

Appendix B
DEIS Hearing Record

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(Whereupon, the following is an
excerpt of the evening's proceedings.)

THE CHAIRMAN: Okay. Let's go.
Are you ready?

MS. STEMCOSKY: Yes. .

THE CHAIRMAN: Good evening, ladies
and gentlemen. Welcome to the October 19th
meeting of the Glen Cove Planning Board.
Please note that a quorum is present, as
well as counsel, Mr. Michael Sahn, Mr. Jason
Horowitz; Planning Board Consultant, Mr. Max
Stach; Building Department Director,
Mr. Richard Summa.

Before we begin, tonight's
proceedings, is there anyone in the
audience here for the T-Mobile application?

I'm sorry to disappoint you, folks.
We will not be hearing that application,
tonight.

So, I don't want to waste your time.
We have not made a decision on that
application. And you'll be notified when
T-Mobile is on our agenda.

Okay. Lois, please read the first
item.

1 MS. STEMCOSKY: Livingston
2 Development Corp for Development of the
3 Villa at Glen Cove.

4 To consider comment from the public on
5 the Draft Environmental Impact Statement
6 completed and accepted for the above-
7 referenced project.

8 THE CHAIRMAN: Livingston -- someone
9 here? Mr. Hoebich.

10 MR. HOEBICH: Yes.

11 Mr. Chairman, Members, good evening.

12 Patrick W. Hoebich, One School
13 Street, Glen Cove, New York, attorney for
14 Livingston Development Corporation.

15 We're happy to be here this evening
16 to receive public comment for the Draft
17 Environmental Impact Statement, which has
18 been reviewed and accepted for public review
19 by this Board and its Consultant.

20 With me, tonight, are two of the
21 individuals from AECOM, who assisted in the
22 preparation of this document.

23 One is Bob Michel, who's the
24 Associate Vice President of Environment
25 Planning for AECOM.

1 We also have Dan Segal, who's a
2 Senior Environmental Planner for AECOM.

3 They will be here to give a brief
4 statement on the document itself.

5 And then we would invite comments.
6 Those comments will not be addressed this
7 evening, as is customary protocol for such a
8 hearing. They will be addressed in the
9 Final Environmental Impact Statement.

10 We want to also point out that we're
11 very pleased that the City Council adopted
12 Glen Cove's Re-Development Overlay District,
13 which would permit this project to proceed
14 primarily -- or contingent upon the site
15 plan approval.

16 We also would point out that in
17 connection with the adoption of that
18 document by the City, the City prepared a
19 Generic Environmental Impact Statement,
20 which made certain findings with respect to
21 the proposed density of this project, again,
22 enabling that legislation to be adopted in
23 August, as it was.

24 We are very excited to proceed, we
25 believe -- and we believe this Board will

1 agree that this will be a very important
2 project for the City, and one that will
3 enhance a common entry way into Glen Cove.

4 So, I'd like, now, to bring up Bob
5 Michel.

6 MR. MICHEL: Thank you.

7 As introduced, earlier, I'm Bob
8 Michel. I'm the Assistant Vice President
9 for Environmental Services at AECOM.

10 AECOM prepared the Draft
11 Environmental Impact Statement. We
12 performed an analyses for the Environmental
13 Impact Statement in conformance with the New
14 York State Environmental Quality Review Act.

15 Prior to actually beginning the
16 analyses, we responded to comments. We
17 incorporated the comments from the City
18 Consultant, as well as from the Planning
19 Board about our methodology.

20 The EIS that we prepared contains 12
21 main sections of land use and zoning,
22 socioeconomics, soil and topography, storm
23 water, ecology, culture resources,
24 transportation, visual resources, community
25 facilities and infrastructure, air quality,

1 noise analyses; also impact assessment of
2 short term construction activity.

3 The conclusion of our EIS was that
4 the proposed project would not have any
5 significant adverse impact that could not be
6 mitigated.

7 I'd also like to point out repeating
8 what Pat Hoebich said, the action was
9 consistent with the master plan and the
10 recently adopted zoning for the site. And
11 the EIS that was performed for the master
12 plan also looked at the original site, and
13 came to the conclusion consistent with the
14 conclusion of our EIS.

15 We are here, tonight, to listen and
16 to receive comments. And although we're not
17 answering any questions, we will respond to
18 the comments in the EIS.

19 So, thank you very much for your
20 time. We'll sit and listen to your
21 comments.

22 THE CHAIRMAN: Thank you, sir.

23 Mr. Hoebich?

24 MR. HOEBICH: Yes.

25 THE CHAIRMAN: Is there anything to

1 add?

2 MR. HOEBICH: Nothing.

3 THE CHAIRMAN: All right. At this
4 time, I'd like to open it up to the public.
5 If you'd like to comment or ask a question
6 on this application, please step to the
7 microphone and give us your name and
8 address.

9 Who would like to be first?

10 Yes, ma'am.

11 MS. HALL: Barbara Hall, Hemming
12 Road.

13 My only question is: Lately, the
14 odors from the sewage treatment plant have
15 been much more common than they have in the
16 past.

17 And I just wanted to know if there's
18 any studies when you're going to add a lot
19 more people to the area whether or not the
20 treatment plant -- I mean, I don't know if
21 this is under your purview.

22 THE CHAIRMAN: Yes, it is.

23 MS. HALL: This is a big concern to
24 me because I have called several times and
25 was told it's just -- it is what it is.

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But, it's been worse this year.

THE CHAIRMAN: Okay. Thank you.

Yes, sir. You, Mr. Howard.

MR. HOWARD: Sometimes, Mr. Scott, it's hard for me to tell whether you want me or not.

Glen Howard, 18 Southfield Road, Glen Cove, New York.

I'm speaking, basically, on behalf of the Chamber of Commerce on this property.

The area, right now, has been for some time rather unsightly. Now, there are stores there. There are residences there that are on the property. But, I'm -- and I'm not saying that to remove one to put in another is the right thing to do. But I am saying that the property itself extending from the Glen Cove Boys and Girl Club up to the end of that property. And I believe that's the old auto shop; is that correct?

Yes.

[The property] Really does need something other than what's there. And this would be an excellent opportunity to put in something that would complement the area. It would be

H-2

1 good for businesses within Glen Cove because
2 the residents will shop in Glen Cove -- will
3 go to the restaurants. We've seen that with
4 the other developments.

5 It will, basically, enhance the
6 health of the community. It will have an
7 appearance that is very attractive. It will
8 be just across the street from the project,
9 which itself right now does look very good.

10 This will add diversity -- something
11 that we do want in any residential area to
12 the population in that area.

13 The City itself found that when you
14 have a single population in a housing
15 development, sometimes it works and
16 sometimes it doesn't. And, right now, we're
17 in the process of removing the complete set
18 of houses that failed for that very reason.
19 And they're going to put in a mixed
20 development.

21 I think that this would add to that
22 area. It would enhance it. It would be
23 just what is needed on that particular part
24 of Glen Cove as part of the entrance to the
25 City, but also forget it as being an

H-2
(cont.)

H-2
(cont.)

1 entrance -- as being a part of Glen Cove.

2 I don't see any real problem with
3 traffic. We had that question when the big
4 apartment houses went up. And there's been
5 no change in the way the traffic has been
6 handled. Everybody can move in and out of
7 Glen Cove. That shouldn't be a question.

8 The question raised on sewage -- the
9 plant is capable of handling much larger
10 capacity. Capacity doesn't have anything to
11 do with odor. It has to do with containment
12 of the odor. That's the plant problem.

13 The whole thing, therefore, is
14 something that, I think, we as a Chamber of
15 Commence would like to see go forward as
16 long as it's done properly.

H-2
(cont.)

17 Thank you very much.

18 THE CHAIRMAN: Thank you, sir.

19 Yes, ma'am.

20 MS. KOEHLER: Good evening. My name
21 is Francine Koehler, 28 Lincoln Place, Glen
22 Cove.

23 I'm here as the Executive Director of
24 the Glen Cove Downtown Improvement District.
25 And we would like to see this project go

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forward.

The gateway to the downtown -- it would definitely enhance our effort in revitalizing downtown, improving a blighted and underutilized area of Glen Cove. That's been in that situation for many many years. And the project will certainly improve the looks of the area, bring new population into Glen Cove. Our businesses sorely need more customers and clients. And the Downtown Improvement District feels that this is a very worthy project and hopes that you will move forward. Thank you.

H-3
(cont.)

THE CHAIRMAN: Thank you.

Yes, ma'am.

MS. RILEY: Hi. My name is Doreen Reilly, 16 Putnam Avenue, right off Shore Road.

I don't understand why we need another apartment house. This is like Queens, now. Coming out of Shore Road is ridiculous. You have the baseball field there. You can't get out of there during the day.

H-4

You're going to build more apartment

H-4
(cont.)

1 houses across the street from the projects.
2 Who's going to buy an apartment house for
3 \$300,000 across the street from the
4 projects. You want to build something,
5 build something that works for everybody.
6 You're not doing it just for yourselves --
7 just to make money here. We have to make
8 sure that everybody is enjoying this whole
9 scene. You're just making it worse. You
10 can't get out of Shore Road. There is so
11 much going on in this town. It's
12 unbelievable. And there's no stores in Glen
13 Cove. You can't shop in Glen Cove. I have
14 to shop at Broadway Mall. I can't buy
15 anything in Glen Cove. There's not a store
16 here that you can buy except for Annie Sez.
17 Where else do you shop in this town? We
18 should bring more businesses into this town.
19 Stop building apartment houses. You bring
20 all these people but there's no place to
21 shop. Something has to be done. And it
22 should be done right for everybody.

23 THE CHAIRMAN: Thank you, ma'am.

24 Yes, ma'am, in the back.

25 MS. SHIELDS: Kathleen Shields.

H-4
(cont.)

H-4
(cont.)

1 My question is what's going to happen
2 with Craft Avenue? Is that going to be a
3 through street? And does the property go up
4 to Young Avenue? Is that house staying on
5 the corner or is it just the auto factory
6 business that was there? Previously, there
7 was a business that was there. Does anyone
8 know?

H-5

9 THE CHAIRMAN: Yes. We'll hear from
10 the rest of the public. Then we'll address
11 your questions.

12 Anyone else?

13 MS. GORHAM: Phyllis Gorham, 75
14 Purdue. I am Director of the Chamber.

15 I am definitely in favor of this
16 project.

17 Number 1, taking away an eye sore.

18 Number 2, it gives us the
19 opportunity -- I have a business. We need
20 residents to shop locally. There are
21 businesses that are dying for more
22 customers. There are areas that people
23 still come into.

H-6

24 I came from Queens. It is a far cry
25 from Queens. I know -- I've seen pictures.

1 I've seen renditions of this.

2 I am totally in favor. Vast
3 improvement for the City of Glen Cove.

H-6
(cont.)

4 Thank you.

5 THE CHAIRMAN: Thank you.

6 Anyone else? That's it?

7 Anyone else like to ask a question or
8 comment on this application?

9 All right. Mr. Hoebich?

10 MR. HOEBICH: Again, Mr. Chairman, we
11 would want --

12 THE CHAIRMAN: Would you or your
13 entourage like to answer the question that
14 the lady brought up about Craft Avenue?

15 MR. HOEBICH: Yes. There's no
16 proposal at this time to close Craft Avenue,
17 which is a City street. And, therefore, the
18 applicant would not have the right to close
19 Craft Avenue.

20 Our proposal is moving forward
21 irrespective of the closing of Craft Avenue.

22 However, the applicant will cooperate
23 with the City, if in fact the City chooses
24 to close Craft. But, right now, as the --
25 as the application stands, it is not

1 proposed to be closed.

2 But, again, we would be willing to
3 cooperate if the City were to choose to do
4 that. We would want, however -- and very
5 importantly for this application -- to
6 proceed to keep that as a separate action
7 from the application presently before the
8 Board.

9 THE CHAIRMAN: Does that answer your
10 question, ma'am?

11 MR. HOEBICH: They may ask to have it
12 closed. The applicant is not requesting to
13 have it closed.

14 We will move forward with it as
15 proposed to be open. However, if the City
16 on its own volition and the City Council
17 chooses to close it, and conducts a public
18 hearing process for that -- which the City
19 would have to do since it's a City-owned
20 street -- then, you know, the applicant
21 would have no objection.

22 MS. GORHAM: I'm surprised there's
23 not more people here tonight to have any
24 words to say about anything.

25 I lived years ago where the Boys &

1 Girls Club is at the bottom of the hill.

2 MR. HOEBICH: Okay. Mr. Livingston
3 has no objection if the City chooses to
4 close Craft Avenue.

5 THE CHAIRMAN: Thank you.

6 Last chance, folks. All right.

7 I make a motion to close the public
8 hearing.

9 I'd like to inform the public that
10 the public comment period -- meaning your
11 written comment -- can be handed into the
12 City. We're going to extend that time
13 period until November 16th. You have a
14 little less than a month to hand in your
15 written comments.

16 With that, I'd like to make a motion
17 that we close the public hearing.

18 Can I have a second?

19 THE CLERK: Mr. Scott. Mr.
20 Bellissimo?

21 MR. BELLISSIMO: Yes.

22 (Whereupon, all members were polled
23 by the Secretary, and all indicated in the
24 affirmative.)

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Richard Moffett,
Official Court Reporter