

I. INTRODUCTION

This Final Generic Environmental Impact Statement (“FGEIS”) is prepared in compliance with Article 8 of the New York State Environmental Conservation Law governing State Environmental Quality Review (“SEQR”), Part 617 of Title 6 of the Rules and Regulations of the New York State Department of Environmental Conservation. The FGEIS analyzes comments received on the Draft Generic Environmental Impact Statement (DGEIS) for the proposed adoption of the *Downtown Vision and Comprehensive Development Plan Update*.

A. DESCRIPTION OF FGEIS FORMAT

This FGEIS is comprised of the following sections:

Section I is the *Introduction* which contains the description of the FGEIS format and a brief discussion of the DGEIS.

Section II contains the *Responses to DGEIS Comments*. The responses to comments are organized by DGEIS Section Heading. Comments that are similar in content have been grouped together to allow for coordinated responses. The comments appear in a small, bold type with the corresponding comment number(s) identified in the left margin of the page. The responses appear in standard type.

Section III consists of the *DGEIS Comment Letter List*, the *DGEIS Comment Log* (which provides a listing of the individual comments), and the *transcript of the DGEIS Public Hearing*. Each speaker identified in the transcript, written comments and comment letters have been assigned an “Item Number” (located in the upper right hand corner of the letter or in the right hand margin of the transcript) and each comment by a particular speaker or author has been sequentially numbered. The Comment Log identifies the date of the comment letter or the public hearing comment; the name of the author or speaker; the assigned comment number; and the section of the FGEIS in which the comment has been addressed. The copies of the hearing transcript and comment letters have been labeled with Item Numbers corresponding to the DGEIS Comment Log.

B. DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

The Draft Generic Environmental Impact Statement for the adoption of the *Downtown Vision and Comprehensive Development Plan Update*, which was accepted as complete by the Lead Agency on September 16, 2008, and was the subject of a public hearing on October 1, 2008, is hereby incorporated into and made part of the Final Generic Environmental Impact Statement by reference.

The DGEIS included discussions of potential impacts associated with the Proposed Action related to land use and zoning; community character; economic conditions; community

I. INTRODUCTION

facilities and services; and transportation. Further, the DGEIS considered alternatives, including a No Action and Infill Development Alternative Scenario.

All comments made during the DGEIS public hearing and in correspondence received by the Lead Agency up to and including October 13, 2008 are included in Section III of this FGEIS.

II. RESPONSES TO DGEIS COMMENTS
DGEIS – Executive Summary

COMMENT NUMBER	COMMENT/RESPONSE
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NONE

II. RESPONSES TO DGEIS COMMENTS
DGEIS - Introduction

COMMENT NUMBER	COMMENT/RESPONSE
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NONE

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Description of the Proposed Action

COMMENT NUMBER	COMMENT/RESPONSE
PH106	<p>I mentioned, though that under – where it says two 12-storey building, I did include a 12-story building that is not included on the sheets, but I believe they should have been included because it's the building that is on plan, it's white on this plan. But it is in place of the building that's at 100 Main Street right now and it's on, you know, under Nichols Court with the Police Department and the Performing Arts Center and the new Village Hall. And I don't believe that the traffic studies or other environmental impacts that are being discussed in this document, I don't believe they include the – this 12-building here. And I don't think the figures include a new Village Hall, the cost of the Performing Arts Center and the traffic that would be generated by the additional building, but they are a part of the plan and they should have been included in this.</p> <p>The <i>Downtown Vision and Comprehensive Plan</i> identifies broad land use and economic revitalization goals to be achieved through downtown development. The Proposed Action contemplates a conceptual land use redevelopment scenario of underutilized sites; development capacity of the Study Area was assessed according to proposed zoning amendments.</p> <p>Zoning amendments are proposed to: foster increased business activity and downtown redevelopment by permitting multiple land uses, increase allowable density and facilitate housing to engender a 24-hour downtown. The intent is to encourage redevelopment of vacant and 'soft' sites, including underutilized surface parking lots, buildings which are vacant or with low occupancy rates, dilapidated properties and parcels which do not fully utilize the floor area permitted under current zoning. Existing building height parameters would be increased to 120 feet within ¼ mile radius of the Hempstead Transit Center, to encourage transit oriented development (TOD).</p> <p>As shown in the rendering on page 9 of the DGEIS, the Village Hall and Performing Arts Center will not be affected by the Proposed Action. In determining the environmental significance of any proposed site-specific development following adoption of the Plan, the Village will consider traffic and other potential impacts in a supplemental site specific environmental impact statement.</p>
PH107	<p>I think it should be made clear to everyone that this environmental statement calls for the tearing down of just about every building in the downtown area that are marked down on these pages.</p> <p>The DGEIS does not recommend demolition of buildings in the downtown. The Proposed Action establishes an approach to guide development in support of downtown revitalization. Building heights would be restricted to 120 ft within ¼ mile radius, and 85 ft within a ½ mile radius of the Hempstead Transit Center. Residences will be permitted in the Study Area to foster a mixed use community and enliven the</p>

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Description of the Proposed Action

downtown, and help advance the Village’s goal to create a range of housing opportunities and choices. Redevelopment of vacant and underutilized parcels with existing infrastructure available will provide a balance of land uses that support each other, as well as substantial economic benefits in terms of job generation and new tax revenues for the Village.

The following criteria were used to identify “soft” sites for potential redevelopment:

- Village-owned parcels including surface parking lots that could provide parking more efficiently
- Buildings that are vacant or with low occupancy rates
- Incompatible land uses
- Properties that have not been maintained or require significant improvements and/or repairs
- Factors that hinder the economically viable use of a structure such as inadequate size, access or parking
- Areas designated as “blighted” in the North Main Street Urban Renewal Plan adopted by the Board of Trustees in 2003
- Parcels which do not fully utilize the floor area permitted under current zoning
- Multiple ownership of parcels which hinders the assembly of properties

Any development would be undertaken through the private sector. Redevelopment efforts may include infill development—redevelopment of existing buildings—or new construction on vacant sites.

PH108

I also wanted to point out that the – the number of new residential areas that the impact statement deals with is 3,465, but it did not include the 184 units that are planned for 303 Main Street, which is in the same area. And it does not include also the 320 condos that are planned to replace 100 Main Street.

Comment noted. The DGEIS was undertaken to assess potential environmental impacts associated with build-out of ‘soft’ sites within the Study Area according to proposed zoning amendments. We are not aware of any proposal to build 320 condos to replace 100 Main Street. The number of units proposed for 303 Main Street is 168, not 184.

PH109

It also does not include the cost of any proposed Performing Arts Center and new Village Hall, a new library, new Police Department.

The DGEIS assesses the envelope of potential development anticipated under the proposed zoning amendments. The Village may undertake separate analyses and budgeting to estimate costs and any potential impacts of new facilities.

PH110

And the basic moral question is, is it morally correct for a Village Board, that’s supposed to represent all of the people in the community, to adopt a plan that will be

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Description of the Proposed Action

detrimental and displace thousands of the residents that they're supposed to be defending and protecting and to destroy 210 small businesses and create a great unemployment, a great hardship on many people.

The Proposed Action is not expected to result in displacement of businesses or residents. Currently, residential uses are not permitted within the downtown. Those residences located on the fringe of the downtown (i.e. Grove Street, Liberty Court, etc.) will not be affected by the Proposed Action. Rather the Proposed Action will result in increased commercial and residential development. Subsumed within the Study Area, however, is the existing North Main Street Urban Renewal Area which was adopted by the Trustees as part of an Urban Renewal Plan in 2003. The Urban Renewal Plan may or may not be amended following adoption of *The Downtown Vision and Comprehensive Plan Update*.

II. RESPONSES TO DGEIS COMMENTS
DGEIS – Land Use, Zoning & Public Policy

COMMENT NUMBER	COMMENT/RESPONSE
	NONE

II. RESPONSES TO DGEIS COMMENTS
DGEIS – Visual/Neighborhood Character

COMMENT NUMBER	COMMENT/RESPONSE
	NONE

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Fiscal/Economic

COMMENT NUMBER	COMMENT/RESPONSE
PH101	<p>So I don't really see what financing would do to make sure that this plan is going to come to fruition because people are complaining about their jobs, the ability to pay and stay where they are now, and there's a lot of foreclosures. That introduces the idea that sooner or later, if these apartments and buildings are not sold, then they may be sold to the universities or nonprofit colleges who might want to use that as dormitories. And as we all know, those come off the tax roll.</p> <p>Comment Noted.</p> <p>Financing any new development will be the responsibility of the development community.</p>
PH111	<p>First of all, I would like to know how many years – well, Mr. Ferrandino stated that this plan might take 30, 40, 50 years to complete. And if that, in fact, is the case – how does he promise a \$7 million start?</p> <p>The DGEIS does not promise that the Proposed Action will generate \$7,000,000 at its adoption. The DGEIS demonstrates that following a hypothetical full-build out of the Study Area in accordance with proposed zoning parameters, there will be \$7,113,551 of new tax dollars generated per year (as shown on page 38). The amount of time to achieve full build-out is undetermined, but it clearly will not occur overnight.</p>
PH 112	<p>I also note that when buildings are under construction, when you start the demolition and start of constructing, you have quite a number of years where there's going to be no taxes coming in during construction periods.</p> <p>I also challenge whether that number took into account that some of these buildings – perhaps all of these buildings, will apply for tax relief under 485B, where there is only half of the taxes coming in the first year and then it goes on to ten years before there is full taxation.</p> <p>I also believe that the person, he mentioned that this is a suburban community and this is what the people in Hempstead moved here for and look for. I've heard that many times in this community. And this is a total destruction of the suburban community. And the quality of life with all the extra traffic and in and out. I don't know. Maybe 800 – Or I mean, 6 or 7,000 more cars that are coming in here.</p> <p>The Proposed Action will create construction jobs and indirect spending generated in the local economy as a result of new development and rehabilitation projects. Sales and personal income tax revenues will be generated during construction phases of development.</p> <p>The DGEIS does not account for reduced taxes under financing programs because it is impossible to estimate at this stage. In an effort to foster economic activity, the Village may provide relief to new development and projects which renovate, expand, or rehabilitate existing buildings. This will be determined upon submission of site specific development proposals and in accordance with applicable laws and financial programs.</p>

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Fiscal/Economic

The amount of traffic will increase with the development of additional retail, offices and residences. See response to PH 103 above. These are ITE trip generation estimates which are typically conservative and represent a higher volume than may be realized. In addition, the Proposed Action encourages development located around the Transit Center to limit vehicle trips, and encourage use of mass transit and walking.

PH114

During the construction phase, might there be a possibility for those people who live in the community here to be a part of that workforce with those construction companies that are coming in to actually build up a building that they live in.

Local employment opportunities will be encouraged in connection with construction of any development resulting from the Proposed Action. Any subsequent developer selection by the Village will include this as a requirement for designation.

The Village can also collaborate with residents in creating a Community Benefits Agreement (a legal contract signed by both community groups and the developer that details the range of benefits the development will provide for residents). A Community Benefits Agreement could be developed as a prerequisite for developer selection.

Additionally, the increased retail and office space (283,600 square feet retail and 382,100 square feet office) will result in 2,174 jobs.

PH115

How are those businesses that are beginning to come back into the community, how do they impact the community, whatever businesses are going to be attracted to the Village?

The Proposed Action will result in increase of 283,600 square feet of retail and 382,100 square feet of offices (page 12 of DGEIS). Existing businesses will benefit from increased spin-off activity in the downtown, that is, secondary spending, purchases, etc.

PH116

Those businesses that are going to be lost, the small business, the mom and pop business, the focal point of the country, how are those businesses – how would you supplement the income for the Village? Is there money that's going to be brought in, grant money to come and brought in so that the Village can survive?

The *Downtown Vision and Comprehensive Plan* encourages growth and development of small businesses in the downtown. The Plan recognizes that the economic lifeblood of the Village is pumped by these businesses.

Government subsidies were not assessed as part of the Proposed Action. An Empire Zone currently occupies the majority of the downtown, which provides tax incentives for businesses (map of the Empire Zone shown on page 24 of the DGEIS) to encourage economic revitalization. Grants may be available from the State and County governments to offset the cost of infrastructure.

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Fiscal/Economic

PH117

There's a lot of things that need to be addressed. Jobs, we need jobs. Grandmothers need opportunities. The fathers need opportunities.

The Proposed Action will result in construction of 3,434 residential units, 382,100 square feet of office space, and 283,600 square feet of retail space (page 12 of the DGEIS). This will provide 2,174 direct jobs within the Study Area, which does not include construction jobs and indirect spending generated in the local economy as a result of new development and redevelopment. In addition, the Proposed Action will generate sales and personal income tax revenues during construction and operation phases of projects.

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Community Facilities and Services

COMMENT NUMBER	COMMENT/RESPONSE
	<p style="text-align: center;"><u>INFRASTRUCTURE</u></p>
PH102	<p>Secondly, the environmental plan should also take into account that the sewer system is already outdated. And if so, then it seems impossible that these buildings could even come into this community at this time. Now, I'm not saying this like I'm against development. But the fact of the matter is, is that this is an antiquated sewer system built more than 75 years ago. It was built to contain 30,000 residents. We have now over 70,000 residents in this building -- in this village. And what they are proposing does not address that in terms of the whole village as a whole.</p> <p>The sewer system performs at a level below capacity. The pumping station for the downtown that would handle all sewage for new development is the Newman's Court Pumping Station which, according to the Department of Public Works, pumps two (2) million gallons of waste a day and is operating at 44 percent capacity (page 41 of the DGEIS).</p> <p>The Proposed Action will increase the sanitary load by 824,100 gallons per day (page 45 of the DGEIS), which would increase Newman's Court's operating capacity to 63.87 percent. The reduced density/infill alternative will increase the sanitary load by 307,920 gallons per day, thereby increasing Newman's Court to operating capacity to 50.77 percent.</p>
	<p style="text-align: center;"><u>SCHOOLS</u></p>
PH104	<p>There is no way, nohow [sic] that this village could handle that much construction coming into the Village. For the simple fact of what has been happening as you heard prior and as well as the impact on the school district.</p> <p>It will likely take years to realize the level of development projected in the Proposed Action. The impact on the school district would not be significant. Enrollment for the school district for the past two years was 6,735 pupils in 2006-2007 and 6,059 pupils in 2007-2008 (page 44 of the DGEIS). At full build out, the Proposed Action would generate 749 public school children (page 46 of the DGEIS) over an extended period of time. As part of site specific development proposals, individual school impacts would be evaluated and mitigation measures identified.</p>
PH105	<p>The school – as you already know, Mayor, we are way overcrowded in the school district. And it is going to be – the police department, it's like they have to have dismissals in shifts so we don't have all of this over. All these kids are getting out at one time. So we need to look at that, how its going to affect the Village and what type of tax benefits it's going to bring to the Village.</p> <p>Total enrollment in the Hempstead School District (grades kindergarten</p>

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Community Facilities and Services

through 12th grade) declined from is 6,736 pupils in 2006-2007 to 6,059 pupils in 2007-2008 (page 44 of the DGEIS). At full build out, the Proposed Action will increase the number of public school students by 749, which would increase the enrollment to higher than 2006-2007 enrollment (page 46 of the DGEIS). The Reduced Density/Infill Alternative would increase the number of public school students by 278, which would be less than the 2006-2007 enrollment (page 60 of the DGEIS).

Residential development that is being promoted in the *Downtown Vision and Comprehensive Plan* is aimed at young professionals and empty nesters seeking a community nearby New York City. These types of residential developments typically do not attract families with children; however, the 749 additional students projected by full build-out is a conservative estimate. Even with these figures, the net fiscal impacts, via taxes generated by the new development, would be positive.

PH113

Some of the concerns you should think about is the failing school system. The fact that it is huge – the amount of apartments and residents are designed – or going to be designed about is going to put a huge impact on the school district.

Enrollment in the school district for the past two years has been 6,735 pupils in 2006-2007 and 6,059 pupils in 2007-2008. The Proposed Action, at full build-out, will increase the number of public school students by 749 (page 46 of the DGEIS). The reduced density/infill alternative will increase the number of public school students by 278 (page 60 of the DGEIS). These increases will not impact the school district adversely; enrollment numbers will be slightly higher than 2006-2007 enrollment for the Proposed Action and only slightly higher than the 2007-2008 enrollment for the reduced density/infill alternative.

Impacts of any development on the school district would be assessed on a site specific basis.

II. RESPONSES TO DGEIS COMMENTS

DGEIS – Traffic and Parking

COMMENT NUMBER	COMMENT/RESPONSE
PH 103	<p>My concern is, has any consideration been given to how the Board is going to make sure that this development does not create an additional impact as far as traffic. Because we are talking about a lot of units, residency and businesses, which would create more vehicle traffic in the neighborhood. And being the Uniondale right next to the Village of Hempstead, this is bound to be an indication of issue with us.</p> <p>The increased development of retail, office and residential uses will increase the amount of traffic entering and exiting the downtown. However, a full traffic impact analysis was not undertaken and is beyond the scope of a GEIS. As stated on page 51, the Proposed Action will increase the amount of trips in the downtown to 83,556,733 per year or roughly 228,923 trips per day. The Reduced Density/Infill Alternative will increase the number of trips in the downtown by 43,554,227 trips per year or roughly 119,327 trips per day (page 51 of the DGEIS).</p> <p>The increased traffic in the downtown will potentially affect neighboring municipalities, including Uniondale, Garden City, West Hempstead, South Hempstead and East Meadow. The Proposed Action, however, encourages development located around the Transit Center to limit vehicle trips, and encourage use of mass transit and walking</p> <p>Traffic impacts of any proposed site specific developments will be evaluated in a supplemental EIS, with impacts noted on nearby intersections, along with appropriate mitigation measures.</p>

II. RESPONSES TO DGEIS COMMENTS
DGEIS - Alternatives

COMMENT NUMBER	COMMENT/RESPONSE
	NONE

III. DGEIS COMMENTS
Comment Letter List

DGEIS COMMENT LETTER LIST

LETTER NO.	AUTHOR	DATE RECEIVED
PH	Public Hearing Transcript	October 3, 2008

III. DGEIS COMMENTS
Comment Log

COMMENT LOG

LETTER NO.	AUTHOR	COMMENT NO.	TOPIC
PH	Lennitt Bligen, Hempstead Historic Civic Association	PH101	Fiscal/Economic
PH	Lennitt Bligen, Hempstead Historic Civic Association	PH102	Community Facilities and Services - Sewer
PH	Louis Nelson, Uniondale Civic Association	PH103	Traffic and Parking
PH	Ryan Mazile, Council of Civic Arts	PH104	Community Facilities and Services - Schools
PH	Ryan Mazile, Council of Civic Arts	PH105	Community Facilities and Services - Schools
PH	Katherine Garry	PH106	Proposed Action Description
PH	Katherine Garry	PH107	Proposed Action Description
PH	Katherine Garry	PH108	Proposed Action Description
PH	Katherine Garry	PH109	Proposed Action Description
PH	Katherine Garry	PH110	Proposed Action Description
PH	Katherine Garry	PH111	Fiscal/Economic
PH	Katherine Garry	PH112	Fiscal/Economic
PH	Darrin Green	PH113	Community Facilities and Services - Schools
PH	Darrin Green	PH114	Fiscal/Economic
PH	Darrin Green	PH115	Fiscal/Economic
PH	Darrin Green	PH116	Proposed Action Description; Fiscal/Economic
PH	Bryan Jones	PH117	Fiscal/Economic

III. DGEIS COMMENTS
Comment Letters and Public Hearing Transcript

III. DGEIS COMMENTS
Comment Letters and Public Hearing Transcript

PUBLIC HEARING TRANSCRIPT

1

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2

3

INCORPORATED VILLAGE OF HEMPSTEAD

4

TRUSTEE BOARD: PUBLIC HEARING

5

RE: RECEIVING PUBLIC COMMENTS ON THE DRAFT

6

GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

7

FOR THE DOWNTOWN VISION AND COMPREHENSIVE PLAN

8

UPDATE, DATED MAY 2008

9

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11

12

October 1, 2008

13

6:45 p.m.

14

15

16

Kennedy Park

17

Hempstead, New York

18

TRUSTEES PRESENT:

19

Mayor Wayne Hall

20

Don Ryan, Trustee

21

Perry Pettus, Trustee

22

Lenora Long, Trustee

23

Henry Conyers, Trustee

24

Tanya Ford, Village Clerk

25

Debra Urbano-DiSalvo, Village Attorney

REPORTED BY: AMANDA GORRONO, CLR

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

2

1 - Proceedings -

2 MAYOR HALL: Good evening. I'd like to
3 call the order of the public hearing. I'd like
4 to call the order for the public hearing for
5 October 1st, 2008 for the purpose of receiving
6 comments on the Draft Generic Environmental
7 Impact Statement (DGEIS) for the Downtown
8 Vision and Comprehensive Plan Update, dated
9 May 2008.

10 Would you poll the Board, please.

11 MS. FORD: Trustee Long?

12 MS. LONG: Yes.

13 MS. FORD: Trustee Pettus?

14 MR. PETTUS: Yes.

15 MS. FORD: Trustee Ryan?

16 MR. RYAN: Yes.

17 MAYOR HALL: Is Trustee Conyers coming?

18 MR. RYAN: He should be here any
19 minute.

20 MS. FORD: Mayor Hall?

21 MAYOR HALL: Yes.

22 MS. FORD: Public Notice, Notice Of
23 Completion and Public Hearing, Draft Generic
24 Environmental Impact Statement for Village of
25 Hempstead, Downtown Vision and Comprehensive

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

3

1 - Proceedings -

2 Plan Update.

3 Pursuant to Part 617 of the
4 implementing regulations pertaining to
5 Article 8, State Environmental Quality
6 Review Act (SEQRA) of the Environmental
7 Conservation Law, a Draft Generic Environmental
8 Impact Statement (DGEIS) has been determined to
9 be complete by the Board of Trustees of the
10 Village Of Hempstead, as Lead Agency under
11 SEQRA, for the Downtown Vision and
12 Comprehensive Plan Update dated May 2008. The
13 Board accepted the DGEIS as complete on
14 September 16th, 2008.

15 A public hearing will be held on the
16 DGEIS at Village Hall (now Kennedy Park),
17 99 Nichols Court, Hempstead, New York 11550 at
18 6:30 p.m. on October 1st, 2008 for the purposes
19 of receiving comments on the DGEIS. Written
20 comments on the DGEIS will be accepted by the
21 Board until October 13th, 2008 following the
22 close of the hearing and should be addressed to
23 the Lead Agency contact referred to below.

24 Name of action: Village of Hempstead
25 Downtown Vision and Comprehensive Plan Update.

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

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1 - Proceedings -

2 Description of the Proposed Action:

3 The Proposed Action, according to the Positive
4 Declaration issued by the Lead Agency on
5 March 4, 2008, involves the adoption of the
6 Downtown Vision and Comprehensive Plan Update
7 by the Village Board of Trustees.

8 Based on an analysis of the Village's
9 assets and development constraints, the Plan
10 identifies a broad set of land use and economic
11 revitalization goals to be achieved through
12 downtown development: Create substantial
13 economic value for the Village through
14 redevelopment and reuse of underutilized and
15 vacant buildings; provide downtown residential
16 opportunities and a bustling Main Street with
17 daily and specialty shopping and services, as
18 well as thriving commercial corridors with
19 attractive visual quality; enhance downtown
20 walkability and physical connections; expand
21 and enhance open spaces and parks to provide
22 abundant recreational opportunities for all age
23 groups; improve the Village's identity and
24 reputation.

25 The Proposed Action contemplates a

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

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1 - Proceedings -

2 range of land uses and densities for the Study
3 Area, which encompasses some 15 blocks within
4 the Village's central business district. The
5 CBD is bounded by the Garden City border to the
6 north, Harriman Avenue to the south, Margaret
7 Court and Cathedral Avenue South to the west,
8 and Main Street and Willets Place to the east.

9 The Proposed Action is intended to
10 improve the overall character and vitality of
11 the downtown and improve redevelopment of
12 underutilized "soft" sites to provide for mixed
13 use development, including retail, office and
14 residential (zero bedroom - 20 percent, one
15 bedroom - 30 percent, two bedroom - 40 percent,
16 three bedroom - 10 percent); and will allow
17 building heights of 120 feet within a quarter
18 of mile radius and 85 feet within a half mile
19 radius of the Hempstead Transit Center.

20 The DGEIS assesses the envelope of
21 potential development anticipated under the
22 Plan. The maximum allowable development
23 capacity for the Study Area, according to
24 existing zoning parameters, is
25 17,139,400 square foot office and

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

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1 - Proceedings -

2 Agency, 50 Clinton Street, Suite 504,
3 Hempstead, New York 11550 during normal
4 business hours. Additional copies of the DGEIS
5 may be obtained through the Lead Agency contact
6 identified below:

7 Contact Person: Village of Hempstead,
8 care of Ms. Tanya Ford, Village Clerk,
9 Village Hall, 99 Nichols Court, Hempstead,
10 New York 11550, (516)4786206.

11 A copy of this notice has been sent to:
12 Village of Hempstead Board of Trustees,
13 Village Hall, 99 Nichols Court, Hempstead,
14 New York 11550; Village of Hempstead Community
15 Development Agency, 50 Clinton Street,
16 Suite 504, Hempstead, New York 11550; Village
17 of Hempstead Planning Board, Village Hall,
18 99 Nichols Court, Hempstead, New York 11550;
19 Village of Hempstead Zoning Board of Appeals,
20 Village Hall, 99 Nichols Court, Hempstead,
21 New York 11550; Village of Hempstead Housing
22 Authority, 260 Clinton Street, Hempstead,
23 New York 11550; Village of Garden City,
24 352 Stewart Avenue, Garden City, New York
25 11530; Nassau County Planning Commission,

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

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1 - Proceedings -

2 the Board of Trustees to listen. We don't have
3 any comments from the Board. We just want to
4 hear what you have to say about the
5 environmental impact study.

6 Normally, we have time limits on your
7 speech. I'm not going to put a time limit.
8 But please take into consideration that we
9 don't want to be here until 4:00 in the
10 morning.

11 How we're going to conduct this is
12 Mr. Ferrandino is going to come out and explain
13 about the environmental impact study. And I
14 think, in the back, you signed in a sheet and
15 bring it up to the front desk. And then we'll
16 call your names up. So you will have to come
17 up and speak, so -- I think they're in the
18 back.

19 MS. FORD: Yes.

20 MAYOR HALL: Okay. So if you want to
21 speak, please fill out a form. There's no
22 restriction on residency, but just keep in
23 mind, please don't really go too long. I'm not
24 going to put a time limit on speeches. But you
25 won't get any comments from the Board of

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

10

1 - Proceedings -

2 Trustees, this is just for us to listen to what
3 you have to say. And we'll do that. Thank
4 you.

5 MR. FERRANDINO: Okay.

6 MAYOR HALL: I just want to make one
7 last comment. The notice has been sent out
8 within -- you know, unfortunately we got a
9 little confused with the Village Hall. They
10 had court time tonight so they have a court
11 session going on. I know in the past I had
12 said that I would post that. Unfortunately, in
13 my office, we had a new printer that came in,
14 and it's not working. But it was up on the Web
15 site and we have it around. So it's all yours.

16 MR. FERRANDINO: Thank you, Mayor Hall.

17 My name is Vince Ferrandino. I'm the
18 principal of Ferrandino & Associates, Inc., the
19 planning firm that has been retained by the
20 Village and the Community Development Agency to
21 prepare the Comprehensive Plan with a focus on
22 the downtown, but it is a comprehensive plan.

23 And the item before us this evening is
24 not the downtown plan per se. It is the Draft
25 Generic Environmental Impact Statement that has

III. DGEIS COMMENTS

Comment Letters and Public Hearing Transcript

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1 - Proceedings -

2 been prepared to analyze the potential impacts
3 of the downtown plan if it were to be adopted.
4 So we're really talking about two sets of
5 documents. One is the Draft Downtown Plan
6 itself, which, as the Village clerk indicated,
7 is available -- or has been available on both
8 the CDA and the Village of Hempstead Web sites,
9 and hard copies are available also at the CDA
10 office and in the Village Hall. And that plan
11 is a result of almost two years of public
12 participation meetings and input from the
13 public as well as technical analysis that have
14 been undertaken by the Village.

15 The Environmental Impact Statement, as
16 I said earlier, is the analyses of the impacts
17 of that plan. So as part of that, we have
18 suggested a certain build-out. Build-out is
19 what would occur if the changes that are
20 recommended in the plan actually are built out.
21 That doesn't necessarily mean that that's going
22 to occur. That is a maximum scenario.

23 And in the Environmental Impact
24 Statement, we looked at build-out under the
25 existing zoning of the downtown compared to

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2 Impact Statement, which is the next step, is
3 the Village's responses to your questions on
4 the Draft Generic Environmental Impact
5 Statement.

6 So if you have a comment about the
7 statement itself, you can certainly make it.
8 You can ask a technical question about the
9 analysis, about the methodology that we used,
10 why we used certain multipliers or things of
11 that nature. And we, as the consultant to the
12 Village, are bound by law to respond to each
13 and every question in writing in what's called
14 the Final Generic Environmental Impact
15 Statement.

16 But if you get up and say something
17 like, we hate the plan, we'll certainly note
18 it, or we love the plan, we'll certainly note
19 it in the Final Generic Environmental Impact
20 Statement. It just wouldn't warrant a
21 response. The response might be "so noted" for
22 the record. So I think to make it a
23 constructive hearing this evening for yourself
24 and the Trustees, I would just ask you to limit
25 your comments to substantive questions on the

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2 prepare what's called a Final Generic
3 Environmental Impact Statement. That FGEIS,
4 again, is presenting those questions raised
5 this evening and our responses. That document,
6 like the Draft Generic Environmental Impact
7 Statement, will go to the Trustees, and they'll
8 have to make a judgment as to whether or not
9 that Final Generic Environmental Impact
10 Statement is complete.

11 We have projected that on October 21st,
12 the Trustee meeting on October 21st. If all
13 goes according to schedule, the trustees will
14 declare the Final Generic Environmental Impact
15 Statement complete for New York State purposes.

16 Then on October 28th, a week later, the
17 Trustees will be asked to adopt what we call
18 the environmental findings. The environmental
19 findings is the summary of what's in the Draft
20 GEIS and the Final GEIS. And it will establish
21 any conditions of approval or any changes in
22 the plan, et cetera. So the Trustees will be
23 asked to adopt that.

24 Assuming that occurs on October 28th,
25 then on November 12th, a couple of weeks later,

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2 there will be a formal public hearing by the
3 Board of Trustees on the actual Downtown Plan
4 itself. And it's at that hearing that the
5 public certainly will be invited to comment on
6 any aspect of the Downtown Plan. At that
7 hearing, you can say, we like it, we don't like
8 it, we'd like it to be changed, we don't like
9 the building height, we think the density is
10 too much, et cetera, et cetera.

11 That will be a hearing, again, where
12 comments will be recorded and the Trustees will
13 take into account those concerns.

14 Then on November 18th, the Board will
15 be asked to formally vote on the Downtown Plan
16 itself. They can approve the plan as
17 recommended. They can approve the plan with
18 any conditions. They can deny the plan. That
19 is within the purview of the Board of Trustees.
20 So it is the intention, that by mid-November,
21 hopefully, if all goes according to schedule,
22 the Village will have a Downtown Plan adopted.

23 That would be the basis for future
24 development in the downtown area.

25 With that, I'm going to conclude my

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2 remarks. I just want to recognize John
3 Loughran, who is a senior associate at FX
4 Fowle, in assisting to prepare the plan itself,
5 the design team, and Natalia Santha, who is a
6 member of my staff, who is going to be
7 recording the comments this evening along with
8 the transcriber of the official record. And
9 that transcription will become part of the
10 formal Final Generic Environmental Impact
11 Statement.

12 So, again, we're here to listen. As
13 the Mayor indicated, it is basically an
14 opportunity to comment. There will be no
15 dialogue back and forth.

16 As I said to you, any question that is
17 raised this evening, any subsequent comments
18 will be addressed in writing as part of the
19 Final Generic Environmental Impact Statement,
20 again, in accordance with the New York State
21 Environmental Quality Review Act, which covers
22 environmental review of The Downtown Plan and
23 the Comprehensive Plan.

24 Thank you very much.

25 MAYOR HALL: Just a couple of more

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2 up to the point where you get to whether the
3 public like the plan or not. It seems to me it
4 should be the other way around. You should
5 have a public hearing to find out what the
6 public's reactions and feelings are to such a
7 plan on this date and time and what's happening
8 with the Village of Hempstead.

9 To all of that, I say that if you're
10 not -- you know, if you don't want to hear that
11 until the end, after you've gotten approvals on
12 every little piece going on in this plan, then
13 you don't really have the concerns of the
14 people of Village of Hempstead at heart. Right
15 now we are in a crisis in the economy. There's
16 no sure thing, the government's administration
17 is asking for \$700 billion, and they're not
18 sure that that's going to save the country.

19 So I don't really see what financing
20 would do to make sure that this plan is going
21 to come to fruition because people are
22 complaining about losing their jobs, the
23 ability to pay and stay where they are now, and
24 there's a lot of foreclosures. That introduces
25 the idea that sooner or later, if these

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2 the people in the house, the sewer system had
3 backed up into the basement of the house. This
4 happened tonight. And it's happening in the
5 schools. It's happening in the churches. And
6 it's happening in people's homes. So the way I
7 see it, that creates a toxic waste problem and
8 a health problem, which are further concerns
9 for the people of this village.

10 Okay. That's not being addressed. You
11 know, high-rise building -- I mean, you know,
12 it just seems like it's earmarked for a certain
13 clientele. It would create a further strain on
14 the village and on the residents of this
15 village. And there's nothing certain about it.

16 Thank you.

17 MAYOR HALL: Mr. Nelson. Oh, he comes
18 back.

19 MR. BLIGEN: I'm sorry. I missed this
20 part. I'm serious about this. In the impact
21 studies that I had seen, the approval that is
22 from the Department of Public Works was from
23 2006. And in other Board meetings with this
24 building that was held with the Zoning Board
25 and the Planning Board, the developers have

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2 stated that they were given verbal approval,
3 that they did not have to see new letters for
4 2008 because they were verbally told that since
5 they were going to do less capacity of water
6 sewers and all of that, that the letter that
7 they had was sustaining.

8 And I had a discussion with the
9 Commissioner of the Department of Public Works,
10 and he said that that is not true. There
11 should be a letter given on every impact study
12 every year, and that he would not issue any new
13 letters for 2008 given the circumstances that
14 we are now facing with the sewer system.

15 MAYOR HALL: Mr. Nelson.

16 MR. NELSON: Good evening, ladies and
17 gentlemen. I'm Louis Nelson. And I live at
18 300 Lawrence Street, Uniondale, New York. And
19 I'm a leader and Representative of Northwest
20 Uniondale Civic Association.

21 First, thank you for allowing me to
22 speak here today.

23 My concern is regarding the
24 infrastructure and additional traffic that
25 would take place in light of this proposed

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2 development, and that would probably most
3 likely take place on Western Boulevard, on
4 which I live.

5 Right now we're facing a tremendous
6 flow of traffic going from east to west, either
7 way, of people going to shopping mall to the
8 Nassau County Social Services and other places.
9 We are currently trying to resolve this issue
10 with the help of all these people.

11 And we are trying to see in what
12 capacity that we can find our way to reduce the
13 flow of traffic because Western Boulevard goes
14 right through the heart of the community. It's
15 a small street with the traffic taking place
16 about less than 20 feet of anyone's property.
17 And it's constant 24/7. And in addition, we
18 have a problem with the buses that runs from
19 5:00 am to 10:00 p.m., which is also an issue
20 that we're trying to resolve.

21 My concern is, has any consideration
22 been given to how the Board is going to make
23 sure that this development does not create an
24 additional impact as far as traffic. Because
25 we're talking about a lot of units, residency

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2 and businesses, which would create more vehicle
3 traffic in the neighborhood. And being the
4 Uniondale right next to the Village of
5 Hempstead, this is bound to be an indication of
6 issue with us. And I would like the Board to
7 take that into consideration and to see to what
8 capacity that they can try and limit an
9 additional impact in the community. And that
10 may tell to do some conversion, traffic
11 conversion, on Westbury route so it's not
12 viewed as a direct shock from east to west and
13 vice versa. So that less motorists would tend
14 to use that small road as the means to go to
15 neighboring communities such as shopping mall
16 and others.

17 And that's all I would like to say.

18 MAYOR HALL: Mr. Ridgway.

19 MR. RIDGWAY: Good evening, Mayor and
20 the Board of Trustees. My name is Brian
21 Ridgway. I'm the Village Clerk of the
22 Incorporated Village of Garden City. It's
23 Brian, B-R-I-A-N. And it's Ridgway,
24 R-I-D-G-W-A-Y. There's no "E." The address is
25 351 Stuart Avenue, Garden City, New York.

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2 I'm here just to say that the Village
3 has received the Downtown Vision and
4 Comprehensive Development Plan. It is
5 currently out for review. And the Village of
6 Garden City will be submitting to you, Mayor,
7 and your Board our full report and comments
8 prior to the 13th.

9 Thank you.

10 MAYOR HALL: Thank you.

11 I just want to make a comment that we
12 will have the transcript given to each one of
13 the Trustees, before we vote on this. We
14 should be back. We need to have everyone get a
15 transcript.

16 MS. LONG: Are you saying read the
17 transcript before the vote?

18 MAYOR HALL: No. No. No. I'm going
19 to give you the transcript -- the copy of the
20 transcript. The transcript you'll get before
21 it's time to vote the Final Environmental
22 Impact Statement.

23 MS. LONG: And we should have that?

24 MAYOR HALL: Next week.

25 Mr. Mazile.

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2 MR. MAZILE: Ron Mazile, M-A-Z-I-L-E.

3 203 Fairview Boulevard, Hempstead, New York.

4 I don't want to be redundant. Pretty
5 much, that's all that was said this evening --

6 Going back to what I was saying, I
7 don't want to be redundant in what was said
8 before. But we had had these meetings before,
9 and we have spoken regarding the infrastructure
10 of the whole village. There is no way, nohow
11 that this village could handle that much
12 construction coming into the Village. For the
13 simple fact of what has been happening as you
14 heard prior and as well as the impact in the
15 school district.

16 And also, I want to -- it will probably
17 bring a tax to the residents. But
18 nevertheless, we may be getting taxed in terms
19 of the infrastructure and the sewer system and
20 everything else. We're talking about what's
21 going on, whatever we have, heavy thunderstorm
22 or rain, a lot of the basement of the residents
23 getting backed up. And yourself, Mayor, you
24 have had numerous complaints, especially down
25 in the area of Carolina down South Franklin.

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2 everyone regardless of whether you like what
3 they are saying or not.

4 MAYOR HALL: I don't care what you say,
5 as long as you don't go too long --

6 MS. GARRY: I believe you said at the
7 beginning of the meeting that you were not
8 going to cut people off.

9 At any rate, my name is Katherine
10 Garry, I live at 109 Broadway, Rockville
11 Centre, New York.

12 Did everyone now on the Board get a
13 copy of this document that I've handed out?

14 As I stated in this document, I have
15 done an extensive study of the entire
16 environmental study that the public hearing is
17 on tonight, and I came up with the figures of
18 the number of stories of like two 12-storey
19 buildings, four 11-storey building, et cetera,
20 as listed on this document, as well as four to
21 eight nine-storey office buildings, and then
22 the parking garages. I just want to explain
23 how I got to those figures.

24 On page 11 of the statement, this is
25 document that shows the number of certain

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2 plan. But it is in place of the building
3 that's at 100 Main Street right now and it's
4 on, you know, under Nichols Court with the
5 Police Department and the Performing Arts
6 Center and the new Village Hall. And I don't
7 believe that the traffic studies or the other
8 environmental impacts that are being discussed
9 in this document, I don't believe they include
10 the -- this 12-story building here. And I
11 don't think the figures include a new Village
12 Hall, the cost of the Performing Arts Center,
13 and the traffic that would be generated by the
14 additional building, but they are part of the
15 plan and they should have been included in
16 this.

17 I also counted up the number of stores
18 and retail establishments in the downtown area.
19 I think it should be made clear to everyone
20 that this environmental statement calls for the
21 tearing down of just about every building in
22 the downtown area that are marked on these
23 pages. There are very few buildings that they
24 don't plan to tear down. If you tear down all
25 the buildings in order to put in all these

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2 apartment buildings and townhouses, you have to
3 destroy about 210 small businesses that are --
4 have been here for many years, paying taxes all
5 of these years, and those buildings and those
6 businesses would have to be destroyed in order
7 to build all of these new buildings.

8 So that is an impact that this document
9 clearly does not articulate, and it's a very
10 serious impact. It affects 210 businesses and
11 all of the people that work in those
12 businesses. They have to be removed in order
13 for this plan to go through. And as everyone
14 knows, when you build new buildings, their
15 rents in the new buildings are always higher
16 than the establishments that you have destroyed
17 in the process. So these stores will obviously
18 not be able to afford to do business in this
19 new area.

20 And once you destroy all of these
21 buildings and these businesses, you also are
22 destroying the marketplace for thousands of
23 Hempstead residents who will now have no place
24 to shop. There are many people with no cars
25 that shop in the downtown area in these 200

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2 stores, and they will now have nowhere to shop.
3 It would create a great burden on these people.

4 As I said, if you don't have a car,
5 it's an added expense for the lower-income
6 people to then drive somewhere else in order to
7 find the goods that they need to survive on.

8 I also wanted to point out that the --
9 the number of new residential areas that the
10 impact statement deals with is 3,465, but it
11 did not include the 184 units that are planned
12 for 303 Main Street, which is in the same area.
13 And it does not include also the 320 condos
14 that are planned to replace 100 Main Street.

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15 It also does not include the cost of
16 any proposed Performing Arts Center and new
17 Village Hall, a new library, new Police
18 Department.

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19 In the process of destroying these
20 businesses and also destroying the apartment
21 buildings on High Street and a number of
22 housing units as well as departments that are
23 above the current downtown area stores, these
24 people will be forced out. In addition to
25 that, as this plan progresses, it would seem to

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2 small businesses and create a great
3 unemployment, a great hardship on many people.

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4 That's the moral question that's before
5 the Board.

6 And this environmental study does not
7 deal with those impacts, and therefore it's
8 really a totally inadequate study. It doesn't
9 deal with the real personal impacts that this
10 will have on the people that live in the
11 community.

12 I also wanted to ask some questions
13 about the financial statements made in the
14 study. First of all, I would like to know how
15 many years -- well, Mr. Ferrandino stated that
16 this plan might take 30, 40, 50 years to
17 complete. And if that, in fact, is the case,
18 how does -- he promise a \$7 million to the
19 Village each year, when does that \$7 million
20 start? That's my question.

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21 No answer?

22 MAYOR HALL: You're not going to get a
23 comment tonight.

24 MS. GARRY: Because this is an
25 important question, I don't believe --

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2 MAYOR HALL: You'll get it in writing.
3 You're not going to get a comment. I think
4 you're going to get it if you'll get it in
5 writing.

6 MS. GARRY: All right. You don't want
7 a comment?

8 MAYOR HALL: It's being documented.

9 MS. GARY: This is a very important
10 question because the plan has been presented to
11 the community as if it's going to save
12 everybody a whole lot of money. I notice that,
13 and that's what we know, that government when
14 they build things and do things, it always
15 creates other problems. More money gets spent,
16 more personnel has to be hired. It goes up and
17 up and up. But this plan, this environmental
18 statement, claims that to the Village annual
19 savings or an additional \$7 million to the
20 people of the community. And -- but it doesn't
21 say when that \$7 million is going to start. Is
22 it going to start in 20 years, is it going to
23 start in 30 years, when is this \$7 million
24 supposedly going to start.

25 I also note that when buildings are

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2 I also note that the document itself
3 says one of the things that you need to
4 evaluate in determining whether you should do
5 such a plan is the economy, the situation in
6 the economy, the general economy, of the whole
7 country. And as Mr. Bligen had mentioned, this
8 is very easy at this point in our lives as to
9 what the future holds. And it seems like quite
10 a risk, what is being proposed here.

11 I also believe that the person, he
12 mentioned that this is a suburban community and
13 this is what the people in Hempstead moved here
14 for and look for. I've heard that many times
15 in this community. And this is a total
16 destruction of the suburban community. And the
17 quality of life with all the extra traffic and
18 in and out. I don't know. Maybe 800 or -- Or
19 I mean, 6 or 7,000 more cars that are coming in
20 here.

21 Now, if other cars would be coming in,
22 other cars will be going out. It will affect
23 not only what happens here in Hempstead, it
24 will affect all the surrounding communities.
25 It will affect all the parkways. If you're

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2 driving to the city, now you have 600 -- or
3 6,000 more cars trying to compete on the
4 expressways and the parkways. It doesn't make
5 any sense to me when the density of Hempstead
6 is too high already to be embarked on such an
7 outlandish plan.

8 I believe there are other ways to
9 revitalize this community. And I used that as
10 an example of the -- the part of Main Street
11 between Front and Fulton, which is being
12 renovated and/or revised in terms of its
13 current structure. And it's beginning to look
14 a little better. I know they have further
15 plans to review that area. And I believe if
16 the Village went back block by block with that
17 kind of plan, it could assist in revitalizing
18 the community, as well as surveys as to what
19 the homeowners would want in terms of the
20 downtown area. That would have strengthen and
21 then enhancing the Denton Park to attract
22 people, shoppers and relaxation areas. I
23 believe there are many other ways to renew this
24 community without tearing it down and forcing
25 out thousands of people.

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2 Thank you.

3 MAYOR HALL: Ms. Green -- I mean,

4 Mr. Green. I'm sorry.

5 MR. GREEN: That's all right. Surely I

6 can put on the weight if you need me too.

7 Good evening. Darrin Green from

8 Concerned Citizens of Hempstead.

9 MAYOR HALL: Will you give your
10 address, please.

11 MR. GREEN: P.O. Box 311.

12 MAYOR HALL: I think you should give us
13 the address that you got on here.

14 MR. GREEN: The address is 77 Jefferson
15 Avenue in Islip Terrace. Surely I understand
16 the idea. Most of the faces that I see, I
17 recognize off the Board is being a former
18 business owner of this Village and wanting to
19 see great improvement, wanting to see the
20 Village go the way it used to be, the way it
21 used to be, knowing that this Village is still
22 called the hub of Nassau County.

23 So with great plans and great ideas, we
24 definitely have some concerns. I'm not getting
25 your business plan, but there's some concern

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2 including in its planning stages. Some of the
3 concerns you should think about is the failing
4 of our school system. The fact that it is
5 huge -- the amount of apartments and residents
6 that are designed -- or going to be designed
7 about is going to put a huge impact on the
8 school district. That problem hasn't even been
9 resolved yet.

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10 And although the plan is calling for
11 more families and more homes, surely that is
12 going to be a strength for a system that's
13 already broken and haven't been fixed. And
14 surely we can't compete and rely on the State
15 for them to do a job that has already been done
16 already. In other words, I think those
17 concerns have to be really addressed and looked
18 at carefully in wanting to expand the
19 community.

20 The other concerns that are important
21 is that there are people here that are
22 unemployed and have a need for jobs. All
23 right. During the construction stage, might
24 there be a possibility for those people who
25 live in the community here to be a part of that

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2 workforce with those construction companies
3 that are coming in to actually build up a
4 building that they live in. It's always
5 important to have people part of your plan to
6 make people feel welcome that they will be able
7 to say, this is my home, and this is the place
8 where I live and I grew up on. I have roots
9 here, that I need to be a part of this
10 development and redevelopment. And surely
11 there is frustration probably on the part of
12 all of you, as well as myself.

13 Being a correction officer, which I am,
14 seeing the faces of those men and women that
15 have committed such crimes, that live in this
16 community, that's what brings me back to do the
17 work that I do for services, because I'm
18 frustrated, as you probably are. Okay. And we
19 have to still take into consideration things
20 that are going to be. How are those businesses
21 that are beginning to come back into the
22 community, how do they impact the community,
23 whatever businesses are going to be attracted
24 to the Village?

25 All right. Again, during that stages,

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2 And, again, being business owners and
3 people of the Village and community, it's also
4 important to recognize that when you go to
5 sleep, when I go to sleep at night, I wake up
6 each morning knowing that I did the right
7 thing. I think it's important for all of us to
8 be able to go to sleep and wake up the next day
9 and knowing that what you're doing, you can
10 live with. As we say, let each man examine
11 themselves. You need to examine if what you're
12 doing is what is right for the people, for the
13 people.

14 MAYOR HALL: Thank you.

15 Mr. Jones.

16 MR. JONES: Bryan Jones with the "Y."
17 Same address, concerned citizen for the
18 Village.

19 MAYOR HALL: Give us your address.

20 MR. JONES: P.O. Box 311 Hempstead,
21 New York. I'm also a visionary. Mr. Green and
22 I came collectively together. Primarily, our
23 concerns are the same. Basically, you can't
24 stop innovation. That's just what it is. But
25 in the same breath, as a person that does so

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2 many different things in this Village, the
3 people of this Village is my concern, and the
4 displacement of the small business owners, the
5 displacement of individuals that are doing the
6 positive things in this community, looking at
7 the plans while they're wonderful and lovely.

8 I do wonder if the people that are from
9 this Village are going to benefit from these
10 great plans. I'm talking about not just the
11 high schools or the elementary schools, but I'm
12 talking about the universities that are
13 surrounding this community as it disconnects
14 with us, to begin with. I want to know whether
15 or not the Hofstras or the Molloys and the
16 other places are going to actually make an
17 investment in our future, like we should make
18 in our own future. There's a lot of things
19 that need to be addressed. Jobs, we need jobs.
20 Grandmothers need opportunities. The fathers
21 need opportunities. This community is already
22 affected, but we need to be effective. When it
23 comes to these plans, like the gentlemen just
24 said, this room should be packed.

25 I'm passionate about this community and

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