEMCOSKY:
9 Mr. Jakobsze?
10 MR. ROBERT JAKOBSZE: Yes.
11 MS. LOIS STEMCOSKY:
12 Mr. Renaghan?
13 MR. JOSEPH RENAGHAN: Yes.
14 MS. LOIS STEMCOSKY: Mr. Kaufman?
15 MR. HERBERT KAUFMAN: Yes.
16 MS. LOIS STEMCOSKY: Ms. Rogers?
17 MS. CYNTHIA ROGERS: Yes.
18 CHAIRMAN THOMAS SCOTT: I would
19 like to say also at this time, the
20 Board has consulted, and after
21 hearing a lot of the requests for
22 extensions of time for the public

23 comment period, we will extend that
24 comment period until July 20th.
25 UNIDENTIFIED AUDIENCE MEMBER: Is

□

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1
2 it possible to respond via email or
3 do we have to --
4 CHAIRMAN THOMAS SCOTT: Email is
5 fine.
6 MS. PAT TRACY: What email
7 address should we use?
8 CHAIRMAN THOMAS SCOTT: I can't
9 hear you.
10 MS. PAT TRACY: What email
11 address should we use to send the
12 comments in?
13 CHAIRMAN THOMAS SCOTT: Lois,
14 could you please give them the
15 address?
16 MS. LOIS STEMCOSKY: Yes, I will
17 give it to them.
18 CHAIRMAN THOMAS SCOTT: Lois will
19 give you the email address.
20 MS. PAT TRACY: What is it,
21 please?
22 CHAIRMAN THOMAS SCOTT: After the
23 meeting, if you don't mind, she will
24 give it to you.
25 Next steps, which I'm sure you're

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2 all interested in; Mr. Zarin or
3 Mr. Cleary?
4 MR. MICHAEL ZARIN: I will.
5 CHAIRMAN THOMAS SCOTT: You have
6 it?
7 MR. MICHAEL ZARIN: Yes.
8 CHAIRMAN THOMAS SCOTT: Go ahead.
9 MR. MICHAEL ZARIN: We have
10 prepared a slide on our next steps.
11 well, I'll start and then
12 hopefully it will come up.
13 Mr. Cleary, how long is that
14 going to take?
15 MR. PATRICK CLEARY: Only a
16 couple of seconds.
17 MR. MICHAEL ZARIN: So the next
18 step is to wait for the slide.
19 MR. PATRICK CLEARY: Okay, go
20 ahead.
21 MR. MICHAEL ZARIN: As I
22 mentioned earlier, and I will try to
23 make this quick, the Planning Board
24 as the Lead Agency has received oral
25 comments, they've already received a

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2 number of written comments that I
3 assume and they assume there will be
4 additional comments by July 20th.
5 By July 20th, the Planning Board
6 should also be receiving letters and
7 comments from various Lead Agencies,
8 including the EPA, the DEC,

9 Department of Health and the like.
 10 Once those are received, the
 11 Planning Board will begin with its
 12 consultants to analyze the substance
 13 of those comments, the substance of
 14 the DEIS. And this is where,
 15 frankly, the rubber hits the road.
 16 At this time, the Planning Board
 17 with its consultants will begin
 18 analyzing what mitigations, what
 19 changes might be required with
 20 respect to the project to address
 21 many of the issues that have been
 22 raised tonight and other issues that
 23 are also in the DEIS.
 24 Many of you might know, but it
 25 bears repeating, that the Planning

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 2 Board has its own independent
 3 consultants that in fact are paid
 4 through an escrow fund that are
 5 required by law under the State
 6 Environmental Quality Review Act that
 7 is controlled by the Planning Board
 8 and is paid for by the applicant.
 9 But the Planning Board hires its
 10 own consultants, controls its own
 11 consultants and is not accountable to
 12 anyone on how they use that escrow
 13 fund.
 14 The Planning Board has a real
 15 estate consultant firm out of New

16 York City that has reviewed and
17 analyzed much of the economic data
18 that you see in the DEIS.

19 It has a large engineering firm,
20 Cameron Engineering, Allen King, who
21 is here today (indicating.)

22 It has a water quality and
23 engineering firm to assist it in
24 independently reviewing the DEIS and
25 the information.

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2 It has its own planning,
3 Pat Cleary, who spoke today to
4 analyze much of the planning and land
5 use.

6 It has its own remediation
7 experts under the firm of ERM, which
8 is a nationally recognized, very
9 large remediation environmental firm;
10 Mr. Perazzo, who is sitting in the
11 first row tonight (indicating.)

12 It has its own environmental
13 attorneys; it has its own natural
14 resource experts on natural habitat,
15 and those issues that have been
16 independently analyzed.

17 It has its own traffic experts
18 who did their own analysis in
19 assisting the Board.

20 So these are all experts that are
21 accountable only to this Planning
22 Board and have worked with the

23 Planning Board in analyzing the data
24 you find in the DEIS for thoroughness
25 and completeness and will also be

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2 working with the Planning Board in
3 determining what that data means and
4 analyzing those impacts in making
5 this a good project as this project
6 can be.

7 Once these -- as these meetings
8 occur, the final document that will
9 summarize these efforts will be the
10 Final Environmental Impact Statement.

11 And the Final Environmental
12 Impact Statement not only will
13 address each of your concerns
14 verbatim, but more importantly, will
15 probably have -- will reflect certain
16 revisions that will be made in the
17 project.

18 It's very typical that a project
19 between the DEIS and the FEIS evolve
20 pursuant to the comments that have
21 been made tonight and the information
22 and the governmental agencies.

23 So that Final Environmental
24 Impact Statement will be another
25 rather voluminous document that will

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2 be available on the website, as the
3 DEIS is for anyone who is looking for
4 it, and also be sent to the other
5 interested involved agencies.

6 And then the Planning Board will
7 have a public hearing to determine
8 whether that document is complete.

9 Now, different from the DEIS,
10 this is important, the FEIS is the
11 document of the Planning Board. That
12 document will reflect the conclusions
13 and the information of the Planning
14 Board pursuant to this review, and it
15 is their document.

16 Once they deem it complete, it
17 will then go back out to the public
18 for your additional review to
19 determine whether you believe that it
20 has reflected many of the issues and
21 impacts and have addressed those
22 issues.

23 There will then be a hearing on
24 the Special Permit and PUD Master
25 Development Plan which will also

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2 involve the information as to the
3 Final Environmental Impact Statement.

4 Once that Final Environmental
5 Impact Statement is accepted by the
6 Planning Board and is deemed complete
7 and accepted, then the Planning Board
8 is required to issue what's called a

9 Finding Statement.

10 The Finding Statement will
11 include in their voice all their
12 analysis on the various impacts to
13 the project, including what
14 mitigations they're going to require,
15 what conditions they might require to
16 the project and the like.

17 And when that is issued, that
18 will end the "Environmental," quote,
19 unquote, "SEQRA Process."

20 At that time, the Planning Board
21 would also approve, can then take an
22 action and will then make a
23 determination on the Special Permit
24 use and the PUD Master Development
25 Plan.

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2 After that is complete, then the
3 developer will come to the Planning
4 Board with site plan applications for
5 specific phases for -- for Phase I of
6 the project.

7 And those site plan applications
8 will then contain more detail on the
9 type of pavers, the type of lighting
10 fixtures, the types of benches, the
11 type of information you see in a site
12 plan, a very -- or even more detailed
13 drawings for the Phase I of the
14 project.

15 And then there will be another

16 series of public hearings that will
17 be held with respect to Phase I of
18 the project. And then there will be
19 a determination made on that site
20 plan.

21 Running parallel to this process
22 is going to be the activities of the
23 IDA and CDA. And they will be
24 negotiating the Land Disposition
25 Agreement and the amendments to the

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2 Land Disposition Agreement that will
3 reflect what the final project will
4 look like and the final conditions.

5 And that Land Disposition
6 Agreement will address many of the
7 issues that you've raised today. How
8 are the wetlands, for example,
9 monitored; what are the
10 responsibility, the phasing, the
11 public amenities, the infrastructure,
12 the economic responsibilities and the
13 like for various activities.

14 And that will run parallel with
15 those negotiations with the work of
16 the Planning Board, and those two
17 activities will get integrated.

18 And we already started that
19 process the other day when the
20 Planning Board held a joint meeting
21 with the IDA/CDA as well as the
22 public on the environmental issues,

23 because that is such an important
24 issue to this project.
25 So that's just some of the steps

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2 forward. We're probably about 25 or
3 30 -- 25 percent into that, 30
4 percent into that, and there's a lot
5 of work to be done.

6 And I'm sure I speak for the
7 Board that you're probably going to
8 be a big part of this.

9 So back over to the Chairman.

10 CHAIRMAN THOMAS SCOTT: Thank
11 you, Mr. Zarin.

12 Yes, ma'am (indicating,) you have
13 a question?

14 MS. PAMELA TAMADDON: I just want
15 to ask Mr. Zarin, when you say
16 "verbatim," during that process, that
17 means that we will be able to read
18 other people's submitted comments and
19 then we will all be able to see each
20 other's comments?

21 MR. MICHAEL ZARIN: Correct.

22 The transcript tonight by the
23 stenographer will be included in the
24 FEIS and will be the official record.

25 Each and every written submission

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that will be made will be included in
the FEIS and responded to in detail.

MS. PAMELA TAMADDON: Thank you.

CHAIRMAN THOMAS SCOTT: Any other
questions about the steps going
forward?

Mr. Frank, would you like to say
anything in closing?

MR. MATTHEW FRANK: Mr. Chairman,
members of the Board, members of the
public, I just wanted to thank
everyone for their time tonight.

It's extremely helpful to get the
comments from the community as we
move forward with the project.

And as we have done thus far,
certainly we plan on continuing that
dialogue and working to incorporate
as many of the comments and concerns
and address as many of the comments
and concerns as we can.

But again, I appreciate
everyone's time and look forward to
the comments and look forward to the

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opportunity to address them.

Thank you.

CHAIRMAN THOMAS SCOTT: Thank
you, Mr. Frank. Thank you for your
presentation tonight; well done.

In closing, I would just like to

8 say first, thank you all for coming
9 out tonight. We appreciate you
10 taking the time out of your busy
11 lives to participate in these
12 discussions.

13 I must say that you're very
14 informed. Your comments are very
15 intelligent and insightful.

16 And I can promise you, they will
17 all be thoroughly vetted and analyzed
18 by this Board and its consultants,
19 and we appreciate everything that you
20 have contributed to this project.

21 Thank you again, and safe home.

22 (Time noted: 10:16 p.m.)
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1 CERTIFICATION

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5 I, LISAMARIE MARCONI, a Notary Public in
6 and for the State of New York, do hereby
7 certify:

8 THAT the foregoing hearing minutes are a
9 true and accurate transcript of my stenographic
10 notes.

11 IN WITNESS WHEREOF, I have hereunto set my
12 hand this 25th of June, 2009.

13

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LISAMARIE MARCONI

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