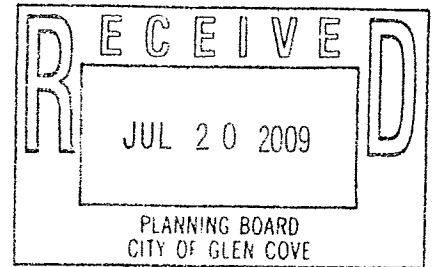


Attention: Planning Board



Spending time in Glen Cove's Captain Cove is an opportunity to appreciate its natural treasures and to enhance our own mental, physical and spiritual well-being.

Therein lies hopping toads, fluttering butterflies, nesting killdeer, sandpipers, cattails(indicative of wetlands), sunning snakes, blue-eyed grasses and a multiple assortment of colorful flowers. One also finds the awakening of new life in the form of cocoons and galls. Herons eye us from their tree perch while the melodies of song birds reach our ears. Dragon flies and swallows hover and wing their way over the ponds. The open vistas and fresh air are in themselves invigorating.

While our "ALL" takes in the meadows and the many assorted habitats with their myriad of interconnected life --

We think:

"How can anyone in all good conscious wish our last undeveloped area be sent to Oblivion and be replaced by:

buildings, pollution, traffic, waste products, and human noises.

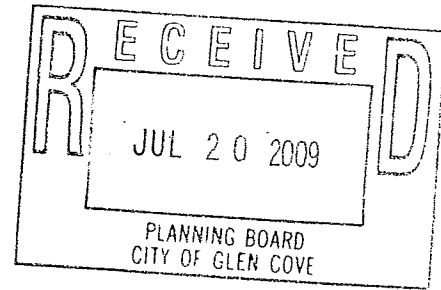
Once lost - it's lost forever

Respectfully submitted

Elisa "Zu" Prady
464 Glen Keith Rd.
Glen Cove, N.Y. 11542

Att: Inga R. Luzzo

Mr. Samuel Crosby
47 Buckeye Road
Glen Cove, NY 11542
516 477 1524



July 20, 2009

Ms. Lois Stemcosky
Glen Cove Planning Board
Glen Cove, NY 11542

Dear Planning Board,

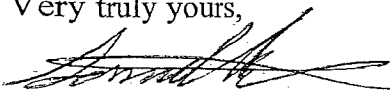
I am writing as a licensed electrician, former member of the Chamber of Commerce, and Glen Cove resident to let you know that I am very much opposed to the RXR Glen Isle project.

I have watched the Avalon structures go up as well as the assisted living facilities and other construction projects in Glen Cove. I know of no local contractor who has done work for these buildings and suspect the Glen Isle project will be no different.

I can, however, offer Glen Cove an exciting alternative for a building project of this magnitude. I have just completed a photo voltaics course at SUNY Farmingdale. After discussing the site with the course instructor, a NABCEP Certified photo voltaic designer and installer, it was determined that this south facing flat parcel would be an excellent candidate for a solar installation. Glen Cove would make money selling power to the power authority. The city could be in the forefront of alternative energy here on the North Shore and on the East Coast. It could be a showcase for municipalities becoming energy efficient. State and federal incentive monies are available. Portions of open-space grassland and wetlands could be preserved as well. This would be a way for Glen Cove to lessen the carbon footprint of the municipality and lead Long Island into the future.

There are alternatives. Please do not make a vast unchangeable mistake by accepting RXR's plan.

Very truly yours,


Samuel Crosby

JUL 20 2009

Naomi Curtis

To: Glen Cove Planning Board/attn: Lois Sternowsky; Planning Board Secretary
Subject: DEIS comment due in by July 20, 2009

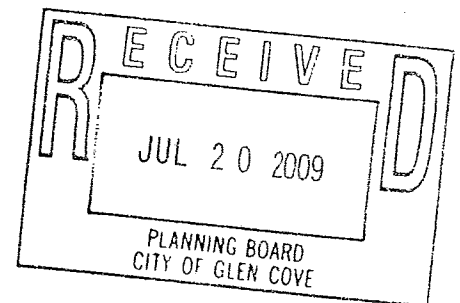
Dear Ms. Sternowsky,

I just learned of the need to get any comments on the DEIS/Glen Isle Development to the Board no later than 7/20/09. Since I was told about the cut off date this past Saturday evening, I went on to the Glen Cove website and was unable to find a fax number listed. I will phone your office in the morning to get the number from you so that my comment which follows does meet the deadline.

I have lived in Sea Cliff on Prospect Avenue for 42 years. I have served the Village on both the ARB and the Landmarks Preservation Commission so that I am very well aware how important to a board or commission of any municipality are the comments from citizens who may be impacted by developments. I am most concerned about the very large growth of traffic that the proposed 860 apartments(just one part of the Glen Isle development) will have on not just all the very heavily travelled roads in Glen Cove but also on the many two lane roads in Sea Cliff, mine for example, and in Glenwood Landing, Glen Head, Roslyn Harbor, and Roslyn since they all lead to both 25A and the LIE and the Northern State Parkway. At rush hour in the morning and the evening I have experienced having to wait at least 3-5 minutes plus all the traffic lights on Glen Cove Road at the intersection of Northern Boulevard. It will without a doubt be a much longer wait to traverse Glen Cove Road. I shudder to think what the impact of all this car and truck traffic that people living and working at Glen Isle will create on all the single lane roads including mine in Sea Cliff. I am not against intelligent development of the area around the creek but this whole project is just too massive from every standpoint to bring anything but a serious downgrading of all the surrounding area including the city of Glen Cove.

Most sincerely yours,

Naomi S. Curtis
299 Prospect Avenue
Sea Cliff, NY 11579
Phone 516-676-1566
Fax 516-676-2307
Email-nhcurtisdesign@verizon.net



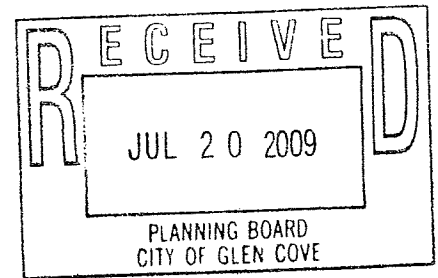
7/20/2009

Jul 1 20 2009 10:51AM PT

FAX NO. : 1 516 676 2307

FROM : HARRY CURTIS

Mary Normandia
47 Buckeye Road
Glen Cove, NY 11542
516 671 4359



July 20, 2009

Ms. Lois Stemcosky
Glen Cove Planning Board
Glen Cove, NY 11542

Dear Ms. Stemcosky,

I have lived in Glen Cove for 18 years. I moved here out of choice, because of the open space, the trees, nature and public access to the North Shore waterfront.

I have sifted through the bulk of the RXR Glen Isle plan. In it I read a lot of misleading information and outright deception. I urge you good people who sit tirelessly on the City's Planning Board to please see through the rhetoric of the DEIS and understand the discrepancies and trumped-up claims of the document.

We live here, we know that this proposed City unto itself will only damage our environment as a whole, adding nothing but long lasting strain to the City's infrastructure. The construction of such mammoth proportions would only be the beginning, at least for the first six years. The development once built will bring an untold amount of air and water pollution to some of our last public waterfront ecosystems.

We as stewards of our environment have a duty to protect the land, water, air and habitat that we share with all nature. Nature that has already re-established itself on the parcel of land called Captains Cove. How come on all maps this area is labeled a park and now it is private land?

The economics mentioned in the DEIS are not sound and simply unjustifiable.

The traffic impact studies are outright preposterous.

The long term effect of runoff into the Creek and Hempstead Harbor would be a heinous crime. As currently documented the smell of the small Pickle Factory can be picked up for miles around Garvies Point Road. The sounds from the Steamboat/Wharf Restaurant can also be heard far across the Creek. These are just two preexisting businesses the public has since been negatively impacted.

Please have a sound and clear vision of what our future should look like.

Very truly yours,

Mary Normandia

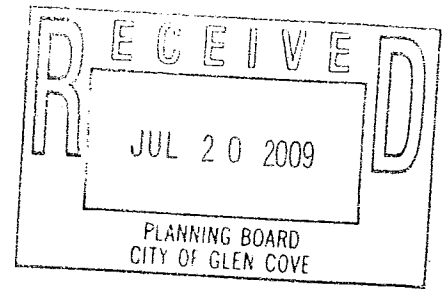
Lois Stemcosky

From: Roberto DeLuca [roberto@theodg.net]

Sent: Monday, July 20, 2009 10:41 AM

To: Lois Stemcosky

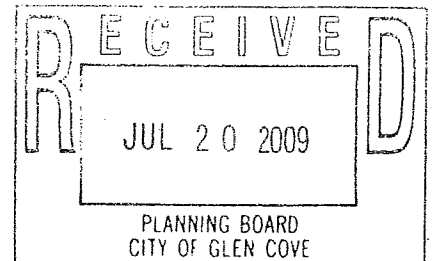
The Orchard Design Group
37B Cedar Swamp Road
Glen Cove, NY 11542
Phone: 516.676.7524
theorcharddesigngroup.com



7/20/2009

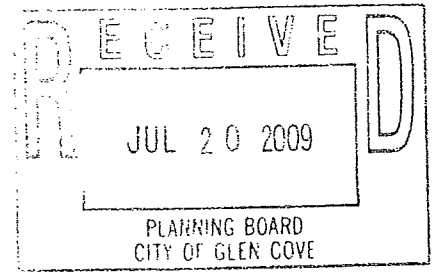
I am writing this letter to support the vision for the Glen Cove Waterfront project. I am a lifelong resident of this city and have followed this project closely in its development and am glad to see it moving forward after changes and revisions to the original plan. There are what are called "cool downtowns" popping up all over Long Island and I think in the best interest of downtown merchants and businesses this project can only help them. We have seen too many businesses come and go in the downtown area and I look forward to an influx of new people and consumers to stimulate our downtown businesses and busy those streets with foot traffic. During these difficult economic times a project like this will bring more spending and more tax dollars to our community in need. We need our own "cool downtown" and a unique waterfront development like this is the answer.

Roberto DeLuca



July 20, 2009

Glen Cove Planning Board
c/o Lois Stemcosky
City Hall, 9 Glen Street
Glen Cove, NY 11542



RE: DEIS Comments

Dear Mr. Scott and Members of the Planning Board:

I oppose the RXR Glen Isle Proposal for the following reasons:

1. Additional traffic generated by the proposed development will choke Glen Cove Road and invade local streets.
2. The 10- to-12- story buildings are out of character with Glen Cove (as well as with any other community on the North Shore of Long Island).
3. The adverse impacts of this project will likely be far greater than the developers' projections, and the mitigation measures (especially for traffic) proposed by the developer appear to be grossly inadequate.

The proposed development should be scaled down dramatically to protect the local environment and preserve our quality of life and our coastal landscape. We have an opportunity and an obligation to protect our precious North Shore for generations to come.

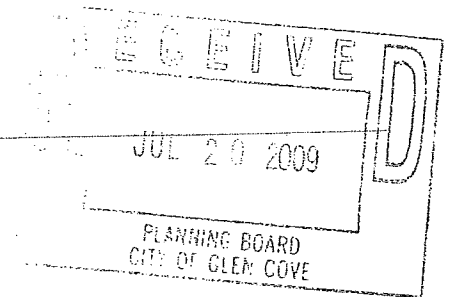
Sincerely,

Andrew Quasha
8 Old Estate Road
Glen Cove, NY 11542

Lois Stemcosky

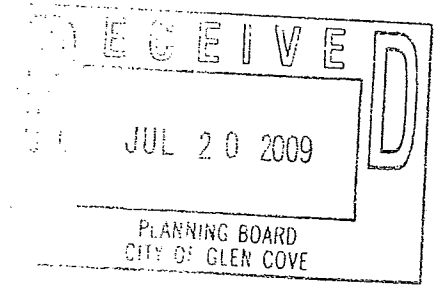
From: ellaq@aol.com
Sent: Monday, July 20, 2009 5:55 PM
To: Lois Stemcosky
Subject: DEIS (from Ellen Quasha)

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July 20, 2009

Glen Cove Planning Board
c/o Lois Stemcosky
City Hall, 9 Glen Street
Glen Cove, NY 11542



Dear Mr. Scott and Members of the Planning Board:

I oppose the RXR Glen Isle Proposal for the following reasons:

1. Additional traffic generated by the proposed development will choke Glen Cove Road and invade local streets.
2. The 10- to-12- story buildings are out of character with Glen Cove (as well as with any other community on the North Shore of Long Island).
3. The adverse impacts of this project will likely be far greater than the developers' projections, and the mitigation measures (especially for traffic) proposed by the developer appear to be grossly inadequate.

The proposed development should be scaled down dramatically to protect the local environment and preserve our quality of life and our coastal landscape. We have an opportunity and an obligation to protect our precious North Shore for generations to come.

Sincerely,

Ellen Quasha
8 Old Estate Road
Glen Cove, NY 11542

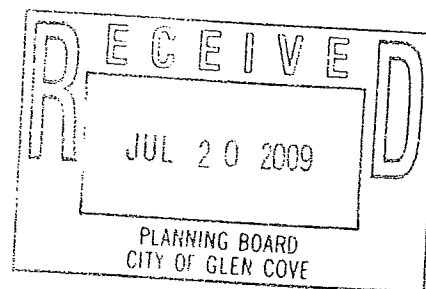
Lois Stemcosky

From: Eileen_Masio@timeinc.com
Sent: Monday, July 20, 2009 10:04 PM
To: Lois Stemcosky
Subject: Glen Isle

attached is my letter in support of the project. thanks.

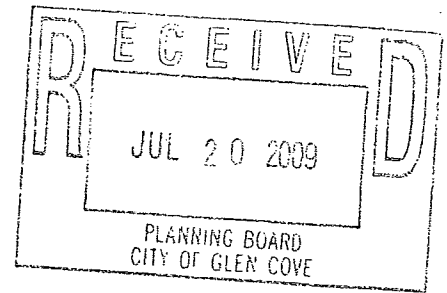
eileen owen masio

Eileen Owen Masio | Executive Director, Marketing
Sports Illustrated KIDS | SIKIDS.com | TIME For Kids | timeforkids.com
1271 Avenue of the Americas | New York | NY | 10020
p: 212.522.3463 | f: 212.467.4695



July 20, 2009

To Whom It May Concern:



Let me first state my unequivocal support for the Glen Isle waterfront development – for so many reasons economically and otherwise, this project represents a tremendous opportunity for our City.

That said, as a mother with school age children in the Glen Cove school system, my primary question is exactly what benefits to the schools will accrue due to the project both during construction and when the project is 100% built. Common sense tells me that most of the resident pool at Glen Isle will be either empty nesters or young singles and couples, so I would not expect much by way of school age children. Will the effect be similar to the Avalons, which I believe have only a few children who have entered into the Glen Cove school system, and exactly how are those figures derived?

Thank you.

Sincerely,

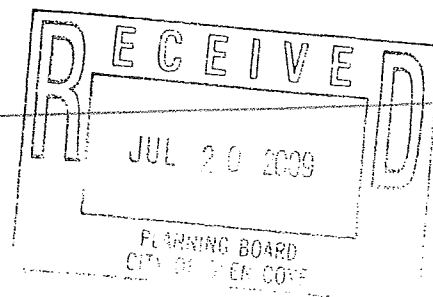
Eileen Owen Masio

Lois Stemcosky

From: EILEEN AHERNE [egaherne@hotmail.com]

Sent: Monday, July 20, 2009 10:41 PM

To: Lois Stemcosky



Dear Mr. Stemcosky,

Please take note of my response to the DEIS report re: Glen Isle Dev:

The project remains too large despite years of efforts by citizens to communicate the fact and feeling of said project.

At a time when several examples of the renewed wild life at the creek area, such a project will set back any strides returning bird life such as Great White Herons(1 pair), Great Blue Herons(1 pair), Osprey (4 pair), ibis, night heron, egrets, numerous snapping turtles and fast diminishing North Eastern box turtle, and a present abundance of fish of all varieties. Think of the migrating birds and butterflies that will be affected and carry harmful molecules along migratory routes. Let alone those birds which will smash into the proposed ferry structure (3 stories of glass) because of the reflecting landscape across the harbor.

The vast light pollution and its effects on the night sky. At this time the sky is full of visible constellations throughout the year.

The unsightly affects to the view of the shoreline. Please look across the Sound to get a feeling of what an out of proportion structure looks like from afar.

The seemingly lack of honest projections of traffic increase, number of new cars expected, stress to utilities such as water and services provided for by the Glen Cove Fire Dept.

The stress our residential roads will be subjected because of Glen Cove and Nassau County's Police Depts. inability to enforce present no truck laws on such streets, for example, Albin St / Prospect Ave.

The increased traffic due to construction over the next 10 years, or longer, depending on the state of the future economy.

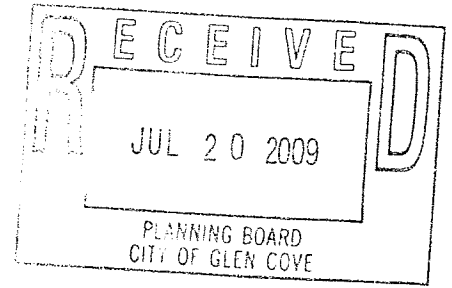
The dangers of transporting materials and vehicles exposed to radioactive and carcinogenic matter through residential communities dense with children and women of child bearing age.

The lack of innovative and progressive methods to ensure that this is a model "green" structure for the FUTURE, which is energy efficient and incorporates renewable energy methods, etc.

I will stop here. I am a fan of innovative and attractive development, which this is not. The kind of development Glen Cove deserves is not 12 stories tall and depends on the questionable success of the future ferry. We deserve an attractive, mix used development that attracts visitors and compliments the sea shore with lower buildings of a traditional Victorian urban brick design or Nantucket style. You want to create a neighborhood of mixed used, not a complex that overshadows the landscape and darkens the natural light of our beautiful seashore. Let's say, development for the citizens, not just a developer of insipid sincerity who is out to make a buck. I am sincere about wanted the best possible and citizens friendly community. Please let this not fall on deaf ears any longer.

I know this is an emotional communication. Kindly present all matters presented above, in relation to the DEIS comments too the planning board. Thank You, Eileen Aherne

Ms. Lois Stemcosky
Planning Board Secretary
Glen Cove Planning Board
City Hall
9 Glen St, 3rd Floor
Glen Cove, NY 11542



Dear Ms. Stemcosky:

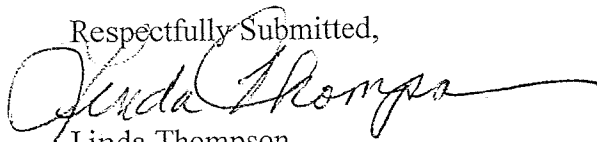
Having attended a meeting in which the major points of the DEIS program were discussed, it is my feeling that its finding minimize the impact on the community. Anyone living in the Landing area understood that:

- The traffic will be a huge problem, especially on Herb Hill Road, at the intersection of Cottage Row and Brewster.
- The noise level will be unbearable during prolonged construction and once the proposed construction is complete. We currently hear everything happen at Steamboat Landing.
- The density of the building will destroy the look of the entire area. Picture Sea Cliff building want you want across from our coast line. Ugly and scary. Who wants to pay high taxes to look at high rises and pay for services that we didn't want anyway. The Avalon is already too tall for Glen Cove and looks like a prison building.
- The cost of the workforce housing is too steep for most workers in the area. We have seen luxury apartments of the Avalon filled with Section 8 renters to fill unwanted apartments. I am not opposed to section 8 housing but we here in the Landing already have our fair share of section 8 housing and absentee landlords. I see absentee landlords buying up your new housing and then renting as they do in the landing today.
- The strain on our current infrastructure will be tremendous and much greater than the DEIS indicates including, fire services, police services, EMS, schools and waste removal.

I am not opposed too the development of the waterfront, but believe the development should blend in with its surroundings and should enhance the waterway and the natural beauty of the Glen Cove shoreline and existing wetlands. The development should be a place of beauty and not high rise noise and eyesore.

I ask the Planning Board to carefully scrutinize the DEIS report and work to make this project reasonable for the area and setting and one that will enhance the quality of life for all of Glen Cove.

Respectfully Submitted,


Linda Thompson

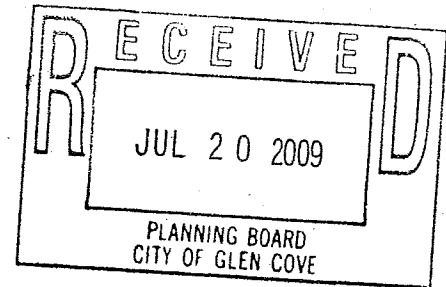


Coalition to Save Hempstead Harbor

P.O. Box 159 • Sea Cliff, NY 11579 • 516-801-6792 • cshh@optonline.net

July 20, 2009

Thomas J. Scott
Chairman
Glen Cove Planning Board
Glen Cove City Hall
9 Glen Street
Glen Cove, NY 11542



Dear Chairman Scott:

The Coalition to Save Hempstead Harbor appreciates the opportunity to submit comments with respect to the Draft Environmental Impact Statement (DEIS) for the RXR Glen Isle Mixed-Use Waterfront Development project proposed for the 56 acres along the north side of Glen Cove Creek.

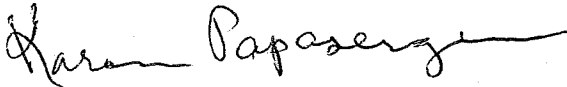
We acknowledge the breadth of information that the developer has provided to assess the potential adverse impacts associated with the development project. However, certain aspects of the development are described generally and are unclear as to the extent to which certain environmental-protection practices will be implemented.

Further, the size and density of this waterfront project are unprecedented, not only for the City of Glen Cove but also for other areas along the north shore of Long Island. There is no recognition in the DEIS that the development creates an urban landscape on the waterfront that essentially overwhelms any other development in Glen Cove and neighboring communities. The development project will permanently change the character of Glen Cove and other communities around Hempstead Harbor, and this is obvious from the developer's own photo simulations (see Attachments A-D).

Despite the size and complexity of the development, the conclusions reached in every instance in the DEIS are that the environmental impacts resulting from the waterfront development project would be minimal or nonexistent, given the planned design strategies and best management practices implemented by the developer. We question the developer's conclusions, especially in light of, among other things, (1) the known and potential contamination in several areas of the project site, (2) plans to change the tidal flow of Glen Cove Creek, and (3) planned building height and total square footage, especially for Blocks A-C.

Although we fully support the cleanup and redevelopment of brownfields, we do not support the proposition that any development would be an improvement over conditions that exist currently at such sites. The development project has many features that would certainly improve the area north of Glen Cove Creek and provide valuable amenities to area residents. However, we believe the density and scale of the project and the potential build-out of the project site will cause far-reaching and irreversible adverse impacts to community residents and the local environment.

Sincerely,



Karen Papasergiou
President

and



Carol DiPaolo
Programs Director and Water-Monitoring Coordinator

cc: Mr. Eric Swenson—Hempstead Harbor Protection Committee

COMMENTS ON THE DEIS FOR THE RXR GLEN ISLE MIXED-USE WATERFRONT DEVELOPMENT

The following comments are presented by section and page number of the DEIS and highlight issues that we hope will help the Glen Cove Planning Board further scrutinize and verify the conclusions drawn in this document. Our comments focus primarily on ecological and water-quality issues.

SECTION I—Executive Summary

Page 7

The developer states that it may petition the City Council to amend MW-3 zoning provisions to include a "vested rights provision." (See also Section II, pp. 65-66.) We are concerned about the period over which these rights would vest and the extent to which the provision would allow the developer to go forward with the development plan under changed circumstances. The circumstances under which the vested rights could come into play should be specified.

SECTION II—Project Description

Pages 21-22

Marine improvements described in this section include the dredging of a turning basin and the installation of a tidal weir. The description states that dredging for the turning basin would create approximately 49,600 feet of wetlands, although it is not clear how this would occur if the purpose of the tidal weir is to retain water in the basin. If the height of the tidal weir is set as described to allow water from the creek to flow over the top approximately 8% of the time, the basin would remain flooded as intended and the habitat at the head of the creek would change. Currently, at low tide the bottom of the creek is exposed, and there is a free flow of water during changing tidal cycles. Mill Pond at the head of the creek was intended to act as a settling pond and filter for the large volume of storm water that flows in from the Cedar Swamp watershed, however the pond has not been maintained and is filling in. The same would happen with the tidal basin without regular maintenance. Although the developer's expectation is that the tidal basin would improve water quality of Glen Cove Creek, we question that result, as well as the impact/change in marine habitat, whether such a change would be permissible by NYSDEC, and whether the turning basin would even be an appropriate and healthy environment for kayakers and canoers.

Pages 45-46

In the description in this section and again in Section X of green design components, the developer avoids committing to specific green building strategies. The DEIS states that the project "would contain numerous 'green building' strategies and components that are potentially eligible for certification under the leadership in Energy and Environmental Design (LEED) green building rating system," but the specific components are not listed. The developer further states that the project "would likely include" many of the design features that would qualify for credits under the LEED rating system. This is not sufficient; the developer should detail and commit to specific green building features.

Page 47

In the description of the phasing of the project, the developer states that "regardless of the ultimate sequencing, the immediately adjacent open space and recreational amenities would be constructed in concert with each of the development blocks." The developer also indicates that construction of Block J, which includes the "Gateway Properties" (currently privately owned) would not begin until several years into the development schedule for the east side of the project. This would mean that the largest amount of open space and public amenities in the development plan, other than the esplanade, would not occur until the later stages of the development project—a result that should be avoided.

SECTION III—Existing Conditions, Anticipated Impacts and Mitigation

Pages B 8-9

The Gateway Properties are described as critical to the success of the waterfront development, yet they remain privately owned. The Phase I environmental site assessment (ESA) of the properties has identified potential contamination of the properties with various hazardous substances. Although the DEIS recommends a detailed site inspection and sampling of soil on these properties and creek sediments adjacent to these properties, it is unclear as to who will perform Phase I ESA activities, stating that such activities will "likely be performed by the developer prior to acquiring the Gateway properties and prior to development of the project." Further, the DEIS does not outline the effects that a required cleanup of hazardous wastes on these properties will have on the project plan and phasing.

Pages C 1, 12

Because of the hydrogeologic conditions described at C-1 regarding the low water-table elevation of property along Glen Cove Creek and the flood-plain conditions described at C-12, the density of the development project is inappropriate and will have a greater adverse impact than described in the DEIS. Further, the DEIS does not consider projected climate change impacts such as rising sea level.

Page C 18

Although the turning basin and tidal weir have been mentioned previously, at page C-18, potential impacts are described along with eventual maintenance of these resting with the Property Owners' Association. The DEIS does not state the anticipated maintenance dredging schedule. Also, with regard to reduced circulation and salt water stratification that would result from the tidal weir, no consideration is given to the fresh water that would enter the tidal basin from the large discharge pipe that is located at the head of the creek and adjacent to Mill Pond.

Pages C 23-33

Regarding the storm-water and other water quality impacts of the project and the associated mitigations, we fully concur with the comments provided by the Hempstead Harbor Protection Committee. Further, because of the density of the project, the hydrogeologic conditions, the flood plain conditions, and the projected impacts of climate change and sea-level rise, the project should meet the Nassau County standard for water storage for an 8" rainfall, not the absolute minimum stated in the DEIS for a 2" rainfall.

Page D 24

The DEIS points out the high risk of bird mortality due to collision that the project poses for resident and migratory songbirds and shorebirds, but it associates most of this risk with windowed surfaces, and the mitigation measures include a reduction windowed surfaces. The sheer mass and height of planned buildings will also pose a risk, and the only mitigation is to reduce both of these.

Page D 37-38

With regard to fish habitat and the potential impacts on specific species, we feel the species described as present in Glen Cove Creek are underrepresented. The NYS DEC Marine Fisheries annual reports on its striped bass survey should be consulted for species that are caught in seining activities in Hempstead Harbor, including at a site at the mouth of Glen Cove Creek.

Page F 33

With respect to traffic, we believe that the estimated number of vehicle trips generated from the new project is underestimated and does not account for the cumulative traffic impact of the waterfront development project in conjunction with all other proposed projects in Glen Cove and neighboring communities is not considered.

Page F 62

The traffic mitigation measures include widening Glen Cove Road at different sections. It is not clear how this proposal will solve traffic problems without creating bottleneck problems in other areas.

Page F-42

Table III.F-8 compares traffic delays that are projected for the development with future no action. It is difficult to believe that the estimated increase of 1,844 residents for the proposed project will cause only the minimal delays presented. These projected impacts do not consider the increase in population from a full future build-out of the project or other development projects in Glen Cove and neighboring communities.

Page G 27

The DEIS is noncommittal on the additional energy efficiency measures that will be investigated. The list of additional measures is prefaced by "Additional measures that can be investigated as the project design progresses could include...." The DEIS should clearly state which measures will be investigated and implemented.

Page H 8

The noise monitoring locations selected do not account for transmission of noise across water at higher elevations. Additional monitoring stations should be set at the crest of the hill at Garvies Point and at a point on Prospect Avenue in Sea Cliff that is approximately in line with the development project.

Page J 1-2

With regard to drinking water, the DEIS states that Glen Cove does not have enough well capacity to support the development project or future growth. In addressing this DEIS states only that Glen Cove has begun to study its water infrastructure to accommodate future growth. This

does not suffice as a mitigation measure as describe at J-6. Further the DEIS should address the potential for salt-water intrusion as demand for drinking water increases.

Page J 4-5

In the description of sanitary services, the DEIS states that even with the increased demand created by the development project, the now county-owned sewage treatment plant would still have significant capacity. The DEIS does not address the demand created by other development projects proposed in Glen Cove and neighboring communities. For example, the Glen Partners project that is planned in Glenwood Landing would tie into the Glen Cove sewage treatment plant, and there are proposals for other projects to tie into that line as well.

In addition to recalculating the capacity of the sewage treatment plant by accounting for all proposed development projects that would tie into the plant, the DEIS should specifically address the plant's ability to meet the nitrogen TMDL limits.

PageM 2

The DEIS states that the development project would result in positive aesthetic impacts to the area along the north shore of Glen Cove Creek. Although eliminating "blight or blighting influences" in this area is certainly positive, exchanging blighted areas for the unprecedented type of development project that is planned along Glen Cove Creek does not automatically translate to a positive impact. We believe that the density and building heights proposed for this project are completely out of character with all waterfront areas along Hempstead Harbor and would effectively change the suburban landscape of Glen Cove to an urban setting and adversely affect the City of Glen Cove as well as neighboring communities.

Page M 3

Regarding view corridors, we are not convinced by the photo simulations that current view corridors would be preserved. Further, the reference to creating new view corridors is misleading, because the proposed buildings will obliterate the green view that exists currently and then create relatively small openings between buildings that at certain distances or angles may not be perceived.

IV—CUMMULATIVE IMPACTS

Page 1

The developments described in this section do not consider projects in neighboring communities. Also, we feel that the number of additional vehicle trips that will result from the project is underestimated. If the 860 units proposed for the development project are estimated to draw 1,844 residents, the full build-out with an additional 780 residential would conceivably draw a similar number of residents. It is difficult to understand how an increase in population resulting from these two scenarios, not including population increases from other development projects, would generate the low number of vehicle trips estimated in the DEIS.

Page 13-15

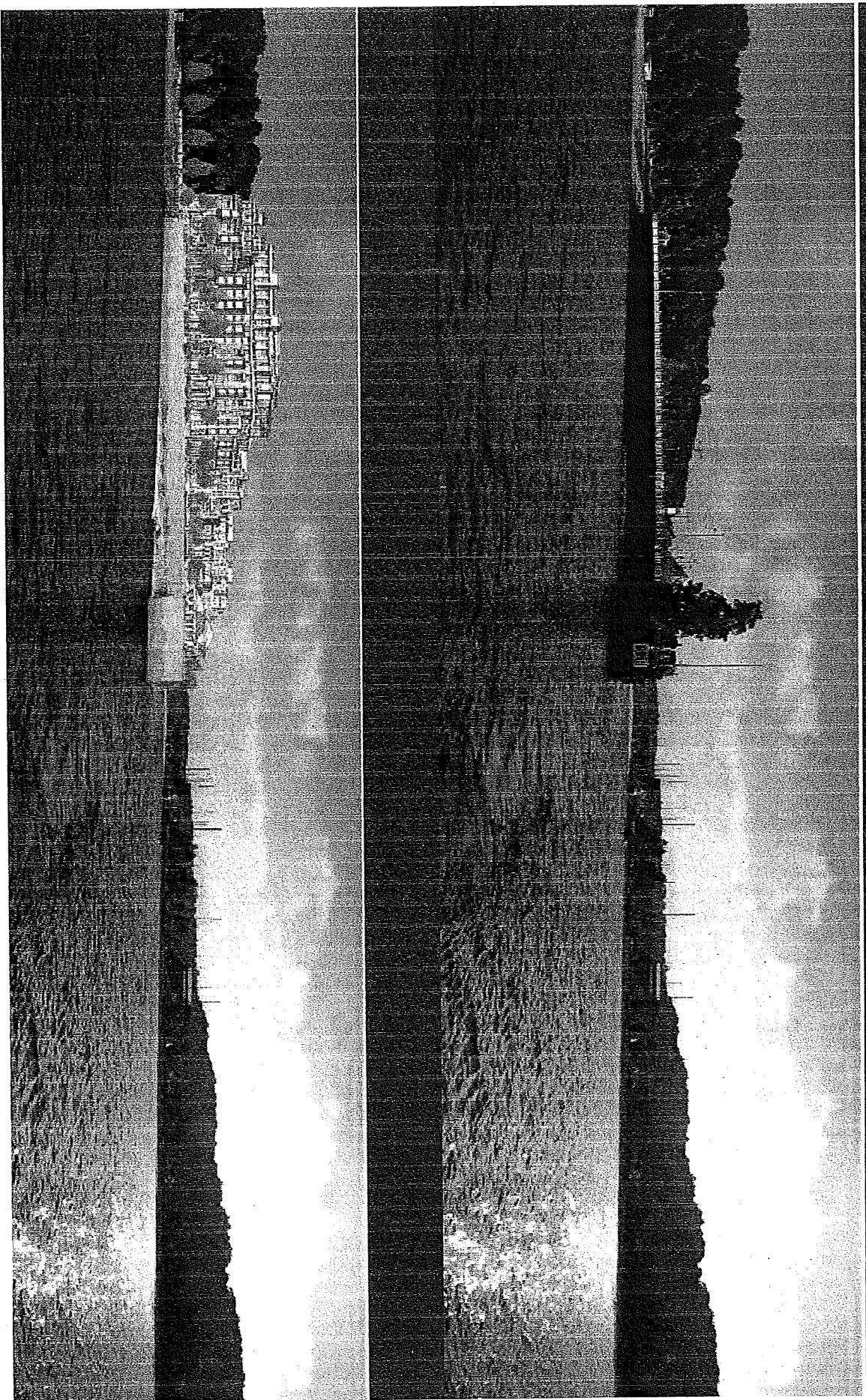
We believe that the DEIS underestimates the future demand on water and sewage services for reasons describe previously.

SECTIONS V—X

Comments related to various topics in these sections have been included above.

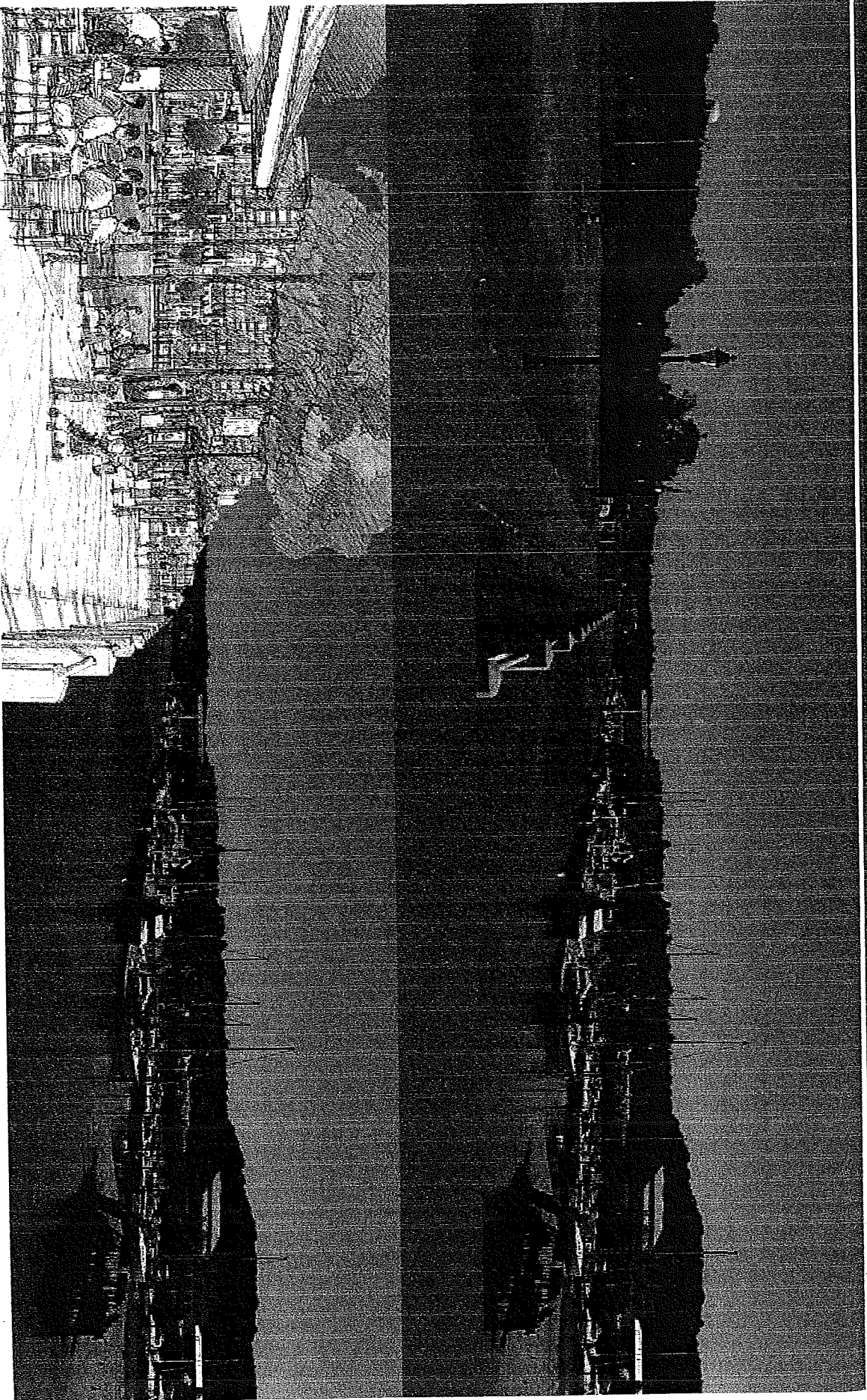
Draft Environmental Impact Statement


Aesthetics - Visual Impacts to Adjacent Neighborhoods



Draft Environmental Impact Statement

Aesthetics - Visual Impacts to Adjacent Neighborhoods



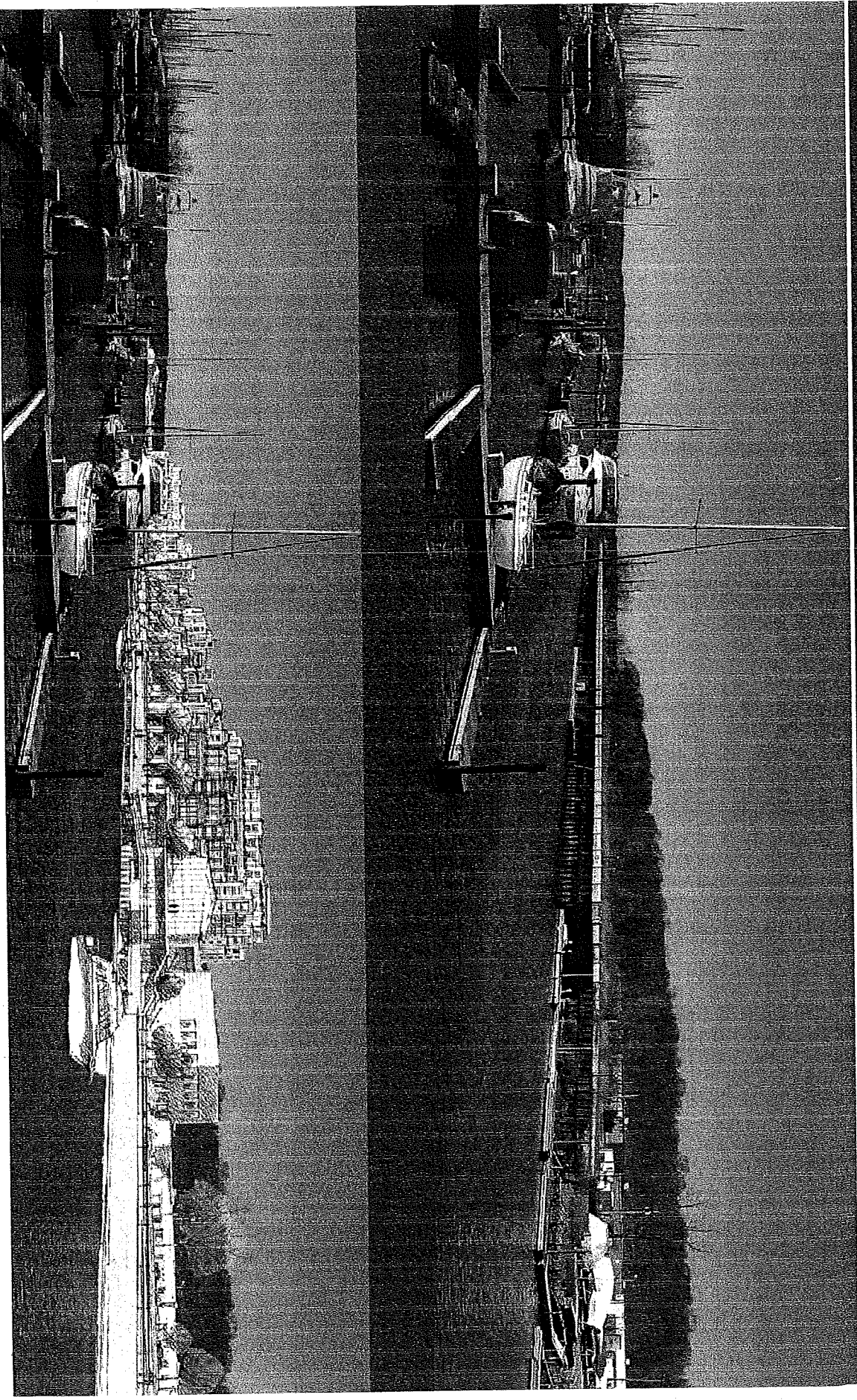
 **RXR GLEN ISLE**
PARTNERS, LLC

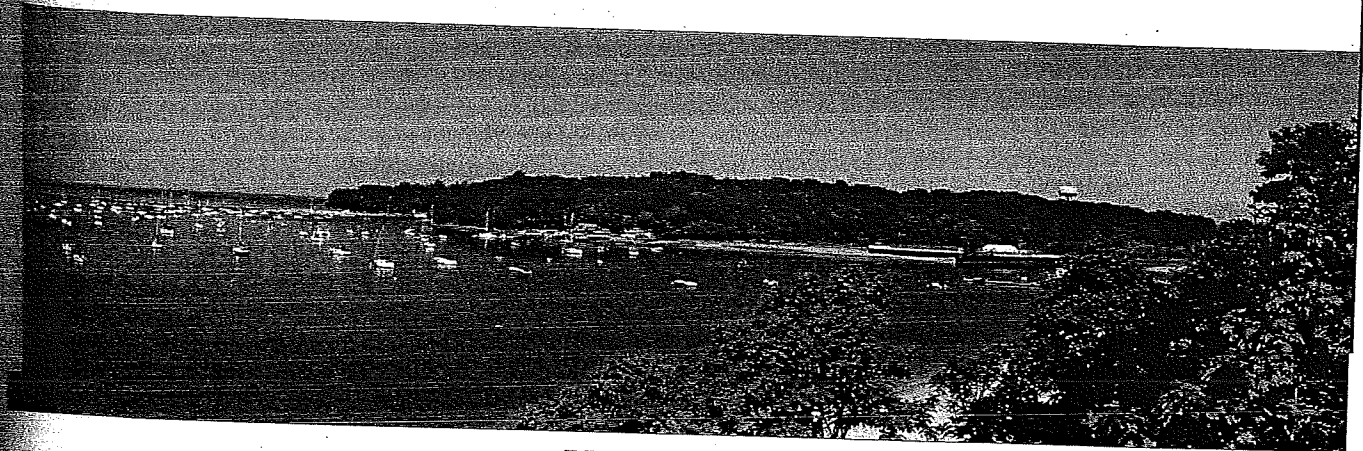
Mouth of Glen Cove Creek Looking Down the Creek

Exhibit III. M-11

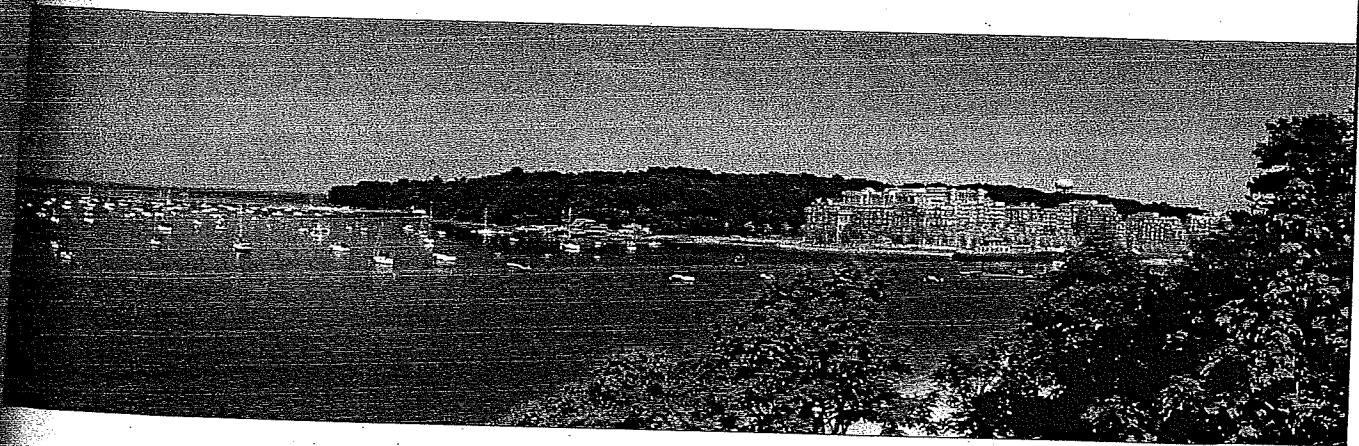
Draft Environmental Impact Statement

Aesthetics - Visual Impacts to Adjacent Neighborhoods





BEFORE



AFTER

Exhibit III.M-18

**VIEW 8:
PERGOLA AT CLIFF WAY
(SUMMER VIEW)**

**GLEN COVE CREEK
MIXED-USE WATERFRONT DEVELOPMENT
Glen Cove, New York**

Attachment D