

COMMENT X-1 (Use and Conservation of Energy):

[Page II-46, 1st ¶] Will the applicant commit to meeting Energy Star standards?

Pat Cleary, AICP, Cleary Consulting, letter dated July 20, 2009

RESPONSE X-1 (Use and Conservation of Energy):

The project will employ Energy Star energy-saving features such as increased insulation, high-efficiency heating and cooling systems, energy-saving appliances and high performance lighting. All refrigerators, dishwashers, clothes washers, and clothes dryers will be Energy Star compliant. See Response X-2 for additional discussion of energy-saving features and commitment to LEED certification.

COMMENT X-2:

Also, with regards to sustainability, we're very glad to see uses of green roofs and other green building practices. There's mention of using many practices that would gain LEED points or qualify for Energy Star certification; however, it wasn't said if it would actually strive for an actual level or degree of certification in either of those. We would like to see the developer commit or really strive towards some level of certification either through LEED or through the Energy Star Program. We very much like the fact that it's remediating a brownfield and restoring wetland sites and the large amount of green space accessible to the public is a very positive aspect of this project.

Elissa Ward, Director of Sustainability, Vision Long Island, Public Hearing Transcript, City of Glen Cove Planning Board Meeting, June 25, 2009, Section 76, lines 6-25; Section 77, lines 1-3; pp.67-68

It is mentioned in the DEIS that there will be many green building features incorporated into the design of these buildings. Vision would encourage the developer to commit to a level of standard of energy efficiency or "green-ness" so that these features are not eliminated later in the design process.

Eric Alexander and Elissa Ward, Vision Long Island, 24 Woodbine Ave., Northport, NY, letter dated June 25, 2009, p.4

OVERVIEW: The HHPC believes that the incorporation of environmental amenities into the design of buildings and other facilities can go a long way toward mitigating the adverse environmental impacts generated by the project. We are pleased that the developer, from the outset, has recognized this and has committed to incorporating green building components into the design. However, the level of commitment and the level of detail provided in the DEIS are less than we had hoped.

HHPC COMMENT # 2: The DEIS states (on p. II-45) that the project "would contain" numerous green building strategies and components that are potentially eligible for LEED certification. Later in the same paragraph, it states that the project "would likely include" many of the design features and practices that would qualify for LEED credits. It then goes on to state that as the specific building design advances the applicant "will explore ... to the extent feasible" methods to incorporate current environmentally responsible techniques, recognizing that the LEED rating systems are dynamic and changing over time. These statements are somewhat contradictory and therefore the extent to which the applicant is committed is unclear.

RECOMMENDATIONS: The FEIS should contain a list of green building components that the applicant is committed to incorporating and others that it is considering. The document should also

state whether or not the applicant will seek LEED certification for any or all of the buildings and specify which buildings and which level of LEED certification they will be designed to. If the decision is made not to seek LEED certification, the document should state this and explain why. If an alternate rating system will be used, details should be provided on this rating system and which buildings will be designed around this system. With respect to EnergyStar compliance, the FEIS should specify which, if any buildings will be Energy Star-rated and what overall percentage of energy savings they will be designed to achieve as compared with constructing the same buildings to the current state and city code requirements.

Eric Swenson, Executive Director, Hempstead Harbor Protection Committee, letter, dated July 13, 2009, p.1

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.

Karen Papasergious and Carol DiPaolo, President and Programs Director and Water-Monitoring Coordinator, Coalition to Save Hempstead Harbor, letter dated July 20, 2009.

Page G27

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.

Karen Papasergious and Carol DiPaolo, President and Programs Director and Water-Monitoring Coordinator, Coalition to Save Hempstead Harbor, letter dated July 20, 2009.

Green building practices are being "considered" but not promised.

Debra Dumas, 4 Preston Ave., Sea Cliff NY, electronic mail dated July 10, 2009

RESPONSE X-2:

The project will contain green building components and DEIS Section X notes several efficient mechanical systems that the project would include (using today's technology.) More specific details regarding the building components, fixtures, materials, etc. that will be used cannot be provided at this point in time since the project under review is a PUD Master Plan, and that level of detail is not yet available. The reason that specific construction details cannot be provided is not a lack of commitment, but rather the actual building designs and construction documents have not yet been prepared that would allow for the universe of technologies to be quantified and listed. In addition, the project will be built in a phased manner over a period of years. Green building technologies are evolving rapidly and available components may be different by the time certain buildings are constructed. Specific solutions will be provided at the time of subsequent PUD Site Plan applications.

As specific building design advances, the Applicant will explore methods to incorporate the most current (at that time) environmentally responsible techniques to the extent feasible, recognizing that the LEED rating systems are dynamic and change over time, and to implement the broadest possible range of green building techniques. To that end, the Applicant will commit to designing to LEED certification criteria for the office and large multifamily buildings (“certified” level).

The New York ENERGY STAR Multifamily Performance Program is intended to design buildings that use at least 20 percent less energy than buildings constructed to ASHRAE standards.

COMMENT X-3:

Glen Cove could become a leader in green sustainable practices which will benefit generations to come. Do not rush ahead with old development models of excess, economic risk and environmental compromise.

Series of postcards collected by Mary Normandia,, dated July 20, 2009.

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.

Eileen Aherne, email dated July 20, 2009.

RESPONSE X-3:

See Response X-2.

COMMENT X-4:

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.

Samuel Crosby, letter dated July 20, 2009.

RESPONSE X-4:

An EIS is required to have “a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor.”¹ The suggested alternative would not be consistent with the objectives of the Applicant or the City, as expressed in its adopted Master Plan and Urban Renewal Plan for Garvies Point. See Section II.E for additional discussion of the City’s vision and goals for the redevelopment, including, among others, expansion of public waterfront access, provision of additional support

¹ 6 NYCRR Part 617.9(b)(5)(v)

for the downtown, and diversification of housing opportunities. While potentially providing some benefits, the suggested renewal energy facility would not be able to meet these objectives.