

# **FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT**

## **VILLAGE OF HEMPSTEAD, NASSAU COUNTY, NY DOWNTOWN VISION & COMPREHENSIVE DEVELOPMENT PLAN UPDATE**



Prepared by:

**FERRANDINO & ASSOCIATES INC.**  
**Planning and Development Consultants**  
Elmsford, NY

With:

**FXFOWLE ARCHITECTS, PC**  
New York, NY

**October 21, 2008**

# I. INTRODUCTION

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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

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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**

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| <b>COMMENT<br/>NUMBER</b> | <b>COMMENT/RESPONSE</b> |
|---------------------------|-------------------------|
|---------------------------|-------------------------|

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NONE

**II. RESPONSES TO DGEIS COMMENTS**  
**DGEIS - Introduction**

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| COMMENT<br>NUMBER | COMMENT/RESPONSE |
|-------------------|------------------|
|-------------------|------------------|

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NONE

## II. RESPONSES TO DGEIS COMMENTS

### DGEIS – Description of the Proposed Action

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| 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

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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

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**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**

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| <b>COMMENT<br/>NUMBER</b> | <b>COMMENT/RESPONSE</b> |
|---------------------------|-------------------------|
|                           | NONE                    |

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

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| <b>COMMENT<br/>NUMBER</b> | <b>COMMENT/RESPONSE</b> |
|---------------------------|-------------------------|
|                           | NONE                    |

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## II. RESPONSES TO DGEIS COMMENTS

### DGEIS – Fiscal/Economic

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| 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

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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

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**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

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| COMMENT NUMBER | COMMENT/RESPONSE   |
|----------------|--|
|                | <p style="text-align: center;"><b><u>INFRASTRUCTURE</u></b></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;"><b><u>SCHOOLS</u></b></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

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through 12<sup>th</sup> 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

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| 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**

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| <b>COMMENT<br/>NUMBER</b> | <b>COMMENT/RESPONSE</b> |
|---------------------------|-------------------------|
|                           | NONE                    |

**III. DGEIS COMMENTS**  
**Comment Letter List**

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## DGEIS COMMENT LETTER LIST

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

**III. DGEIS COMMENTS**  
**Comment Log**

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## COMMENT LOG

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| 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;<br>Fiscal/Economic |
| PH         | Bryan Jones  | PH117       | Fiscal/Economic                                 |
|            |  |             |   |

**III. DGEIS COMMENTS**  
**Comment Letters and Public Hearing Transcript**

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**III. DGEIS COMMENTS**  
**Comment Letters and Public Hearing Transcript**

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PUBLIC HEARING TRANSCRIPT

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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

10

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

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Henry Conyers, Trustee

24

Tanya Ford, Village Clerk

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Debra Urbano-DiSalvo, Village Attorney

REPORTED BY: AMANDA GORRONO, CLR

### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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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

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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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4

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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5

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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7

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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8

1 - Proceedings -

2 400 County Seat Drive, Mineola, New York 11501;  
3 Town of Hempstead, 1 Washington Street,  
4 Hempstead, New York 11550; Environmental Notice  
5 Bulletin, Room 538, 50 Wolf Road, Albany,  
6 New York 12233-1750.

7 By order of the Board of Trustees of  
8 the Incorporated Village of Hempstead, Wayne J.  
9 Hall, Sr., Mayor; Tanya L. Ford, Village Clerk  
10 CMC. Dated September 19, 2008. Date of  
11 notice, September 26, 2008.

12 MR. RYAN: Mr. Mayor, if I may just  
13 take a moment. It's our last chance to do so  
14 publicly. I just wanted to thank Tanya Ford  
15 for her years of service, that she has been an  
16 excellent member of the Hempstead family and  
17 wish her well in her new assignment.

18 Thank you.

19 MS. FORD: Thank you. Thank you.

20 MAYOR HALL: We want to give her a  
21 citation, probably at the next board meeting,  
22 which is 7:00 on Tuesday.

23 This public hearing is going to be  
24 conducted a little differently than the ones  
25 that we normally have. This is actually for



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#### Comment Letters and Public Hearing Transcript

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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



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## Comment Letters and Public Hearing Transcript

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2 build-out of what was being proposed in the  
3 downtown plan. So these are all maximum  
4 numbers that you may have had the opportunity  
5 to analyze in the plan. So whenever you do  
6 that with regard to an impact statement, you  
7 always look at what we call a worst-case  
8 scenario, what would occur if whatever is being  
9 proposed is built out.

10 If it did occur, it probably would  
11 occur over a period of 30 or 40 or 50 years,  
12 because that's what it takes actually for these  
13 activities to take place. So in the EIS, we  
14 analyze those impacts from the perspective of  
15 population, from the perspective of generation  
16 of school children, the perspective of traffic  
17 generation, on perspective of impacts on  
18 infrastructure, sewerage, water, streets,  
19 et cetera.

20 And so we basically lay out for the  
21 public what those potential impacts would be so  
22 that when the trustees consider adopting the  
23 plan, it will not be adopted in a vacuum, they  
24 will be adopting it on the basis of what would  
25 the impacts be if the plan were adopted. So



### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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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





### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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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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## Comment Letters and Public Hearing Transcript

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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 apartments and buildings are not sold, then  
3 they may be sold to the universities or the  
4 nonprofit colleges and universities who might  
5 want to use that as dormitories. And as we all  
6 know, those come off the tax roll. And it's a  
7 further tax on the residents of Hempstead.

**PH 101 (continued)**

8 Secondly, the environmental plan should  
9 also take into account that the sewer system is  
10 already outdated. And if so, then it seems  
11 impossible that these buildings could even come  
12 into this community at this time. Now, I'm not  
13 saying this like I'm against development. But  
14 the fact of the matter is, is that this is an  
15 antiquated sewer system built more than  
16 75 years ago. It was built to contain 30,000  
17 residents. We have now over 70,000 residents  
18 in this building -- in this village. And what  
19 they are proposing does not address that in  
20 terms of the whole village as a whole. The  
21 backup of the sewer system is real.

**PH 102**

22 Right before coming to this meeting, I  
23 witnessed a real estate agent trying to show  
24 apartment in a two-family house to perspective  
25 tenants. And when the real state agent took

### III. DGEIS COMMENTS

#### Comment Letters and Public Hearing Transcript

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22

1 - Proceedings -

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



### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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24

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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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### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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1 - Proceedings -

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.

### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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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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#### Comment Letters and Public Hearing Transcript

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- Proceedings -

blocks in the area, and then it shows the build out on page 12, that shows the townhouses, the apartment buildings, the parking. It doesn't really clearly show the parking lots, but they have to be in there somewhere. And the office building. And then the figures that I have were arrived at by analyzing these pages, that look like this -- that go block by block and indicate the number of stories for each residential building to be built, the number of stories of the townhouses, the number of stories of the retail, and the number of stories of the parking garages and retail. And that's it. So all of those categories, I added them up block by block and those were the figures that I came to add to the number of buildings that are that high and the number of parking lots, et cetera, for parking garages.

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 in white on this

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1 - Proceedings -

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

PH 106 (continued)

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### III. DGEIS COMMENTS

#### Comment Letters and Public Hearing Transcript

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1 - Proceedings -

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

### III. DGEIS COMMENTS

#### Comment Letters and Public Hearing Transcript

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1 - Proceedings -

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.

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.

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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PH 109



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## Comment Letters and Public Hearing Transcript

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

PH 110 (continued)

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.

PH 111

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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#### Comment Letters and Public Hearing Transcript

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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



### III. DGEIS COMMENTS

## Comment Letters and Public Hearing Transcript

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1 - Proceedings -

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

PH 112  
cont'd



### III. DGEIS COMMENTS

#### Comment Letters and Public Hearing Transcript

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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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1 - Proceedings -

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,

PH 114 (continued)

PH 115



### III. DGEIS COMMENTS

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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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#### Comment Letters and Public Hearing Transcript

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1 - Proceedings -

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

PH 117







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.