

Comments Submitted in relation to the Final  
Generic Environmental Impact Statement (FGEIS)  
in relation to the Village of Hempstead Downtown Plan

submitted by Trustee Don Ryan

Having reviewed the FGEIS and recognizing that it is not the Downtown Plan, but rather an analysis of environmental impact related to the proposed plan. I have concerns related to some of the issues raised in the FGEIS. Those concerns will be addressed herein.

First, I am wary of any downtown plan that will change the suburban appearance of the Village to that of an urban setting. Thus, I am not enthusiastic about any buildings being constructed in excess of six stories.

Second, I have grave concerns regarding the density and, the ability of our current infrastructure to sustain increased population. I believe any plan and development must have a component which requires the infrastructure be improved to accommodate any increase in population.

Third, I also question the impact any proposed development would have on the school district. I believe that the school district's student services are already stretched and an increase in population would only create a greater strain on the district. I would urge the school board to take an active role and be heard on any proposed development.

Fourth, I have concerns as to the use of eminent domain in securing properties for development. I believe that eminent domain should only be used as a last resort, if at all.

Finally, I recognize that a plan is necessary, but would prefer actual development proceed in a more restrictive, piece meal basis (perhaps more than one developer). This approach would enable the community to assess the development as it progresses, rather than develop the Village all at once in one sweeping motion. (There must be attention to market conditions.)

Thank you.