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MEETING
of the
PUBLIC SCOPING HEARING PURSUANT TO THE STATE ENVIRONMENTAL
QUALITY REVIEW ACT (SEQRA)

Theodore Roosevelt Executive &
Legislative Building
1550 Franklin Avenue
Mineola, New York

June 26, 2019

NASSAU COUNTY PLANNING COMMISSION:

- MARTY GLENNON, Chairperson, Presiding
- JEFFREY GREENFIELD, 1st Vice Chair
- LEONARD SHAPIRO, 2nd Vice Chair
- NEAL LEWIS, 3rd Vice Chair
- JEROME BLUE
- RICK SHAPER
- LISA WARREN

DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING:

- JOSEPH CUOMO
- MARTIN KATZ
- JAZLINE PAZ
- JOHN PERRAKIS
- MATTHEW SHEEN, Intern
- KENNETH ARNOLD, PE, Commissioner
- SEAN E. SALLIE, AICP, Deputy Commissioner



1 Proceedings

2 CHAIRMAN GLENNON: All right,
3 everyone, welcome to the public comment
4 meeting on the Willow View Estates and
5 Woodmere Golf Club.

6 I ask you all to rise for the Pledge
7 of Allegiance. And to lead us in the Pledge
8 of Allegiance is the mom of the latest NHL
9 draft star, her son Marshal Warren was just
10 drafted this weekend by the Minnesota Wilds.

11 (Applause.)

12 (Pledge of Allegiance recited.)

13 CHAIRMAN GLENNON: Roll call.

14 I have two elected officials signed
15 up to speak.

16 Are there any other elected officials
17 other than Legislator Kopel and Councilman
18 D'Esposito?

19 Anyone else? Because I'm going to
20 call on them first then.

21 VOICE: Why?

22 CHAIRMAN GLENNON: Marty, are we
23 going to do roll call?

24 MR. KATZ: Chairman Glennon?

25 CHAIRMAN GLENNON: Present.

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MR. KATZ: 1st Vice Chair Greenfield?

1ST VICE CHAIR GREENFIELD: Present.

MR. KATZ: 2nd Vice Chair Shapiro?

CHAIRMAN GLENNON: Excused.

MR. KATZ: 3rd Vice Chair Lewis?

3RD VICE CHAIR LEWIS: Present.

MR. KATZ: Commissioner Blue.

COMMISSIONER BLUE: Present.

MR. KATZ: Commissioner Ellerbe?

COMMISSIONER ELLERBE: Present.

MR. KATZ: Commissioner Shaper?

COMMISSIONER SHAPER: Present.

MR. KATZ: And Commissioner Warren?

COMMISSIONER WARREN: Present.

MR. KATZ: We have a quorum.

CHAIRMAN GLENNON: Okay. We have a quorum.

I just want to like -- personal privilege, thank the staff today for putting this together, they did a great job.

For those of you who have not gotten your speaker registration forms, they are going to be over there to my right, your left.

Joe has his hand up. I'm also going

1 Proceedings

2 to have Deputy Commissioner Sean Sallie
3 introduce his staff here, so if you have any
4 questions, you can speak to him.

5 The other thing we are going to do is
6 go through this very quickly. You see the
7 clock under here? Each person is going to get
8 three minutes to speak.

9 All right. This is a public comment
10 hearing only, all right. I'll read my
11 statement in a second, but I just want to
12 introduce the staff; Sean.

13 MR. SALLIE: So our staff here this
14 evening is available to answer any questions
15 you may have, whether you need a speaker
16 registration form or any question you have
17 regarding the hearing format this evening.

18 We will start in the front here, John
19 Perrakis.

20 Joe Cuomo is over by the speaker
21 forms.

22 Martin Katz.

23 And by -- in the front where you
24 walked in, we have Jazline Paz, and our intern
25 Matthew Sheen, again, available to answer any

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1 questions you have regarding tonight's format.

2 1st VICE CHAIR GREENFIELD: I want to
3 echo the Chairman's remarks with respect to
4 the staff.
5

6 We have a small, but hardy staff.
7 They did an outstanding job leading up to this
8 meeting, putting together all of the work and
9 you'll see some of it on the screen and they
10 will be evaluating the comments here tonight
11 and also all the paperwork that's required to
12 be filed in conjunction with this.

13 Also, I want to congratulate mom for
14 the great aliyah that her son got in an honor
15 to be drafted by the NHL from Long Island,
16 that's just terrific. He should only be on
17 the Islanders instead of the Wilds, but let's
18 get him traded.

19 CHAIRMAN GLENNON: Okay. So good
20 evening. My name is Marty Glennon. I'm the
21 Chairman of the Nassau County Planning
22 Commission.

23 The purpose of tonight's meeting is
24 conducted in an orderly fashion and the
25 purpose is just to scope the Draft

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2 Environmental Impact Study.

3 So we want to get everybody's
4 comments in. We have a stenographer here.
5 This record was open on May 30th and it will
6 stay open until July 16th. So if you go to
7 the county website, you will see you can still
8 submit public comments after tonight.

9 If you wish to speak tonight, the
10 speaker registration forms are over there and
11 I'm going to call the speakers generally in
12 order, except for the elected officials, who
13 have other agendas for this evening.

14 We want to get out of here quickly.
15 So -- and the county fire marshal's staff are
16 also present and will be monitoring the
17 chambers. If it gets overloaded, we are going
18 to do the overflow first and the ante room in
19 the back. After that we go upstairs to the
20 ceremonial room.

21 With that, I want to introduce the
22 rest of the commission. 1st Vice Chair, Jeff
23 Greenfield.

24 3rd Vice Chair, Neal Lewis.

25 Commissioner Jerome Blue.

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2 Commissioner Ron Ellerbe.

3 Commissioner Rick Shaper and
4 Commissioner Lisa Warren.5 Tonight's public hearing is being
6 conducted by the Nassau County Planning
7 Commission acting as the SEQRA lead agency to
8 receive comments on the draft scope of the
9 Draft Environmental Impact Statement or the
10 DEIS. Copies of the scope are also available
11 online.12 The project, which is the subject of
13 tonight's meeting, is called Willow View
14 Estates, development of the Woodmere Country
15 Club and Golf Course.16 The developers, WG Woodmere, LLC; LH
17 Barick, LLC, SG Barick, LLC are seeking
18 approval to subdivide 114 and a quarter acres
19 of the Woodmere Golf Country Club into 285
20 single family lots, located in the hamlet of
21 Woodmere, Town of Hempstead, Village of
22 Lawrence, Village of Woodsburgh.23 The subject property is also within
24 300 feet of the Village of Cedarhurst. The
25 scoping document is essentially the outline

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2 for the Draft Environmental Impact Study.

3 Tonight we are looking for public
4 input regarding the information and types of
5 analysis that should be included in the DEIS.

6 The scope will focus the DEIS on
7 potentially significant adverse impacts,
8 identifying mitigation messages and provide
9 reasonable alternatives to the proposed
10 action.

11 The adverse impacts will be addressed
12 in various sections of the draft DEIS as
13 follows: Physical alteration of land; surface
14 water, flood plains, storm water, ecology and
15 wetlands, esthetic resources, historic and
16 archeological resources, recreational
17 opportunities and open space, transportation,
18 energy, infrastructure, zoning, land use and
19 community character, noise, odor and lighting
20 and climate change.

21 We are not looking to resolve any
22 issues during this hearing. That will come at
23 a later date when the applicant reappears
24 before the planning commission in a hearing on
25 the DEIS.

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2 There will be plenty of additional
3 opportunity for public comment with the
4 release of the DEIS, which will contain
5 detailed maps, tables, technical analysis, et
6 cetera to fully describe the project, its
7 anticipated impacts, the measure in which the
8 applicant is proposing to mitigate those
9 impacts and alternatives.

10 All comments received tonight will be
11 taken into consideration and finalized in a
12 scoping document in which the DEIS will be
13 based.

14 In addition, please feel free to
15 submit written comments by letter or e-mail to
16 the contact person listed on our website.

17 The deadline for written comments is
18 the close of business on Monday, July 15th.

19 Okay. At this time, I want to call
20 the first speaker. Do we have the
21 registration? I'm going to start here.

22 Was there anyone else elected that
23 wanted to be heard other than Legislator Kopel
24 and Councilman D'Esposito?

25 VOICE: The Supervisor.

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2 CHAIRMAN GLENNON: Supervisor Gillen
3 is here.

4 Supervisor Gillen, why don't you kick
5 this off?

6 SUPERVISOR GILLEN: All right.

7 (Applause.)

8 CHAIRMAN GLENNON: Welcome.

9 SUPERVISOR GILLEN: Good evening,
10 ladies and gentlemen.

11 My name is Laura Gillen and I'm the
12 Supervisor of the Town of Hempstead.

13 I thank you for allowing me to speak
14 on behalf of my constituents in Lawrence,
15 Woodmere, Woodsburgh and Cedarhurst, many of
16 whom have very serious and legitimate concerns
17 about the impact that this proposed
18 subdivision will have on the character of
19 their community and on our environment.

20 At the outset, I submit that review
21 of this subdivision plan by the county
22 planning commission seems premature as the
23 town is currently engaged in two land view
24 studies for the Woodmere Golf Course site; an
25 engineering study and a planning study.

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2 Giving consideration for a
3 subdivision without the benefit of a complete
4 engineering and planning study, simply put,
5 deprives my constituents of the ability to
6 make an informed decision on a major quality
7 of life issue for them and for their
8 neighbors.

9 (Applause.)

10 SUPERVISOR GILLEN: Mistakes have
11 already been made in this process by not
12 engaging the community early on and this
13 misstep was seconded by a golf course survey
14 that was sent to several thousand residents
15 bordering the golf course.

16 This survey was crafted and sent out
17 without my input or my support.

18 Certain members of the town council
19 who represent the area decided to break away
20 from working with my office and as a result
21 have caused more harm than good.

22 While the councilmen may have claimed
23 that the survey was simply to elicit a
24 household's feedback on future development at
25 the site, the lack of information on how the

1 Proceedings

2 options put forward in this survey were
3 arrived at was panic-inducing and my office
4 received many, many calls from residents
5 asking one basic question; how did we get
6 here?

7 (Applause.)

8 SUPERVISOR GILLEN: The survey that
9 was sent to the community asked homeowners to
10 choose between either simply, 1; a proposed
11 rezoning of the Woodmere Golf Course by the
12 town or, 2; with the creation of a special
13 park district that would result in an
14 indeterminant tax on their residents.

15 After reading a copy of the survey, I
16 too was left frustrated and had more questions
17 than answers.

18 How were these two options
19 determined?

20 What is the feasibility of having a
21 park district?

22 What will the proposed new zoning
23 mean?

24 What could be the possible
25 environmental impacts of 285 new residences

1 Proceedings

2 built in a coastal flood zone if no change is
3 made?

4 Are there any other options?

5 The short answer is; we don't know
6 yet.

7 The special park district study is
8 still not complete, neither is the proposed
9 rezoning study. These two documents need to
10 be completed and contemplated before any
11 decision can be made.

12 The community and this commission
13 needs to be presented with all of this
14 information, that's both studies in a public
15 meeting before being asked to choose between
16 options that will have lasting effects on the
17 people living in this area, their family and
18 their taxes for years to come.

19 I urge the planning commission to
20 hold off on making any final decisions about
21 the scope of the DEIS and any further action
22 towards evaluating the subdivision until the
23 town has been able to take the necessary
24 steps.

25 In addition to the land use studies

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2 being done, the Woodmere site is also part of
3 a study area for the Army Corps of Engineers
4 in their back bay study and its importance as
5 a natural resource and storm surge barrier is
6 being evaluated by the army corps.

7 That study will not be done until
8 2020 and we believe this also should inform
9 any long-term land use or subdivision
10 proposals.

11 I would also like to explore with the
12 county the use of open space preservation
13 funds to see if there is an opportunity to
14 create a greenbelt to ensure and enhance the
15 quality of life for the residents who live in
16 this area.

17 (Applause.)

18 SUPERVISOR GILLEN: These very, very
19 important land use decisions affect home
20 values and how my constituents are taxed.

21 I firmly believe that democracy only
22 works when it's conducted transparently, out
23 in the open and with all information.

24 (Applause.)

25 SUPERVISOR GILLEN: I thank the

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2 commission for your consideration of my
3 comments and hope that together we can
4 determine the best outcome for this site.

5 Thank you.

6 (Applause.)

7 CHAIRMAN GLENNON: Thank you,
8 Supervisor.

9 Next we have is Legislator Howard
10 Kopel.

11 LEGISLATOR KOPEL: So it's kind of
12 strange to be standing down there, but I see
13 you left my chair open. But anyway, thank you
14 for affording me the opportunity as well as
15 all these people the opportunity to come and
16 express our feelings about what is a very
17 critical issue for all of us.

18 And I would note that due to the hour
19 and due to the date, there are probably many,
20 many more people who would be here if they
21 could and I would urge you to consider perhaps
22 holding yet another meeting for public
23 comment, but in the district, in the
24 neighborhood, so that more people can come if
25 they can.

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2 (Applause.)

3 CHAIRMAN GLENNON: Just let your
4 constituents know, the public record is going
5 to be held open until Monday, the 16th of
6 July, so they can still submit them.

7 LEGISLATOR KOPEL: Understood.
8 Understood.

9 Now, I represent a good part of this
10 area. I represented it for -- going on
11 10 years now.

12 So besides representing it and
13 knowing a lot of the people and knowing the
14 problems of the area, it happens that I live
15 in the area.

16 I've lived in the area for better
17 than three decades. I drive that way every
18 day, virtually every day. I've raised my
19 family there. I have grandchildren going to
20 school in the area. I have many, many friends
21 and neighbors.

22 And I'm not speaking to you merely as
23 a representative, but I'm speaking to you as a
24 resident, as someone who has benefited greatly
25 from living in the area and who loves the area

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2 and I want to see it kept the way it is. I
3 want to see it improved and not degraded.

4 (Applause.)

5 LEGISLATOR KOPEL: Now, I moved into
6 the neighborhood back in the 80's and there
7 has been some very, very significant change,
8 demographic and otherwise.

9 What we have now is an influx of
10 young people who raised large families, larger
11 than has been the historical past.

12 And what we have got because of that
13 is where we used to see a car per family,
14 sometimes two cars per family, now you are
15 seeing three cars and four cars per family and
16 more.

17 You are seeing many more school buses
18 than you used to see in the past and it's all
19 a wonderful thing.

20 We have got a terrific neighborhood
21 and it's very nice to see people moving in and
22 enjoying themselves and so forth, but there
23 are some effects of that.

24 There are not a lot of arteries going
25 east/west. Between West Broadway, which is

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2 not a complete thoroughfare, it ends part way
3 down and the water, the ocean, as a matter of
4 fact, Reynolds Channel, I should say, you've
5 got two streets, you've got Central Avenue,
6 which is a main commercial thoroughfare in the
7 area, it's not really suitable for people
8 traversing the neighborhood and trying to
9 travel east and west, and you've got Broadway.
10 Broadway is it.

11 Now, Broadway is one lane, I'm sure
12 you know, in each direction. One lane in each
13 direction. And you can't do anything about
14 it. It is what it is. You can't widen it
15 anymore because you've got homes on both sides
16 for the full length.

17 Now, when you go -- when you travel
18 down Broadway, let's just say in a typical
19 morning, and I do it every morning and I do it
20 every evening, you can't move when you come to
21 that area, because when you are approaching or
22 coming from the small commercial strip in
23 Woodmere, you've got very heavy traffic.

24 This morning I was backed up for
25 three or four blocks. It took quite a while

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2 to get passed Woodmere Boulevard.

3 Now, when you think of -- and when it
4 rains, it becomes worse. Then you have a
5 Friday afternoon or a pre-holiday afternoon
6 when people are preparing and going out and
7 shopping and doing their stuff, you really
8 can't move around there. And that's now.

9 Now, the thought of having an
10 additional 200 some-odd homes, 285 homes with
11 the attendant traffic, with the attendant air
12 pollution, with the attendant being unable to
13 move on that Broadway, which let's face it,
14 you can't really do anything about it and you
15 can do all the studies you want, there is
16 nothing more you can find. You are stuck over
17 there. It's a horrifying prospect. It's just
18 terrible.

19 (Applause.)

20 LEGISLATOR KOPEL: You are going to
21 have school buses getting stuck, children
22 getting late to school or they are going to
23 have to start a half hour early just to get to
24 school.

25 You don't want small children having

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2 to travel in the winter much earlier than they
3 already do now. It's a bad idea.

4 Imagine now if you are ill, you need
5 an ambulance. If your house is on fire, you
6 need a truck. You need something, you need
7 some first responders, the police, they can't
8 move either. They can't move either. Right
9 now it's hard for them.

10 Once again, if you increase the
11 congestion on Broadway and of course I don't
12 mean you, if the congestion on Broadway is
13 increased much more than it is now, we have
14 got a terrible situation and it's a public
15 health hazard and that's something that has to
16 be considered.

17 (Applause.)

18 LEGISLATOR KOPEL: The water
19 situation is something that I'm sure that the
20 commission is going to consider carefully.

21 When we had Sandy, you've got a lot
22 of flooding in the area.

23 Now, as you know, open areas tend to
24 absorb all of that water. If you are going to
25 pave a good deal of that area over, that water

1 Proceedings

2 has to go someplace and it's not going to go
3 anyplace good, I can promise.

4 You are going to have additional
5 flooding and it's going to impact the area.

6 You've got a new moratorium on
7 natural gas. We don't know how long that's
8 going to last, it could last a very long time.

9 The supplier is no longer willing to
10 open up any new homes or businesses or
11 anything for new natural gas installations,
12 which means that you are going to be relegated
13 to oil, which is going to cause significant
14 pollution and we don't need significant
15 pollution in that neighborhood.

16 (Applause.)

17 LEGISLATOR KOPEL: So what -- and the
18 last issue I'm going to mention as an issue is
19 open space.

20 The county has established, and the
21 various towns and so forth, have established
22 some parks and open space, but you don't have
23 a lot in southwest Nassau.

24 Most of the open space, if not all of
25 it, is on the northern part of the county.

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2 Any large parcel of open space that we lose is
3 a tragedy. We need to preserve this as open
4 space and that's just part of our suburban
5 environment.

6 We are going to turn this into part
7 of New York City if we go much further in
8 developing that kind of density.

9 (Applause.)

10 LEGISLATOR KOPEL: Now, the
11 developers will do studies and they are going
12 to come up with solutions, all kinds of
13 solutions, but everyone here, and I think I
14 can speak for most of the people here and a
15 lot of other people, know it's not going to
16 work.

17 You can come up with solutions you
18 are going to pump all the water away, but we
19 all know that pumps break down and we all know
20 that other mechanical problems happen and I
21 know in my position we get these complaints
22 every day and it's going to happen here as
23 well.

24 Traffic; there is no way to mitigate
25 this traffic, there is just no way.

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2 Broadway is, as I said, one way in
3 each direction. There is nothing to be done
4 there.

5 And if a traffic study is done, it
6 has to be done at the right time and I'm sure
7 you know that, it has to be done at the right
8 time of the day and the right day of the week
9 and so forth so that you can see what the real
10 effects of traffic is.

11 Now, I'm a realist, all right, and
12 I'm a businessman too and I know that you have
13 to do something, but let's be smart about it.
14 Let's be smart about it.

15 I have invited the developers
16 personally to sit down with me and sit down
17 with -- and I with the community and let's
18 work something out. Let's figure out
19 something smart for this area. Let's figure
20 out something that works, that the community
21 can accept and be happy with and that enhances
22 our community and not destroys it.

23 (Applause.)

24 LEGISLATOR KOPEL: I'm sorry to say
25 that I have not been taken up on that by the

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2 developers and that's really too bad. The
3 offer remains open. I urge this.

4 And I'll close by urging this
5 commission to take into account not only the
6 issues that I've mentioned, but the absolute
7 overwhelming and practically, I can tell you,
8 practically unanimous opposition by the entire
9 community to this development. And that's got
10 to count.

11 (Applause.)

12 LEGISLATOR KOPEL: And I also -- and
13 I urge the developers once again to come and
14 talk, because profits are important, I'm a
15 businessman, I understand that, but on the
16 other hand, so is preserving the needs and
17 character of a community in which they don't
18 live in and they don't understand and they
19 don't know and they are facing overwhelming
20 and they are facing, as I said, overwhelming
21 opposition. They should take that into
22 account. Thank you.

23 (Applause.)

24 CHAIRMAN GLENNON: Thank you,
25 Legislator Kopel.

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2 Town of Hempstead Councilman Anthony
3 D'Esposito.

4 COUNCILMAN ESPOSITO: Thank you very
5 much, Mr. Chairman, members of the planning
6 board. Thank you for giving us the
7 opportunity to speak here this evening.

8 I represent half of the Five Towns in
9 the Fourth Council District of the Town of
10 Hempstead and I will keep my remarks somewhat
11 brief as the Town of Hempstead is in
12 litigation with the developers of -- the
13 potential developers of this land.

14 The plan that you have before you is
15 something that down the road we may have to
16 meet and have a compromise, but as of right
17 now, it is a plan that is definitely too soon
18 to look at, too soon to decide on and it's a
19 plan that will have devastating effects on the
20 Five Towns' community.

21 (Applause.)

22 COUNCILMAN D'ESPOSITO: You've heard
23 it from my colleagues in government and you
24 will hear it from many of the community
25 members that are here this evening.

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2 Developing the Woodmere Club will
3 change the lives of thousands of residents in
4 the Five Towns.

5 The Woodmere Club, I'm sure many of
6 you have seen pictures or visited yourself, is
7 some of the most pristine land that we have in
8 the Town of Hempstead; water front, it's
9 beautiful.

10 And there is so much involved in this
11 plan; protecting our environment, protecting
12 our wildlife, but most important why we are
13 here tonight is to protect our residents and
14 protect our neighbors.

15 (Applause.)

16 COUNCILMAN D'ESPOSITO: There is no
17 way that the infrastructure in the Five Towns
18 can handle a project of this size.

19 I served as a chief in the Island
20 Park Fire Department. I'm a former New York
21 City detective.

22 As Legislator Kopel mentioned, this
23 would be a public safety nightmare.

24 (Applause.)

25 COUNCILMAN D'ESPOSITO: We all

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2 understand what is before you and we
3 understand that there are no decisions being
4 made tonight, but let's just be very clear in
5 understanding what a devastating affect the
6 proposal in front of you would have on these
7 communities.

8 And it's very simple. We have five
9 towns in the Town of Hempstead and we do not
10 need a sixth town.

11 Thank you very much.

12 (Applause.)

13 CHAIRMAN GLENNON: Thank you.

14 Are there any more elected officials
15 who want to be heard on this before we
16 continue on with the public comment?

17 Okay. Before we do so, Deputy
18 Commissioner Sean Sallie is going to run
19 through the process.

20 This is the first night in the
21 process, so I hope you can all see the flow
22 chart. Maybe we can turn that one around a
23 little bit so everybody can see it in the
24 audience.

25 Can everybody see the flow charts up

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2 on your screens?

3 VOICE: It's too small.

4 CHAIRMAN GLENNON: Well, Sean will
5 walk you through it; okay.

6 Thank you, Sean.

7 DEPUTY COMMISSIONER SALLIE: Thank
8 you, Chairman.

9 This flow chart we will actually put
10 on our website. I apologize that it's small
11 and tough to read, but essentially as the
12 chairman said, this is the beginning of the
13 environmental review process.

14 We are at the scoping comment hearing
15 at this time. There will be multiple
16 opportunities for public input, public comment
17 again, beginning tonight and then moving
18 forward as the environmental impact statement
19 is prepared.

20 If it is then accepted by the
21 Commission at some point and then put out for
22 public review, that will be on our website.

23 There will be another hearing and
24 public input session, much like we are
25 undertaking this evening. And then there are

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2 a lot of jurisdictional sort of players or
3 entities that have an approval stake in this
4 application and so the environmental findings
5 essentially need to be reviewed and accepted
6 by the municipalities that are involved in
7 this application.

8 So the Nassau County Planning
9 Commission, the Village of Woodsburgh, the
10 Village of Lawrence and the Village of
11 Cedarhurst.

12 So that brings us to the bottom row
13 of required approvals and you have the
14 villages, you have the Town of Hempstead with
15 regard to zoning and any dedication that is
16 proposed.

17 You have the Nassau County Department
18 of Public Works, the agency needs to approve
19 the design. That's storm water; traffic,
20 sanitary.

21 And you have the Nassau County
22 Department of Health, they oversee the
23 environmental quality, but also water supply.

24 And then you have the New York State
25 Department of Environmental Conservation.

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2 Some of this property is within the title
3 wetlands. And so again, all of these agencies
4 need to opine and have jurisdiction over the
5 process.

6 I thought this diagram or this flow
7 chart can help with just illustrating the
8 steps in the process.

9 Wherever you see those red little
10 people icons is the opportunity for public
11 comment like, again, what we are doing this
12 evening.

13 This is a general flow chart and
14 we'll expand it as more information is
15 available.

16 So this is not very fluid, but as far
17 as just kind of mapping out the overall
18 process, we think this is a benefit to the
19 community so that everybody can sort of
20 understand the overall subdivision review
21 process.

22 Chairman?

23 CHAIRMAN GLENNON: Again, I just want
24 to thank the staff.

25 I asked kind of late in the day

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2 today, because we knew we were going to have a
3 crowd, if we can give an overview and do it in
4 a flow chart format, and they were able to do
5 that along with everything else they had to
6 get done and ready for tonight. So I want to
7 commend them for their work on this.

8 1ST VICE CHAIR GREENFIELD: Sean, did
9 you give a copy to the reporter for the Herald
10 that's here so he can put it in the paper up
11 front, because I think you did a good job and
12 it should be reproduced in the paper for those
13 that are here and those that are not here?

14 DEPUTY COMMISSIONER SALLIE: We will
15 certainly provide it.

16 CHAIRMAN GLENNON: Okay.

17 I do have a late entry on the public
18 speaker. We have Ron Goldman, who is the
19 Village Administrator, who wants to speak on
20 behalf of Mayor Alex Edelman.

21 MR. GOLDMAN: Good evening, members
22 of the commission.

23 I just want to thank you on behalf of
24 the Village of Lawrence for the opportunity to
25 speak to you, because this is a matter that is

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1
2 obvious from political individuals, elected
3 officials and regular civilians that matters a
4 great deal to the people who actually have to
5 live, not only in this area, but with this
6 area.

7 On behalf of Mayor Edelman, I'm here
8 to speak. He could not make it tonight, but
9 he's asked that I articulate the opposition to
10 the program by the Village of Lawrence, not
11 because we don't want growth, but because we
12 encourage natural growth and this is not a
13 natural growth.

14 (Applause.)

15 MR. GOLDMAN: This is an entity that
16 provided the community with a wonderful
17 resource that suddenly now has been turned
18 into something that no one who ever moved into
19 the community ever anticipated and now that we
20 are in the community, we really don't want it.

21 (Applause.)

22 MR. GOLDMAN: For all of the reasons
23 cited, for all of the reasons the Village
24 cited in its report, I congratulate Mr.
25 Sallie, we worked with him on many, many

1 Proceedings

2 occasions, he's a wonderful, wonderful public
3 servant.

4 And we provided him with materials
5 that we believe will convince you that the
6 study thus far is sadly somewhat inadequate.

7 You are going to hear from people
8 other than myself as to all the things that
9 were missed in the report that you are
10 considering and we would ask that you really
11 expand it; the invitation to come and visit
12 with us.

13 We have a wonderful country club and
14 a wonderful village hall and a wonderful
15 community and you are all invited to the
16 Village of Lawrence to come visit us. Just
17 don't come when the traffic is bad.

18 And we certainly don't want you to
19 come when the traffic is worse and we
20 certainly would ask you -- not just the
21 traffic, we are not a bunch of spoiled brats,
22 though some people may want to articulate that
23 and say that's why we are opposing it.

24 We are a bunch of people who care
25 about one another, care about the community

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1
2 and the extended communities throughout the
3 Five Towns, that this will be a detriment to
4 for reasons of environment; for reasons of
5 safety, for reasons of personal pleasure to
6 live in a community that will be severely
7 damaged by this program as it's being
8 proposed.

9 So I would respectfully ask that you
10 please listen to us today, listen to what we
11 sent you and please come and see it for
12 yourselves. And if you want to live with the
13 300 or so houses, then God bless you, but we
14 certainly don't want to.

15 Thank you on behalf of Mayor Edelman.

16 (Applause.)

17 1ST VICE CHAIR GREENFIELD: Thank
18 you, Mr. Goldman.

19 CHAIRMAN GLENNON: All right. So now
20 we are going to get into the public comment
21 portion of tonight's hearing.

22 I'm going to ask that everyone listen
23 to what the People say before you so we don't
24 have repetition or excessive repetition, I
25 should say.

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2 If there is something that you wanted
3 to say and you have to leave, remember you can
4 submit these things online at the county
5 website.

6 So everybody, I have the speakers
7 lined up to speak already. If you haven't
8 signed one of these forms, staff right up
9 here, get a speaker form.

10 We are going to call you in the order
11 in which we get them and we are going to ask
12 everyone to keep their comments to three
13 minutes.

14 The first speaker I have is Ephram
15 Garber.

16 Did I say that right?

17 MR. GARBER: Thank you. I just want
18 to bring up one point.

19 CHAIRMAN GLENNON: Before you get
20 started, I should also say to all the speakers
21 when you come up, please give your name and
22 address for the record.

23 MR. GARBER: Ephram Garber, 5 Iris
24 Street, Cedarhurst, a half block from the golf
25 course.

1 Proceedings

2 No one's mentioned storm evacuation.
3 Have you ever tried to evacuate Rockaway
4 Turnpike on a normal day?

5 Can you imagine if you get an influx
6 from far Rockaway? From Hewlett? From
7 Woodmere? From somewhere down Lynbrook trying
8 to get up Rockaway Turnpike to a shelter; I
9 don't think it's going to happen.

10 That's it.

11 (Applause.)

12 CHAIRMAN GLENNON: Thank you.

13 Peter Gollon. Is that correct?

14 MR. GOLLON: Good evening.

15 My name is Peter Gollon, 15 Eleanor
16 Place in Huntington.

17 I'm a trustee of the Long Island
18 Power Authority, LIPA. Although I'm speaking
19 for myself as an individual rather than for
20 the authority.

21 Everything I say is, in fact,
22 consistent with LIPA policies. I'm not going
23 to speak about the local impact, but the wider
24 impact of this project.

25 We are living in a time when it's

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2 obvious to everyone that human activity, in
3 particular combustion of fossil fuels; such as
4 coal, oil and natural gas are contributing to
5 climate change. And the effects of those
6 climate change, such as stronger hurricanes,
7 more intense rain storms, rising average
8 temperature are obvious to all here.

9 In order to limit the degree of human
10 cause of climate change, we have to reduce, or
11 if not eliminate the factors which drive that
12 climate change.

13 This is recognized by the recently
14 enacted New York State Climate Leadership and
15 Community Protection Act, which has a near
16 term goal of retaining a 50 percent reduction
17 in emitted greenhouse gasses by the year 2030.
18 That's just 11 years from now.

19 The specifics of the design and
20 construction of these homes or any homes that
21 could be built here could profoundly impact
22 the net environment negatively and accelerate
23 climate change.

24 And for that reason it must be
25 considered in the SEQRA process.

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2 The traditional way of building
3 single family homes on Long Island is to build
4 them so they barely meet existing energy
5 codes, are heated with fossil fuels in the
6 form of oil or natural gas.

7 Such a house is a net consumer of
8 energy and a leader of climate change and
9 greenhouse gases.

10 Gasses will be carbon dioxide from
11 combustion and may be the leakage of natural
12 gas, methane from the way out of the well to
13 the home through various pipelines.

14 Any rational environmental review
15 would not permit such homes to be constructed
16 at the scale that they are proposed here.

17 New homes built today must have a
18 zero direct impact on climate change.
19 Insulation and airtightness must be better
20 than conventional so that they need much less
21 energy to heat them and cool them.

22 Heating and cooling must be fully
23 electrified using heat pumps that are several
24 times more efficient than traditional methods.

25 As such, they will not emit any

1 Proceedings

2 climate change in greenhouse gasses and their
3 electricity must be generated locally through
4 rooftops solely.

5 And this is not science fiction. In
6 fact, the United Way has constructed just such
7 a house in East Patchogue and I will include
8 other examples in my written testimony.

9 The most efficient way to heat and
10 cool new construction is with ground source
11 heat pumps moving heat just the way your
12 refrigerator does, from its inside to its
13 outside, warming your kitchen in the process.

14 Ground source heat pumps take some of
15 the heat from the ground, which is a constant
16 temperature of maybe 55 degrees and move it
17 into the house, 20 degrees warmer.

18 For cooling, you reverse the process,
19 taking the heat from inside the house at maybe
20 70 degrees and move it to the cooler
21 environment of the earth, which is far easier
22 to do than moving the same amount of heat to
23 the outside, a hotter temperature of 90
24 degrees.

25 Give me one minute.

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2 To reduce construction costs, a
3 number of homes can be connected to a common
4 inground cooling loop, which is exactly what
5 National Grid did in Riverhead, who have
6 pioneered such a demonstration.

7 In summary, the DEIS scope must
8 include the anticipated greenhouse gas
9 emissions resulting from the occupation of
10 these homes and any significant emissions
11 should result in a disapproval of the project.

12 Time for doing things the old way is
13 long passed if we are going to successfully
14 face the challenge of climate change
15 confronting our communities, our island and
16 our only planet.

17 Thank you.

18 (Applause.)

19 CHAIRMAN GLENNON: Thank you.

20 Maria Joseph.

21 A VOICE: Mario.

22 CHAIRMAN GLENNON: Mario, I'm sorry,
23 it looked like an "A."

24 MR. JOSEPH: Thank you so much.

25 CHAIRMAN GLENNON: Name and address

1 Proceedings

2 just for the record, please.

3 MR. JOSEPH: Mario Joseph, 80 Meadow
4 Drive, Woodsburgh, New York.

5 I have the distinction, I guess, of
6 being here as a co-president of Five Towns
7 Civic Association.

8 (Applause.)

9 MR. JOSEPH: And maybe more
10 importantly, and let me phrase that,
11 definitely more importantly, as a resident of
12 the Five Towns and also as a father of three
13 kids.

14 Documents tend to be very flat and so
15 I applaud and I really do appreciate giving
16 everybody an opportunity in the neighborhood
17 to come and speak, but beyond what we say here
18 on social media and on the internet, people
19 have uploaded videos so that you can
20 understand and you can really appreciate what
21 it means when people talk about the arteries
22 of traffic.

23 So it's not just Broadway. It's not
24 just Central, it's not just Peninsula
25 Boulevard. It's the little streets that feed

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1
2 them.

3 Each one of those streets represents
4 a meaningful community, if you will, with
5 homes and families on them.

6 If you are unlucky enough to be stuck
7 on one of the tree streets, for example,
8 trying to make a left or a right turn on to
9 one of these so called arteries, well, you are
10 not going to feel so lucky.

11 Now, going one step further, you can
12 watch those videos, but if you don't live in
13 that community, if you don't live specifically
14 in the Five Towns, you are not going to fully
15 appreciate what it feels like as a parent, in
16 my case, of a child with a peanut allergy, to
17 realize that that traffic isn't just an
18 inconvenience, it's a danger.

19 I want to be clear: If my child eats
20 something which she shouldn't eat, we need to
21 get her to the hospital, otherwise she will
22 die.

23 That's a pretty serious statement.
24 It's not being dramatic; it's reality.

25 And by the same token, there are

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1
2 people here and there are people that perhaps
3 couldn't be here, one of the two plus thousand
4 people that signed the online petition with
5 elderly family members.

6 Elderly family members have to get to
7 the hospital, whether it's EMS, Hatzolah,
8 police.

9 First responders are going to have
10 the very same problem that we all have,
11 getting down those arteries and getting from
12 the side streets to the arteries and getting
13 from the arteries to the side streets, because
14 again, people live on those side streets.

15 I guess I should also add, I live
16 across from the golf course, so I got to see
17 firsthand what it means to be flooded. And I
18 don't just mean a little bit of water, I mean
19 waves, literally waves hitting the side of my
20 house.

21 And as a result, I pay for flood
22 insurance. My next door neighbors also pay
23 for flood insurance, but they weren't
24 grandfathered in.

25 They pay hundreds of thousands more

1 Proceedings

2 than they have to, but that, in fact, also in
3 turn impacts the value of homes.

4 Who is going to be moving in? What
5 kind of insurance are they are going to be
6 paying for?

7 Just to summarize quickly, let me
8 state that the scoping document is rather
9 lengthy and it's rich in detail and it might
10 be appropriate to extend the time for people
11 to comment on it.

12 I understand there is a July 15th
13 deadline. I'd respectfully request maybe more
14 time for the community to respond. It really
15 is a rich document and given what's at stake,
16 it might be appropriate for more time.

17 CHAIRMAN GLENNON: Thank you.

18 (Applause.)

19 CHAIRMAN GLENNON: Burton Weinstein.

20 Burton?

21 Anybody know Burton?

22 A VOICE: He left.

23 CHAIRMAN GLENNON: He left; okay.

24 Dean Blumenthal?

25 DEAN BLUMENTHAL: Good evening. Dean

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1
2 Blumenthal, 501 Broadway.

3 I live at the corner of Broadway and
4 Briarwood and at that intersection, for the
5 17 years I've been there, I can probably count
6 17 car accidents.

7 That has nothing to do with anything
8 in the future, except for the fact that we are
9 talking about more traffic. And more
10 traffic -- more people going on my grass in
11 front of my house to circle around the car,
12 making a left on to Cedarhurst Avenue.

13 It's a problem now, it's going to be
14 a bigger problem later.

15 I have to deal with traffic every
16 Friday. I can't get in and out of my
17 driveway. There's cars backed up on to
18 Briarwood. There are cars backed up on to
19 Cedarhurst Avenue.

20 I don't think anyone considered what
21 this means traffic-wise. And if they say they
22 do, I'd like to see those reports, because
23 it's fraud.

24 (Applause.)

25 MR. BLUMENTHAL: Traffic alone and

1 Proceedings

2 the emergency escape paths that we have are
3 not adequate and this will only exacerbate the
4 problem.

5 This is a foolish idea and it's only
6 because some people are looking for money and
7 that's not the way to build a community.

8 (Applause.)

9 MR. BLUMENTHAL: It's not acceptable
10 and we will review who and why and what and
11 everything that goes on here. This is not
12 acceptable to even think about this. This is
13 so foolish because you guys haven't done the
14 proper reporting, as our town supervisor said
15 earlier.

16 So it's just -- that's my story.
17 It's just not acceptable to even think about.
18 I can't even believe you are thinking about
19 285 houses.

20 One more thing: I went on Google and
21 I said, "What's the average number of car
22 trips per house?"

23 And in the United States it's 10
24 trips per house. Here's the documentation
25 from Google, you can go there and look.

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2 So that means we are talking about
3 2,850 car trips every single day; it's absurd.
4 I don't know if you guys even know these
5 statistics. 2,850, you are going to have
6 three little feet of roads, one thousand cars
7 per road going into this unit? It's
8 stupidity.

9 So if you guys want to listen and go
10 about putting in stupidity, good luck to you,
11 but don't expect us to ever vote for any of
12 these people again.

13 (Applause.)

14 MR. BLUMENTHAL: This would be a
15 travesty of justice.

16 CHAIRMAN GLENNON: Thank you.

17 MR. BLUMENTHAL: Thank you.

18 CHAIRMAN GLENNON: I had seen
19 Legislator Denise Ford walk in. Is she still
20 here? Did she want to speak?

21 Legislator Ford, do you want to speak
22 now or do you want to wait?

23 LEGISLATOR FORD: I'm ready.

24 CHAIRMAN GLENNON: All right.

25 (Applause.)

Proceedings

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2 LEGISLATOR FORD: Good evening, I'm
3 Legislator Ford and I apologize for being
4 late, I was not aware of the meeting and as
5 you can tell, I still have my beach shoes on
6 and I apologize, but I am here because I am in
7 complete opposition to any subdivision, any
8 developing of this property.

9 (Applause.)

10 LEGISLATOR FORD: It is a beautiful
11 acreage that many houses live adjacent to it
12 and I know that speaker after speaker
13 talked -- has spoken about the issue of the
14 traffic.

15 And I have to say that that is
16 something that is very, very significant and
17 must be considered, especially when there are
18 very few main roads that the People can travel
19 on.

20 There are times when you can have, on
21 a 3:00 on a Friday afternoon, it's going to
22 take you about an hour just to get down
23 Broadway.

24 When I think about what they want to
25 do and build within it, you know, my husband

1 Proceedings

2 was a firefighter, so I know the challenges
3 that these emergency responders have to face.

4 And, you know, here in Woodmere and
5 in the Five Towns, it shouldn't take fire
6 engines more than a few seconds to be able to
7 get to their destination.

8 And I firmly believe that if you
9 actually take a look at this and what is being
10 proposed that it will cause a lot of problems,
11 especially for police and firemen that are
12 responding to any type of emergency calls.

13 When I think about the water, I am on
14 this water commission that we are taking a
15 look at the status of the water here in Nassau
16 and Suffolk County and we have problems. We
17 have definite, definite problems.

18 We don't need to add any more big
19 development because it's going to impact the
20 water quality, the amount of water that we
21 have.

22 (Applause.)

23 LEGISLATOR FORD: You know, this is
24 something -- and everybody will be hearing
25 about this soon enough.

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2 When I think about -- even when I --
3 even for the residents, many of them moved
4 into this community. When you look at this
5 area, it's absolutely beautiful; tree-lined
6 streets, you know, grass on your front lawn,
7 you have just that really homey country type
8 of feeling, it's very suburban and we don't
9 need to change that into an urban type of
10 area.

11 (Applause.)

12 LEGISLATOR FORD: And I feel that by
13 moving this and allowing this development to
14 go on will just have a negative, negative
15 impact on this community.

16 I ask you -- I live in the city of
17 Long Beach, I've seen what over-development
18 can do to a community. We suffer because of
19 it.

20 I believe in smart development. In
21 this case the smart development would be, keep
22 it the way that it is, let these people enjoy
23 this.

24 Please, do not allow this to go
25 through.

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2 CHAIRMAN GLENNON: Thank you,
3 Legislator Ford.

4 I have Village Trustee for
5 Cedarhurst, Ari Brown.

6 MR. BROWN: Good evening, Commissioners,
7 Chairman.

8 Forgive me if I'm reading my
9 credentials as if they have any importance,
10 but, in fact, in this case, they are.

11 I've been in the construction
12 business for nearly 40 years. As the former
13 vice chair of the Town of Hempstead IDA and
14 Town of Hempstead local development
15 corporation, I've seen the largest projects in
16 Nassau County developed through my board in
17 different capacities, whether they are all the
18 transit or development projects, all the
19 university projects, I understand the impact
20 large scale projects can have on a community,
21 good and bad.

22 I currently sit for the last 18
23 years, 19 years as a trustee in the Village of
24 Cedarhurst, we have our own planning board,
25 but it is my participation as the current

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2 chair of our architectural review board and a
3 20-year member -- board member of our business
4 improvement district of Cedarhurst that I
5 think has the most impact on what I'm about to
6 say.

7 Cedarhurst is the prominent shopping
8 district of the south shore on Long Island.
9 We are it. I have less than 3 percent
10 vacancies on my 283 stores. We have a good
11 problem, we are very, very busy.

12 I have 2006 meters. I have a major
13 double-parking issue. It's a good problem,
14 that's why our taxes are probably the cheapest
15 in the county, because we do a tremendous
16 revenue.

17 My position with my board has always
18 been more parking. I don't have enough
19 parking. I, myself can't drive down my own
20 Central Avenue on a Friday or a Sunday.

21 (Applause.)

22 MR. BROWN: It's a good problem.
23 It's a great problem for my residents. I just
24 can't handle any more cars down my street.
25 And we are it.

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2 Everybody comes to the Five Towns
3 because of Cedarhurst, because of our shopping
4 district, because of the concerts we have in
5 the park, because of all the services we have.

6 We had thousands of people at our
7 Tuesday night concerts during the summer. I
8 get tens of thousands of people at my midnight
9 madness event and my sidewalk sales.

10 I can't even imagine what's going to
11 happen with a couple hundred more homes; 800,
12 1,000 more people, hundreds and hundreds and
13 hundreds of cars. You can't drive down
14 Broadway now and it's going to affect my
15 residents as well as the other residents in
16 the Five Towns.

17 Tomorrow I have my architectural
18 review meeting and we are going to look at
19 every single sign and every single applicant
20 and at where they are going to park their cars
21 and that's what we do.

22 A situation like this that's going to
23 happen in the Five Towns will be devastating.
24 It's something that we can't possibly handle
25 in any way, shape or form.

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2 I thank you for your time. Please
3 give this some extra consideration.

4 Thank you.

5 (Applause.)

6 CHAIRMAN GLENNON: Thank you.

7 Rena Saffra?

8 MS. SAFFRA: Thank you.

9 Rena Saffra, 13 Iris Street,
10 Cedarhurst, New York.

11 I did sign a four-page petition
12 letter and I think it's pretty comprehensive
13 and it goes through a lot of these scoping
14 documents, but I also wanted to add to that,
15 number 1; I wanted to add to second what Mario
16 had asked for, if we can have an extension of
17 maybe 60 days for people to do public
18 comments, this is a very comprehensive
19 document.

20 This is not great timing of the year.
21 The summer is beginning. People are sort of
22 in summer mode. If you would please consider
23 extending the time for public comment, we
24 would appreciate that.

25 (Applause.)

Proceedings

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2 MS. SAFFRA: I'd like to find out
3 also if the transcript of tonight's meeting
4 will be posted on the website or if we have to
5 do a FOIL request to get that?

6 CHAIRMAN GLENNON: It will be on the
7 website. As soon as we get it, we will post
8 it.

9 MS. SAFFRA: Okay. And in the items
10 you have there before, are we going to get a
11 chance to see the reports from all the
12 agencies involved; the EPA and the Army Corps
13 of Engineers?

14 Are we going to get to see all the
15 reports that those committees submit as a
16 result of the --

17 CHAIRMAN GLENNON: It's public
18 record.

19 MS. SAFFRA: Okay. I also just
20 wanted to say --

21 1st VICE CHAIR GREENFIELD: Excuse
22 me, Sean, are those going to be posted on the
23 website also or should they be?

24 DEPUTY COMMISSIONER SALLIE: I mean,
25 we can certainly do that.

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2 All of those documents will be made
3 part of the subdivision file, that is part of
4 the public record, but we can see how to best
5 provide that information easily to the public.

6 MS. SAFFRA: Thank you.

7 1st VICE CHAIR GREENFIELD: I would
8 be in favor of them being posted on the
9 website, if counsel clears them to be posted.

10 CHAIRMAN GLENNON: We want to make as
11 much as possible public.

12 MS. SAFFRA: Thank you.

13 I do want to let you know that we
14 reached out to the South Shore Audubon Society
15 and I don't know if they responded to you yet,
16 but they did respond to us and I know that
17 everyone's been talking about traffic and all
18 the local issues and I think there's something
19 much, much bigger going on here.

20 And I will just read to you what they
21 said regarding your scoping documents.

22 "The scope treats surface water, but
23 not groundwater. The development site sits on
24 top of soiled source aquifers for Long Island
25 and the project threatens to pollute the

1 Proceedings

2 drinking water for 3 million people."

3 "Long Island already faces a water
4 shortage from droughts and heavy usage and the
5 aquifers in southwestern Long Island show
6 evidence of salt water intrusion as the water
7 table drops."

8 "Willow View Estates would increase
9 demands on a shrinking water supply and could
10 exacerbate salt water intrusion and shift
11 contaminants in the groundwater."

12 These issues need to be assessed for
13 the DEIS. It is one of the things inside your
14 scoping documents and I would appreciate it if
15 you added that to the scoping document.

16 Thank you.

17 (Applause.)

18 CHAIRMAN GLENNON: Thank you.

19 It looks like Morris Berad?

20 A VOICE: I'll submit it in writing.

21 CHAIRMAN GLENNON: You'll submit it
22 in writing?

23 Thank you.

24 Isaac filler? Name and address,
25 please.

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2 MR. FULLER: Isaac Fuller. I live at
3 2 Prospect Avenue.

4 My home is literally adjacent to the
5 golf course. The golf course is a dead-end on
6 Prospect Avenue. I live on Prospect Avenue.
7 My house is here, the golf course is here.

8 Every single morning I endeavor to
9 take my son to school at 8:00. He goes to the
10 HALB Early Child Development School. From my
11 house to HALB is 2.2 miles, maybe less.

12 If I leave the house at 8, I get to
13 his school at 8:25. That means I'm taking a
14 25 minute commute to take my son 2 miles to
15 school.

16 That means you are competing with
17 people going to the bagel stores, to gas
18 stations, coffee shops and everything else to
19 get your kid to school. Another 1,000 people
20 would be awful.

21 Besides for that, yesterday there was
22 an accident in front of my house. Now, where
23 I am on Prospect Avenue, not just is it one
24 lane, it's one tiny lane.

25 That means that there is no way for

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1
2 anyone to go around anyone else, unless they
3 are putting themselves or other passengers or
4 other cars in danger, because it's so narrow
5 that if you go around it, you are going to hit
6 the fence to the golf course or end up on
7 someone's lawn.

8 Yesterday someone ended up on my
9 lawn, two feet away from my fence. There is
10 no shoulder, there's no safety, there's no way
11 to get around anyone.

12 So anyone trying to make a left turn
13 with 1,000 cars that are in a line, you are
14 going to wait until that person gets a chance
15 to make a left turn and the traffic is
16 literally unbearable.

17 So while everyone says that it's bad,
18 I can tell you how terrible it really is.

19 The other thing that I think is -- I
20 want to just address -- give me one second
21 here, I wrote it down.

22 There is a lake in front of my house
23 every time it rains. Now, me and my wife
24 joke that we have lakefront property and it's
25 cute when we have pillow talk, but I will tell

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2 you that the water in front of my house goes
3 above the sidewalk.

4 I have videos, I have pictures of it.
5 It's not that it's bad, it's that it can take
6 almost a day for the water sitting in front of
7 our house to subside. And that is because
8 there is no open air, there's no open land to
9 absorb it.

10 There is this much room on Broadway.
11 And here's the golf course and here's homes on
12 every side of it for it to go.

13 I think this will be an awful, awful
14 idea. Thank you.

15 (Applause.)

16 CHAIRMAN GLENNON: Thank you.

17 Jacklyn, how are you doing? You
18 don't need a break?

19 Okay. Jacklyn Lisi is our
20 stenographer tonight, so go easy on her.

21 Blanche Lerer?

22 MS. LERER: My name is Blanche Lerer.
23 I live at 2 Wedgewood Place, Lawrence, New
24 York.

25 To the officers of the Town of

1 Proceedings

2 Hempstead and to the real estate developers
3 that don't reside in the Five Towns and do not
4 experience the traffic and the disaster
5 throughout the town each day from early
6 morning with the school buses, the gardeners,
7 the trucks in addition to the early traffic
8 and the evening traffic. I am living in the
9 Five Towns since 1965. The quality of life
10 was beautiful then. You were able to get from
11 Lawrence to Hewlett in minute's time.

12 Our neighborhood has changed and
13 increased in population. Not for the reason
14 of more housing, but rather for the larger
15 families who have had enlarged their homes and
16 added more cars to their driveways and more
17 cars on the streets.

18 Parking has become a disaster. Come
19 and shop here and you will see the reality of
20 life in the Five Towns.

21 Now you are planning to allow 300 new
22 homes to congest us even more with at least
23 600 added cars in our narrow single lane roads
24 from Hewlett through Woodmere. It is not a
25 joy ride.

1 Proceedings

2 I am in the real estate sales and if
3 you think that 60 by 100 homes will satisfy
4 and be sufficient for our new homeowners
5 coming to town, that is not true.

6 Our customers want homes and come and
7 drive by to the desired sized homes that they
8 have built.

9 In addition, God forbid for a local
10 funeral, Riverside Boulevard Funeral Parlor,
11 you must allow at least an hour to arrive on
12 time.

13 Rumor has it that a new funeral
14 parlor is coming to Broadway -- on Broadway,
15 which was formerly a church, the narrowest
16 street in Woodmere; single-lane.

17 More housing will cause extreme
18 flooding due to the lack of green grass to be
19 absorbed, the heavy rains that we have
20 experienced in the past few months.

21 Many streets in Lawrence have water
22 problems already due to the enlarged homes
23 that exist, lack of infrastructure, postal
24 service. We get everybody's mail but our own.
25 Police protection, fire department and

1 Proceedings

2 ambulance service. The case of ground water,
3 lack of money by the water department,
4 American Water, to correct that problem.

5 Who will pay for the new pipelines if
6 there are no funds to replace the old ones?

7 And as for real estate value, there
8 are houses coming on the market now for fear
9 of the future.

10 And if God forbid we have to evacuate
11 in any emergency, life in the Five Towns is
12 over.

13 CHAIRMAN GLENNON: Thank you.

14 (Applause.)

15 CHAIRMAN GLENNON: Paris Popack?
16 Lawrence Civic Association.

17 Paris?

18 Name and address, please.

19 MS. POPACK: My name is Paris Popack.
20 371 Kenridge Road in Lawrence, New York.

21 I'm here on behalf of the Lawrence
22 Civic Association of which I'm the president.

23 I want to articulate our complete
24 opposition to this threat to the primarily,
25 the safety and the quality of residents, not

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1
2 just Lawrence, but of the residents of the
3 entire Five Towns and I believe it's beyond
4 the Five Towns.

5 I believe it will extend into
6 Lynbrook. And going up Rockaway Turnpike is a
7 nightmare, an absolute nightmare.

8 (Applause.)

9 MS. POPACK: So we moved to the
10 neighborhood for a certain lifestyle and it is
11 going to be ruined, as Ron Goldman, the
12 Village of Lawrence Administrator said, it is
13 unnatural growth.

14 We did not anticipate this and it's
15 being imposed upon us to great detriment. We
16 beg you to concern yourselves with traffic,
17 the real traffic. We need you to do a more
18 extensive study, as they involve the entire
19 Rockaway Turnpike through Hewlett.

20 (Applause.)

21 MS. POPACK: Currently it's not
22 proposed to do that study.

23 What used to take minutes, as Blanche
24 has just described to you, takes an hour. An
25 hour to get from Lawrence to Hewlett.

1 Proceedings

2 And our Five Towns is a vibrant area,
3 it has a lot to offer for us and our children
4 and we want to use all that's available to us
5 and now we have to consider, can I really give
6 up that hour to take my daughter into Hewlett
7 for that class and can she go to her friend's
8 house?

9 It's really an imposition to redirect
10 our lives taking an hour from one end to
11 another.

12 As you heard, there is a lot of other
13 issues that need to be raised. The loss of
14 open space. The green space in our
15 neighborhood will never come back to us. We
16 will never get it back if you decide to let
17 this happen. It is the lungs of our
18 community. We need to save it. We need to
19 preserve it. We need to save that land.

20 There are options. We need to have
21 meetings. Come to our neighborhood. Come see
22 where we live. See how beautiful it is and
23 you'll also, as was stated by other people,
24 you will also experience traffic.

25 I'd like the developers -- I invite

1 Proceedings

2 them, come and stay with me a week. Come see
3 what it's like. Go on my route. See what I
4 live with, okay. It is an impossibility.
5 There is so much stress. We do stand to lose
6 a lot of the quality of life here and on top
7 of that no one has mentioned the stress
8 levels. It's really a huge, huge problem.

9 It's documented also by many doctors
10 around the world, stress is a killer and so is
11 this lifestyle that's going to be imposed upon
12 us.

13 As I said, we invite you to come for
14 a meeting. We'd really appreciate that in our
15 neighborhood, although it's beautiful here, I
16 have to say, I really love it, the Village is
17 gorgeous.

18 Now, I just want to be smart about
19 it. I want to sit with you. I don't think
20 these decisions should be made lightly. There
21 are answers to this. We can keep it. There
22 is a way to keep it. We need to sit down and
23 really put our brains together. And options,
24 there are options.

25 We want to keep the land. There is

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1
2 all types of parks that can be created there,
3 maybe you can maintain the 9 hole golf course.
4 There is a Woodmere Club that can bring in
5 some revenue, it can be redesigned in certain
6 ways to handle all types of events. It really
7 doesn't have to go away.

8 Thank you.

9 (Applause.)

10 CHAIRMAN GLENNON: Thank you. Rivki
11 Rosenwald.

12 Name and address for the record,
13 please?

14 MS. ROSENWALD: Rivki Rosenwald, 6
15 Forest Lane in Lawrence.

16 I don't want to, as you said, if you
17 are coming up and repeating what people have
18 said. I don't want to belabor the same point.

19 But I do want to point out, I've
20 lived here most of my life. It's certainly
21 changed and ideally what we'd be looking for
22 is a way to make the neighborhood less crowded
23 and safer. And this is certainly going in the
24 other direction.

25 I heard a lot about the type of study

1 Proceedings

2 that's being done. We have submitted
3 petitions that talk about what else needs to
4 be looked at. It needs to be much deeper; the
5 water, the traffic, the problems that it
6 creates.

7 You are hearing them here. You need
8 to be really open to hearing them and to doing
9 it in a serious way. It's truly our lives.
10 It's not just a neighborhood, we don't like
11 it.

12 Nobody is against, in fact, a lot of
13 us have young children we'd love to see moving
14 into the neighborhood in affordable housing,
15 it won't become affordable.

16 The amount they have to put in to
17 make this safe will make it unaffordable
18 anyway and the problems are endless.

19 Coming here, it took us longer than
20 it should have. Going down Broadway do you
21 know how long it took? That's without school
22 buses, that's without it being completely rush
23 hour time, it's summer, it's just ridiculous.

24 And coming here and sitting here --
25 and no, I don't know where you live, I don't

1 Proceedings

2 know the quality of your lives.

3 Come and see how it's affecting the
4 quality of our lives. For someone to do this
5 is an atrocity and we hope that you will just
6 keep expanding on the scoping -- and the
7 scoping what you look at and also the timing
8 of doing this now before you've gotten all the
9 reports in.

10 Thank you.

11 (Applause.)

12 CHAIRMAN GLENNON: Thank you.

13 David Elkouby.

14 Is that right.

15 MR. ELKOUBY: Yes.

16 CHAIRMAN GLENNON: Name and address
17 for the record, please.

18 MR. ELKOUBY: David Elkouby, 1 Rose
19 Street.

20 I'm coming for you -- coming to talk
21 to you guys about specifically the site plan
22 that was proposed.

23 I second the motion and second
24 everything that everyone else was saying, but
25 specifically on the site plan that was

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1
2 proposed, they put an egress and an ingress
3 through Tulip Street.

4 Tulip is a dead-end and it leads into
5 Lotus, which is also a dead-end.

6 I live on the corner of Rose and
7 Lotus, those two dead-ends are extremely
8 tight, narrow streets and it's what we'd call
9 Chutzpa for them to want to open up our
10 dead-end that's been there probably since the
11 20's and we just -- we're very much opposed to
12 it and we'd like for you to -- if for whatever
13 reason this is going to be looked at and be
14 approved, we'd like for you to pay more
15 attention to the way the egresses and the
16 ingresses of this site plan are going to be
17 laid out.

18 CHAIRMAN GLENNON: Thank you.

19 (Applause.)

20 CHAIRMAN GLENNON: Moshe Teitelbaum?

21 MR. TEITELBAUM: Good evening. Thank
22 you very much.

23 I have had the pleasure of living and
24 working in the Five Towns --

25 CHAIRMAN GLENNON: Name and address.

1 Proceedings

2 MR. TEITELBAUM: Moshe Teitelbaum,
3 M-o-s-h-e T-e-i-t-e-l-b-a-u-m. 798 Central
4 Avenue, Woodmere.

5 Living on Central Avenue, working on
6 Broadway for most of my life and to have the
7 pleasure of raising our family and our
8 children here and enjoying really a very
9 beautiful lifestyle and a beautiful
10 environment.

11 I also taught at the Hebrew Academy
12 of Nassau County in Uniondale for a number of
13 years and we often had events taking place in
14 Eisenhower Park.

15 So I visited Eisenhower Park with
16 many students, classes and really took in a
17 very beautiful park and a beautiful space.
18 And oftentimes I said why can't we have
19 something beautiful, green and available with
20 so many opportunities of sports and so much
21 outdoor space? Why can't we have something
22 like that in the Five Towns?

23 I urge you to be heros, to have
24 courage and to work, not to see how this can
25 best be done in development, but how can it

1 Proceedings

2 best become a park and an open space.

3 It can be done and I urge you to be
4 the heroes you will be for centuries for the
5 future of all of the people in Nassau and it
6 will be for generations and you will be going
7 down in history in some smaller big way as
8 those who made this beautiful open space
9 possible forever for generations to come.

10 Thank you.

11 (Applause.)

12 CHAIRMAN GLENNON: I can only make
13 out the last name, it's Kurtz. I can't make
14 out the first name.

15 MR. KURTZ: Unfortunately for my
16 mother, I only got the handwriting of a
17 doctor.

18 Robert Kurtz, 275 Barrett Road,
19 Lawrence, New York.

20 There is a couple of things that I
21 just want to support what others have said.
22 The access roads, we are hearing people talk
23 about Broadway quite a bit. And it's true,
24 you can't get down it. I have pictures, I
25 will send you documents to put on the website,

1 Proceedings

2 but there are support roads that are
3 considered in this plan by these developers
4 who clearly do not live here and I don't think
5 care very much what happens the day after they
6 get their check, which I understand.

7 But the support roads that we are
8 talking about are one lane roads. Barrett
9 Road, where I live right now, two cars cannot
10 pass at the same time. They have forgotten
11 how to handle certain curves.

12 There are roads along, and Chauncey
13 is a one-way street. I mean, you can't
14 possibly call that a support road for a
15 thousand cars, it's not even conceivable.

16 So I'm hopeful that your report will
17 consider that.

18 I want to talk about storm
19 evacuations, the gentleman early on came up
20 here and talked about it.

21 I grew up on Long Island. When Sandy
22 was coming, I knew well enough to leave the
23 day before. Friends of mine said, well, we'll
24 see how bad it is and if we have to get out,
25 we'll get out.

1 Proceedings

2 I left that night before it hit on
3 Monday night, I left Sunday night --
4 (inaudible.)

5 But friends who waited, who were new
6 to the community, they didn't get out until
7 servicemen pulled up to their homes in
8 rowboats and pulled them out of their second
9 story windows.

10 That's the community we live in right
11 now, Sandy, when it hit. That's what's going
12 on. The flooding that occurred in Sandy, all
13 of them we are talking about are under water.

14 The Lawrence Country Club, under
15 water. Not puddles, under water. That's
16 where they are building that.

17 Now, I understand the developers are
18 not from this community, you may not know that
19 and I'm not certain if you asked, you don't
20 care as long as you get it approved, but we
21 care, we live there.

22 On top of that, what happened in
23 Sandy wasn't just water. I'm here to be
24 honest, but what was really going on, the
25 water that we came up, we had sewerage

1 Proceedings

2 floating in our streets. And those of you who
3 know this, know this firsthand.

4 The back area of Lawrence are all
5 septic tanks. It's not even conceivable to me
6 that they will be able to put in any kind of
7 money that they will make in their -- the DEIS
8 community and tax dollars that will support to
9 lay in the chart that you created, it said at
10 the end how they will have the utility
11 support.

12 I can tell you right now, we can save
13 Nassau County tens of thousands of dollars of
14 a report. It can't work. You are talking
15 about a water table that's two, three feet
16 high.

17 (Applause.)

18 MR. KURTZ: So finally, I want to
19 just wrap up with one request and that is you
20 actually hear the words of what Rabbi
21 Teitelbaum said before me. We are actually
22 asking you, please we are begging you to be
23 courageous. We're begging you, this will be
24 unbelievably destructive to our community. We
25 will rally around you. We will raise private

1 Proceedings

2 funds. We will do what is needed.

3 (Applause.)

4 MR. KURTZ: You, as elected
5 officials, the elected officials who spoke
6 before me will stand up and say we will not
7 let this community get hurt.

8 If the Town of Hempstead needs
9 support, we will support you. We will stand
10 behind you. Please stand with us.

11 (Applause.)

12 CHAIRMAN GLENNON: Thank you.

13 Joshua Lifshitz?

14 Name and address for the record,
15 please.

16 MR. LIFSHITZ: Joshua Lifshitz, 160
17 Hollywood Crossing, Lawrence, New York. Thank
18 you for this opportunity.

19 I'm following what Mr. Kurtz has
20 stated and Mr. Titelbaum and so many of the
21 earlier speakers, I join with them.

22 And specifically, I think when one
23 has to look at this, you can't just look at
24 just only Broadway and I agree with Mr. Kurtz,
25 who just spoke about it.

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2 There are issues with Rockaway
3 Turnpike. People coming home from the city at
4 6:00, 7:00, they cannot get home; okay.

5 People in the morning, after
6 6:30 a.m., you cannot get to work. You have
7 to sit and wait to get through Rockaway
8 Turnpike for a half hour, 35 minutes.

9 (Applause.)

10 MR. LIFSHITZ: People want to get
11 home to their families. What's going to be
12 once these additional 300 homes get there and
13 you have another thousand cars or let's say
14 even 3, 400 cars going down Rockaway Turnpike?

15 People want to get home and people
16 want to get to work and that's a big problem
17 here, which I do not believe is in the study.

18 Additionally, I don't believe any --
19 the roads from 878, all along that go into
20 Barrett that go alongside Hollywood Crossing,
21 none of these roads, I don't believe they are
22 on the study as well.

23 And it's not fair to people who have
24 purchased homes, people who have literally
25 spent millions of dollars on homes, they will

1 Proceedings

2 have to now deal with cars flying through and
3 their kids can't walk the streets.

4 We don't have sidewalks. We don't
5 have sidewalks and as a result kids can't walk
6 the streets anymore once these additional
7 vehicles come on the road. And this is
8 something I haven't seen so far in the study,
9 which has to be considered.

10 Thank you very much.

11 (Applause.)

12 CHAIRMAN GLENNON: Thank you.

13 Steven Rocklin?

14 Name and address, please.

15 MR. ROCKLIN: Steven Rocklin, 19
16 Rockaway Turnpike, Lawrence, New York.

17 All my talking points except for one
18 have been adequately addressed by the people
19 before me. So I thank all of you.

20 The one that remains I haven't heard
21 anybody talk about. There was a meeting
22 before this one in the Five Towns, it took
23 place at the Woodmere Academy, it's a high
24 school, it was in their auditorium. And
25 that's where -- as far as I remember, it was

1 Proceedings

2 the first public meeting on this issue.

3 And at that meeting, the idea was put
4 out -- the following idea was put out,
5 somebody asked where did this idea for 300
6 homes, 285 homes, come from?

7 How did they decide to put all these
8 homes on this property in this location?

9 And what I heard expressed was well,
10 it's zoned that way. It's been zoned that way
11 for 80 years, as though because it's been
12 zoned that way for 80 years, well, of course
13 it's okay to do it.

14 And I interpret that entirely
15 different -- in a different -- I interpret it
16 entirely differently. The zoning laws are
17 80 years old. They are 80 years out of date.

18 (Applause.)

19 MR. ROCKLIN: They were written for a
20 time that doesn't exist anymore. That world
21 80 years ago, that is not the world of today.
22 That doesn't exist anymore.

23 The zoning laws, which are making
24 this 285 plan or underneath it, the bedrock of
25 it driving it, they don't apply anymore. They

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1
2 are obsolete.

3 (Applause.)

4 MR. ROCKLIN: It's obsolete and it
5 makes no sense to use that as a guide for how
6 many homes to put on this property.

7 So I wanted to make this statement IN
8 that this should be considered, because I
9 heard it voiced as a reason 80 years it's been
10 zoned this way. I heard that being presented
11 as a reason for doing, in favor of, supporting
12 and I think that's just ridiculous. It's
13 80 years outdated.

14 Thank you.

15 CHAIRMAN GLENNON: Thank you.

16 (Applause.)

17 CHAIRMAN GLENNON: Florence, it looks
18 like Looy.

19 VOICE: I'm going to submit it in
20 writing.

21 CHAIRMAN GLENNON: Thank you very
22 much.

23 Brandon Margolis?

24 BRANDON MARGOLIS: Brandon Margolis,
25 68 Meadow Drive, Woodsburgh.

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2 I'm going to try and be as quick as
3 possible. Some of this might be repetition
4 but I have text messages coming in non-stop of
5 people who would like to have been here had
6 they been better informed or did not have
7 other obligations. So I'd like to speak for
8 them and again, I'll be quick.

9 I'm a lifetime resident of the Nassau
10 County. I grew up learning how to ride my
11 bike and throw a baseball on Meadow Drive.

12 My father lived at the head of the
13 block, it was always a beautiful place to come
14 and see an entryway to what's a historic
15 neighborhood, Woodsburgh.

16 As it stands, there is a 15-minute
17 holdup to get into the Woodmere shopping area.
18 While I don't want to repeat this over and
19 over again, I have video, which I'm more than
20 happy to share with you, on a horrible day
21 when my daughter had 104 fever and rising and
22 I needed to get from Meadow Drive to Franklin,
23 which is less than a mile.

24 The video stands 15 minutes. It's
25 disgusting and it will only get worse.

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2 (Applause.)

3 MR. MARGOLIS: Crossing over Broadway
4 just simply to get to the other side of the
5 street can take 5 minutes at a clip, if not
6 10 minutes.

7 We simply cannot handle this. I've
8 seen the multiple traffic counters that went
9 out and while I appreciate their intention,
10 they are simply in the wrong places.

11 What counter do we have for the fact
12 that we can barely find a parking spot in any
13 train station within the Five Towns?

14 (Applause.)

15 MR. MARGOLIS: The impact of
16 potentially thousands of new cars is just
17 simply something that we cannot stomach.

18 Excuse me, I'm trying to follow my
19 notes.

20 While all is still to be seen and
21 decided, anyone need only look with their
22 eyes. The environmental impact would be
23 absolutely devastating.

24 There are rare, if not endangered
25 species in the golf course, flood run-off on a

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2 regular rainy day is noticeable, to say the
3 least.

4 As an insurance broker, I can speak
5 to the nightmare that people have been trying
6 to figure out how to afford their flood
7 insurance and it often impacts whether or not
8 a person is able to move into a specific home.

9 I can also tell you that I receive
10 regular notices from the government regarding
11 the fact that FEMA and its funding is running
12 out and needs to be reapproved because the
13 program is being subsidized. This problem is
14 also not getting any better.

15 I chose to buy a home on Meadow Drive
16 and it wont be a meadow anymore.

17 I chose to buy my first home and
18 raise my children in this community. I sunk
19 every nickel I had into this to provide my
20 children a beautiful life, not to worry if
21 they will die on the way to the doctor.

22 (Applause.)

23 MR. MARGOLIS: If elected officials
24 have missed many of the, excuse me rather, if
25 we missed many of the areas which have been

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2 pointed out for scoping in today's
3 conversation, how many more have we missed?

4 I'll be quick to wrap up, and I
5 apologize.

6 The bottom line is that we can find
7 better solutions. The answer to this is just
8 simply no.

9 (Applause.)

10 CHAIRMAN GLENNON: Thank you.

11 Toba Seide. Did I say that
12 correctly?

13 MS. SEIDE: Close enough.

14 CHAIRMAN GLENNON: You can correct me
15 and put your address on the record as well.

16 Thank you.

17 MS. SEIDE: My name is Toba Seide. I
18 live at 615 Derby Avenue in Woodmere. I'll
19 move the microphone down. How is that?

20 CHAIRMAN GLENNON: Much better.

21 MS. SEIDE: I took a quick look at
22 the proposal and the design from the developer
23 and I'm not going to pay too much attention to
24 it, because to tell you the truth, these
25 developers or the company, they seem to

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2 specialize in multifamily or industrial areas.
3 They don't specialize or they don't seem to
4 have much with single family dwellings.

5 They've had no interest in adding
6 value to our neighborhoods or working with us.
7 They didn't reach out to us at all. All they
8 seem to want to do, these developers, is to do
9 what they can do according to the law and
10 maximize their return on their investment.
11 That's all they want to do.

12 So we do apologize to Ms. Gillen, as
13 far as any of the documents that went out,
14 surveys, I didn't have anything to do with it,
15 I just heard what she said, but frankly, we
16 were all confused and very, very concerned
17 with what was going on. So everybody is
18 reaching out to do whatever they can.

19 What I would like to just hone in on
20 was two or three things that came out from the
21 camera and engineering document that was done,
22 they did a survey I believe on the golf
23 courses or whatever.

24 I'm not going to go into what they
25 suggested, but the data they did show,

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2 starting out with the fact that we had
3 groundwater with sediment now in the Five
4 Towns that we are dealing with and everybody
5 throws it over the fence, you know, New York,
6 American Water says oh, our water is fine.
7 They blame it on the infrastructure. They
8 blame it on the distribution system.

9 And according to Cameron Engineering,
10 Cameron Engineering says that the water demand
11 is suppose to increase by 4,700 percent as of
12 the plan for the 285 homes.

13 They came out with solid data that
14 said that our solid waste disposal is supposed
15 to increase by over 10,000 percent. That's
16 the Cameron Engineering report.

17 Regarding the traffic along Broadway,
18 they are saying we need more studies at
19 certain intersections.

20 Well, I would challenge them to come
21 yet on Broadway and anywhere around it,
22 whether it's Broadway; West Broadway,
23 Peninsula Boulevard, East Broadway, anywhere
24 from 7:30 to 9:30 in the morning or from 3:30
25 to 5:30 in the afternoon. Five Towns;

1 Proceedings

2 Lawrence, Cedarhurst, Woodmere, Hewlett are
3 stopped dead, you can't get anywhere.

4 When you add a little technology into
5 the mix, we have a little thing called Waze
6 that everybody uses.

7 So as a result of Waze, along
8 comes -- they reroute traffic every which way.
9 So as a result of that, Waze is going to send
10 traffic, which includes cars, buses and
11 tractor trailers all over our streets; one-way
12 streets, streets where you have kids walking
13 to school and all of a sudden you have trucks
14 romping their way down. It's dangerous now
15 and it's getting worse.

16 We are asking you to do whatever you
17 can to mitigate this please. You are here for
18 us, the developer isn't here for us. So we
19 are reaching out to you.

20 (Applause.)

21 CHAIRMAN GLENNON: Thank you.

22 Next I have Arthur J. Carp.

23 Name and address for the record,
24 please.

25 MR. CARP: Arthur Carp, 220 Henry

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2 Road, Woodmere for the last 30 years.

3 Unlike the people here, I would like
4 to see development. I was one of the people
5 who received the survey. I do not want to be
6 taxed out of my home in my old age. I'd like
7 to age gracefully here. I like it.

8 So I'm going to offer some radical
9 suggestions on how to make everybody happy.

10 Number one, the Incorporated Villages
11 of Cedarhurst and Lawrence, why don't you use
12 your power of eminent domain and buy out those
13 chunks and turn them into parks.

14 (Applause.)

15 MR. CARP: Think about to make
16 everybody whole, because they want -- you have
17 to be fair to the developers, even if you hate
18 them, because they bought knowing certain
19 rules of the road; knowing what the law was.
20 It maybe 80 years out of date, but you can't
21 fault them for that because they are obeying
22 the law.

23 This is not Russia, you can't
24 confiscate their property without compensating
25 them, but you do have, as incorporated

1 Proceedings

2 villages, the ability to do this.

3 Now, let's address traffic. There
4 was an assumption made about bussing, that's a
5 pure assumption. You have no idea what sort
6 of families or where they will send their kids
7 to school. So don't speculate wildly, not a
8 good idea.

9 A radical suggestion for improving
10 traffic flow, implement tolls on West
11 Broadway.

12 Let me finish.

13 You want a technology solution other
14 than Waze that will get you somewhere fast.

15 CHAIRMAN GLENNON: You have to speak
16 to the microphone, otherwise your comments
17 will not be picked up.

18 MR. CARP: Please allow me finish.
19 You want a technology solution other than Waze
20 that will get you positive results.

21 If you use peak pricing, variable
22 pricing, the tag meter can be put on traffic
23 lights so you can do all automated, the
24 technology exists, just look at what New York
25 is already doing everywhere else and you can

1 Proceedings

2 have a toll area; you can give the residents a
3 break, you can bring in money from the deliver
4 trucks.

5 You can do all sorts of things to
6 regulate the flow of traffic. Multi person,
7 for example, encourage carpooling. You do not
8 have to live in misery; solutions exist.

9 Now, flooding, very quickly; plant
10 trees. Starting with willows, they absorb
11 water. Take a look at the Hula Valley, which
12 was originally a swamp.

13 Third, with regard to the
14 development, move away from single family
15 housing. Do dense higher condominiums, lots
16 of open space. Single family housing is kind
17 of an obsolete concept.

18 Wait, let me finish.

19 CHAIRMAN GLENNON: Stop the clock.
20 Order. Order. Order.

21 We are allowing everybody their three
22 minutes to speak; okay. This is a public
23 comment period.

24 If I have to stop every minute to
25 explain this, then we will stay here all

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2 night.

3 He has three minutes to speak. Let
4 him finish what he has to say. How much time
5 does he have left; John?

6 MR. PERRAKIS: Zero.

7 MR. CARP: They cut me off when I had
8 30 seconds to go.

9 CHAIRMAN GLENNON: You have 30
10 seconds.

11 MR. CARP: Thank you.

12 So consider something higher density
13 other than individual houses so that you have
14 more open space, more efficient energy usage,
15 a better sensible ecological space and make
16 the developers whole at the same time.

17 That's it.

18 CHAIRMAN GLENNON: Thank you.

19 You should have taken the applause up
20 front.

21 I have Isaac Zucker.

22 Are you okay, Jacklyn?

23 MR. ZUCKER: Good evening. Isaac
24 Zucker, 318 Westwood Road in Woodmere.

25 I want to thank the previous speaker,

1 Proceedings

2 by the way, he's a very tough act to follow.
3 But for his accurate description of his ideas
4 being radical.

5 I also want to thank the members of
6 the Commission for their service, it takes --
7 there is no glory, you are not making oodles
8 of money sitting up there and listening to all
9 of us kvetch, so we really do appreciate it.

10 (Applause.)

11 CHAIRMAN GLENNON: Thank you.

12 MR. ZUCKER: Normally, we have to pay
13 a therapist for that.

14 The fact of the matter is that with
15 respect to the issue of traffic and it's
16 really the only issue I'm going to address.
17 Some of you may or may not remember that I
18 stood here about a year ago that when there
19 was a proposed subdivision for the Lawrence
20 Woodmere Academy for selling off the soccer
21 field and I discussed it then.

22 Anyone who thinks that there is
23 further or a more in-depth traffic study that
24 needs to be done is wrong. The reason they
25 are wrong is because it has already been done.

1 Proceedings

2 I pointed it out to the Commission
3 when I was here last time. 2009 there was a
4 traffic study that was commissioned by this
5 panel. The results of which were submitted to
6 the planning department and the Nassau County
7 Department of Public Works. I have a hard
8 copy here. It's the Hewlett Traffic Study and
9 the conclusions reached by the engineering
10 firm that was asked to do the study was
11 traffic and, mind you, we are talking 2009.

12 "Traffic in 2009 is untenable in this
13 area."

14 And they readily acknowledged that in
15 order to make it right, the changes that would
16 have to be implemented were too costly, too
17 intricate, no one would go for it.

18 They wound up making two propositions
19 in terms of how things should be changed;
20 neither of which were adopted and probably for
21 very good reason, but there is a very, very
22 detailed analysis of every intersection from
23 Woodmere Boulevard to Harris Avenue and, yes,
24 that area will be impacted by 300 homes being
25 added to this area.

1 Proceedings

2 If it was untenable in 2009 when the
3 population was far less than what it is today,
4 what's it going to be now? Impossible.

5 (Applause.)

6 CHAIRMAN GLENNON: Did you submit
7 that into the record already?

8 MR. ZUCKER: Excuse me?

9 CHAIRMAN GLENNON: Did you submit
10 that into the record?

11 MR. ZUCKER: Well, I submitted it
12 into the record previously.

13 CHAIRMAN GLENNON: For the purpose of
14 this?

15 MR. ZUCKER: For the purpose of this?
16 You are more than welcome to have it. I
17 e-mailed it to -- I forget who the gentleman
18 was who was handling it. He was handling the
19 Lawrence Woodmere Academy application.

20 1ST VICE CHAIR GREENFIELD: No,
21 that's a separate case.

22 MR. ZUCKER: No, no, I understand,
23 but you guys have it.

24 1ST VICE CHAIR GREENFIELD: If you
25 want it into the record --

1 Proceedings

2 MR. ZUCKER: I would love for this to
3 be inserted into the record.

4 1ST VICE CHAIR GREENFIELD: John, get
5 a copy. Thank you very much.

6 (Applause.)

7 CHAIRMAN GLENNON: Shirley Kaplan?

8 MS. KAPLAN: Good evening. My name
9 is Shirley Kaplan, I live at 191 Briarwood
10 Crossing in Lawrence.

11 I would also like to request what the
12 previous woman requested as an extension of
13 time to respond to the report.

14 So that's the formal request.

15 I would like to sort of add to what
16 Rabbi Teitelbaum spoke about.

17 Recently, I have been fortunate
18 enough to spend a lot of time in Central Park.
19 Central Park is in the middle of Manhattan.
20 And it really is an oasis, and the people who
21 had a vision to reserve this very valuable
22 real estate for recreation -- I would suggest
23 to you the same way you should go -- at least
24 three times -- three times in one particular
25 day, any day, go to Broadway and try and ride

1 Proceedings

2 back and forth. You should go at 8:00, 12:00
3 and 4:00.

4 And then I would suggest to you go on
5 a Saturday or a Sunday into Central Park and
6 see what really, you know, vision for a
7 society is.

8 We are living in a time that we are
9 -- our ecosystem is extremely challenged and I
10 would also suggest that the people on this
11 committee and anybody with any power to do
12 something about our situation sees a few
13 documentaries; the Blue Planet, and I think
14 it's called The Good Earth or The Planet Earth
15 and get a better understanding on how we've
16 been raping our environment as a society and I
17 think that it will change your world view.

18 Additionally, I think that we have
19 come to a point in the Five Towns and it's a
20 tipping point. If we receive a -- I don't
21 know a quasi, a pseudo referendum that gave us
22 the choice, it wasn't the greatest choice in
23 the world, but as property owners we received
24 this document, a big postcard, and we were
25 choosing -- it said it wasn't enforceable, it

Proceedings

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2 wasn't binding; whether we wanted 250 homes or
3 we wanted to pay 2 to \$4,000 more a year.

4 So I took this information and I have
5 been thinking about for a long time about our
6 environment and I really went against my
7 financial interest and I checked that I wanted
8 to pay more taxes, which is really not true at
9 all, but the choices given were ridiculous.

10 (Applause.)

11 MS. KAPLAN: And so eminent domain, I
12 happen to be a lawyer, but I do not know the
13 particulars and the ins and outs of it.

14 I would suggest to you very, very
15 strongly to actively consider it and keep our
16 spaces green and beautiful and enjoyable for
17 the many residents of the Five Towns.

18 Thank you.

19 (Applause.)

20 CHAIRMAN GLENNON: Thank you.

21 Carol Braunstein.

22 MS. BRAUNSTEIN: My name is Carol
23 Braunstein, I live on the corner of Prospect
24 Avenue and Broadway. I've lived there for
25 close to 30 years. My house is right across

1 Proceedings

2 the street from the golf course.

3 I'm concerned for my family and my
4 good neighbors. I really feel overwhelmed
5 already by this proposed development. The
6 traffic is a nightmare.

7 I have witnessed multiple accidents
8 on my corner for over the 30 years
9 approximately that I've been there. The roads
10 can barely accommodate the current traffic.

11 As a side note, as a breast cancer
12 survivor, I want to emphasize that the
13 potential unknown extra pollution caused by
14 this project really worries me.

15 We all want a safe and healthy
16 environment for our families to live in.
17 Where is the comprehensive study about the
18 potential health risks of this project?

19 (Applause.)

20 MS. BRAUNSTEIN: All of us have
21 invested in and taken great pride in our homes
22 and our community for many years. It's been a
23 lovely place to raise a family. I feel that
24 this development will for sure negatively
25 impact the quality of life for all of us in

1 Proceedings

2 the Five Towns for years to come.

3 My neighbors and myself and my family
4 deserve better and I really am quite concerned
5 and I hope that I can see that all of you are
6 as well. And I want to thank you for allowing
7 us to let you know how we feel.

8 (Applause.)

9 CHAIRMAN GLENNON: Thank you.

10 Naomi Rubin?

11 NAOMI RUBIN: Good evening. Name is
12 Naomi Rubin. I live at 250 Ocean Avenue in
13 Lawrence, New York.

14 I wanted to mention three items that
15 previously have not been mentioned.

16 First of all, I don't know if the
17 committee is aware that our esteemed:
18 Legislator Bruce Blakeman is also working on
19 rezoning and adding apartment buildings and
20 housing to the Lawrence Train Station/Inwood
21 area.

22 That also means that we will be
23 having more residents possibly and more
24 construction vehicles and more infrastructure
25 changes in the Lawrence area as well. So here

Proceedings

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2 we may have it on both sides of the community,
3 in Woodmere and in Lawrence.

4 Number two, we are currently
5 experiencing horrendous traffic conditions
6 because of construction going on on West
7 Broadway and on Nassau Expressway.

8 I invite the committee to come and
9 sit in the traffic that is being caused --
10 yes, we need to have new roadways built, but
11 that is just a taste of what could possibly go
12 on in the future adding 300 more homes to this
13 area, besides the school busses, the UPS
14 deliveries and every other construction
15 vehicle on the road and I think that will give
16 you a good taste of traffic that can possibly
17 occur in the future just by going now and
18 seeing the construction that's going on in the
19 area and the havoc that is being created.

20 Thank you.

21 (Applause.)

22 CHAIRMAN GLENNON: Thank you.

23 It looks like Robert Frucher?

24 MR. FRUCHER: Robert Frucher, 10
25 Hawthorne Lane in Lawrence. And I grew up

1 Proceedings

2 also in Lawrence at 168 Lake Side Drive. My
3 parents still happen to live there.

4 People talk about traffic and they
5 say Fridays and certain hours; it's not. It's
6 7 days a week, 365 days a year, there is
7 traffic.

8 (Applause.)

9 MR. FRUCHER: It's not a Friday
10 issue, it's not a Sunday issue, it's all the
11 time.

12 Broadway; when you go down Broadway
13 by, let's say Lawrence Junior High School,
14 Broadway is very wide, okay; there is plenty
15 of room.

16 As you go down Broadway, okay, it
17 thins out. You go by Broadway in Woodmere
18 where all the stores are, it is literally like
19 you almost can't get through when there is no
20 traffic, which there isn't any; there is
21 always traffic, but it's ridiculous.

22 In front of Beth Shalom you had two
23 people that were killed on that corner, okay.
24 One of them, I don't know if she's here, is
25 Iris Maidenbaum's father, he got struck by a

Proceedings

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2 car. And the founder of Hatzolah, just a year
3 or so ago also got killed right there. It was
4 never meant to handle obviously the amount of
5 cars it's currently handling and certainly,
6 you know, 285, 300 homes times two and a half
7 cars per home, you are talking about another
8 600 cars, it's just not doable.

9 Thank you.

10 (Applause.)

11 CHAIRMAN GLENNON: Thank you. Ann
12 Slochowsky?

13 MS. SLOCHOWSKY: I'm Ann Slochowsky,
14 I live at 6 Iris Street in Cedarhurst. I live
15 between Lotus and Sherwood.

16 I come around to go up Lotus to go
17 out to make a left to Rockaway Turnpike.
18 Right now I leave between 7 and 9 in the
19 morning, I can't.

20 So Waze, as somebody said, takes me
21 around the other way, three blocks to the
22 right and up to the left.

23 This might sound like a personal
24 story, but Lotus is one of the streets that
25 they are looking to use to come out of this

Proceedings

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2 development.

3 My house was built in 1920 and the
4 streets around it were built to accommodate
5 traffic from the 1920's. That's 100 years
6 ago. The streets aren't wide enough to
7 accommodate that much traffic.

8 I also want to mention something
9 else. Everyone is talking about the cars and
10 the emergency services. I work as a
11 restorative aide at a long term care facility
12 in -- about a third of a mile in the Village
13 of Woodmere. They have a venue with a
14 dialysis unit and when they need response,
15 they are there in seconds from the Woodmere
16 Firehouse, they have people helping. But to
17 get an ambulance there, through the traffic to
18 get them to a hospital, it is critical. Many
19 of these people might not make it when minutes
20 and seconds make a very big difference on
21 this.

22 It's right off of -- I'm sure most
23 people know where it is, it's at the end of
24 Central Avenue, and it's about a third of a
25 mile from Meadow, which is the other end of

Proceedings

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2 the development.

3 I also want to mention something
4 else. I live on, as I said Iris. The homes
5 across the street from me are on the water.
6 And I know during the hurricane my neighbors
7 were watching the water come up to about
8 seven feet from their glass doors. They were
9 just praying it didn't come in and they
10 wouldn't get flooded out.

11 If you are putting up many homes
12 there, no matter what you did to the
13 groundwater, there is no way to absorb that
14 amount of water unless you come up with some
15 new thing --

16 (Applause.) (Inaudible.) (Continuing) --
17 to help out our neighbors. And I just want to
18 thank you all for listening and have a good
19 evening.

20 (Applause.)

21 CHAIRMAN GLENNON: Thank you.

22 I can't believe I'm going to say
23 this, but I can actually read a doctor's
24 handwriting.

25 Dr. Allan Simon. Is he still here?

Proceedings

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2 DR. SIMON: Yes.

3 1ST VICE CHAIR GREENFIELD: What kind
4 of doctor are you that you have good
5 handwriting?

6 DR. SIMON: My name is Dr. Alan Simon
7 and I've lived in Lawrence since 1982. I live
8 at 284 Central Avenue now and I'm a
9 veterinarian.

10 I thought that someone had to speak
11 for the animals that are living in our
12 neighborhood.

13 This is a photo, if you can see it,
14 of a tortoise that was crossing the road by
15 the Woodmere Golf Course. I, of course, took
16 the tortoise and put it up on the grass, but
17 in the interim, since I am a veterinarian, I
18 do talk to animals and they talk to me.

19 This tortoise said, "Please, I do not
20 want to be killed. I do not want to be run
21 over by a bulldozer and my friends don't want
22 to be killed or run over by a bulldozer."

23 (Applause.)

24 DR. SIMON: Please speak for us.
25 Please speak for us and all the other fauna

Proceedings

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2 and flora that live on the Woodmere Club.

3 We are all interconnected with nature
4 and what happens to the species below us comes
5 up and affects everyone, and humans are
6 species.

7 Thank you.

8 (Applause.)

9 CHAIRMAN GLENNON: Thank you.

10 Jason Baker?

11 MR. BAKER: Jason Baker, 811 Central
12 Avenue, Woodmere.

13 Good evening, Mr. Commissioner and
14 planning commission members. Thank you for
15 taking your time this evening.

16 A lot has been said tonight about all
17 the different issues that our community faces;
18 including power, water, sewer, environmental,
19 flooding, over-development and, of course,
20 traffic.

21 I want to talk about that flier that
22 got mailed out to the residents. We got a
23 flier that basically said you had a choice
24 between nice little houses or if you want to
25 pay \$4,000 a year for 20 years, that's

Proceedings

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2 \$80,000. I think it was sent out to maybe 2,
3 3,000 of the residents. That's over
4 \$200 million.

5 You know, games are being played
6 here. I don't know how that came about.

7 (Applause.)

8 MR. BAKER: My basic concern is you
9 have out of state, out of town developers that
10 really are concerned with their bottom line
11 and, you know, they are going to play as, you
12 know, hopefully within the rules, but they are
13 going to bend the rules and they are going to
14 try as best they can to make this happen and
15 it's going to be on our backs and it's going
16 to really cause, obviously you heard so many
17 people tonight with all their concerns, all
18 these people are concerned and I'm concerned
19 with the process; that if this does go
20 through, let's have the proper process, let's
21 have the proper oversight and let's make sure
22 that everything is completely above board and
23 everything is looked into thoroughly; traffic
24 studies, environmental studies, water studies,
25 sewer studies, whatever has to be done and

Proceedings

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2 you'll see that, you know, living in the
3 neighborhood -- I agree with all these people
4 before, you are going to see that there are
5 too many problems that this is going to case
6 to be feasible.

7 Thank you, very much.

8 (Applause.)

9 CHAIRMAN GLENNON: Trudy Stern?

10 MS. STERN: I'm going to submit it in
11 writing.

12 CHAIRMAN GLENNON: Thank you, Trudy.

13 Michael Turi?

14 MR. TURI: Thank you, planning
15 commission, all of you, thank you very much.
16 My name is Michael Turi. Live at 23 Indiana
17 Avenue in Long Beach. I am a former Five
18 Towns resident. I grew up in the Five Towns.
19 I graduated from Lawrence High School off West
20 Broadway.

21 I'd like to know, are the developers
22 here tonight?

23 CHAIRMAN GLENNON: We don't have them
24 signed up to speak, so I wouldn't know.

25 MR. TURI: And did they sign in at

Proceedings

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2 the front as attendees?

3 CHAIRMAN GLENNON: This is just a
4 public comment hearing so --

5 MR. TURI: Are the developers here?
6 Anyone? If anyone can point them out?

7 CHAIRMAN GLENNON: You have to put
8 your comments on the record.

9 MR. TURI: Okay. My comments are
10 that if the developers are here, they should
11 identify themselves and if they are not
12 here --

13 (Applause.)

14 MR. TURI: (Continuing) -- that shows
15 to me what they think of the community who has
16 assembled here to speak. That's number one.

17 (Applause.)

18 MR. TURI: I would wonder how the
19 flow chart that we saw up there that showed
20 many different opportunities --

21 CHAIRMAN GLENNON: Can we put that
22 back up, John?

23 MR. TURI: Will this be made
24 available to -- on the website to other
25 individuals?

Proceedings

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CHAIRMAN GLENNON: Yes.

MR. TURRI: Okay. So that will be --
and it will also be made available to the
press?

CHAIRMAN GLENNON: Yes, we said that.

MR. TURI: Okay. Great. Great.
I like speaking and I like -- yes.
So, is there anyone here who is
planning to speak in favor of this? A show of
hands? Anyone?

CHAIRMAN GLENNON: To the microphone,
please.

MR. TURI: So one person versus
everybody else. I think that that is a very
constructive thing.

I learned to ride my bicycle going
down Meadow and hooking around the Woodmere
Club, it's where my dad had his wedding. He
grew up on Elm Street, which is one inch, it's
20 feet away.

What about all the senior citizens
who live in the apartment complex that -- hi
there, I'm speaking, please pay attention to
me.

Proceedings

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2 CHAIRMAN GLENNON: Everything you are
3 saying is being recorded.

4 MR. TURI: I understand, but I'm
5 speaking to you, so I'd like your attention.

6 CHAIRMAN GLENNON: The floor is
7 yours.

8 MR. TURI: Thank you very much.

9 I do not believe that the arterial
10 SEQRA, I think was the name of the program; is
11 that correct?

12 On the 15 page scoping document, they
13 said there would be a program called SEQRA
14 that will look at the arterial roadways; is
15 that right?

16 No?

17 The planning commission has never
18 heard that; okay.

19 I think that the -- they are going to
20 be putting in, I think this funeral home on
21 Broadway.

22 What happens when there is a
23 procession that needs to follow?

24 Come out, yes, I'm sure they'll be in
25 the back behind the bike shop that will slow

Proceedings

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2 everything down.

3 This community doesn't want this.
4 There is not a single person that I have met
5 in my travels who is in favor of this.

6 Please listen to everybody who has
7 come here tonight to tell you that this will
8 ruin the Five Towns; ruin.

9 Thank you, all.

10 (Applause.)

11 CHAIRMAN GLENNON: Julie?

12 MS. PARELES: Hello. Julie Pareles,
13 35 Eric Avenue, Hewlett. So I'm from a
14 different town right nearby.

15 I don't think you've heard a lot from
16 Hewlett and I promise I will be extremely
17 brief.

18 CHAIRMAN GLENNON: Thank you.

19 JULIE PARELES: So a couple of days
20 ago, just about a week ago, we had a tiny
21 paving job in Hewlett and it took 45 minutes
22 to get five blocks.

23 We've already heard about the traffic
24 and it's very bad.

25 I commute to the city and you have to

1 Proceedings

2 know that if you want to get onto a train that
3 is 8:30 or after, you have to be at the train
4 station by 7:13. If you are there at 7:15,
5 you don't get a spot.

6 So already, anyone who is a commuter
7 in this town, and I assume with 300 new homes,
8 you would have lots and lots of commuters to
9 the city who need to make a living. So I urge
10 you to think about that.

11 I'm very concerned about all of these
12 issues, as everyone else is here.

13 I'd like to know in terms of the
14 infrastructure, where and how is that going to
15 be created?

16 How are we going to create new store
17 lines? Where are we going to find new
18 volunteer firefighters? How are we going to
19 handle the water capacity issues?

20 We have heard issue after issue after
21 issue and we haven't heard about the
22 solutions.

23 I've been here for 19 years in
24 Hewlett and I'm very concerned because I have
25 an older home, and as newer homes come into

1 Proceedings

2 the community right around the door from me,
3 my home price is going to be at risk and go
4 down and I think many of us who have been long
5 time residents need to be concerned.

6 A group of concerned citizens and I
7 met last year to talk about this and we
8 invited the police department, the EMTs and
9 firefighters and I have to share with you what
10 they told us.

11 We described the situation, we
12 described the number of homes and so on. And
13 what they said to us is people will die. And
14 I came out of that meeting very, very shocked
15 and really wanted to find new solutions.

16 I want to urge you, I wonder if we
17 have been creative enough. I wonder if there
18 is an out of the box idea that we haven't
19 thought of yet.

20 We've heard about parks. What about
21 up keeping the club alive? What about the
22 possibility of updating and modernizing it?

23 What about the possibility of
24 creating a community center there?

25 If you look at a community center, we

Proceedings

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2 don't have a hotel in this area. What about
3 creating a hotel, a full service hotel to
4 serve this community?

5 What about other options related to
6 the Woodmere Club?

7 If you look at communities around the
8 country right now, there is a movement which
9 is called place making.

10 The place making movement encourages
11 all of the stakeholders of a community to get
12 together to discuss their needs and to find
13 mixed use opportunities so that we do not
14 increase traffic, we decrease it. We create
15 mixed use communities.

16 Mixed use communities enable the
17 seniors to stay in place, it enables us all to
18 have a better quality of life and it enables
19 us to create more integration between the
20 different diverse parts of our community.

21 And I urge you to think about place
22 making in our area and what that might
23 involve.

24 I want to just join the others who
25 said this, this is your chance to be

1 Proceedings

2 courageous and help us and stand up to the
3 plate and you need to support us at this point
4 and we really -- we are asking for your help.

5 (Applause.)

6 CHAIRMAN GLENNON: Thank you.

7 David Schreiber? David?

8 VOICE: He's not here.

9 CHAIRMAN GLENNON: Michael Donovan?

10 MR. DONOVAN: Michael Donovan. I
11 live at 546 Atlantic Avenue in Lawrence.

12 Can you please bring up the slide
13 that has the aerial view with the blue lines
14 and the red lines?

15 I agree with everything that was said
16 here except for the density and the tolls.

17 So I'll start with that.

18 No -- the photo. Yes, that.

19 One thing that no one has mentioned
20 and if you are going to be looking at this is
21 it's not just that development.

22 Where I live my, backyard overlooks
23 the Woodmere Club, but right across the street
24 from my house there's another golf club, the
25 Rockaway Hunting Club.

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2 If this can just breeze through and
3 be green-lighted, you should look at it like
4 the zoning would be different because of
5 Lawrence and I think some of it is Woodsburgh,
6 but it should be looked at well, maybe there
7 could be another 150 homes. It could be much,
8 much greater than it is right now.

9 So that I think you should think of
10 too, not just the scope of this plan, but if
11 this goes through what's to stop something
12 like that happening five years out from now.

13 (Applause.)

14 CHAIRMAN GLENNON: Thank you.

15 Sharon Genack. Sharon?

16 MS. GENACK: Hi, Sharon Genack. 71
17 Ocean Avenue, Lawrence.

18 I actually grew up at 8 Muriel Avenue
19 in Lawrence --

20 1ST VICE CHAIR GREENFIELD: Closer to
21 the mic, please.

22 MS. GENACK: I grew up at 8 Muriel
23 Avenue in Lawrence in the 1960's. At that
24 time on the corner of Muriel Avenue and
25 Broadway, there was no traffic light.

1 Proceedings

2 We had a policeman, Joe Santoro who
3 crossed us in the morning to go to school.

4 I don't think you can cross Broadway
5 with a policeman or with a light anymore.

6 I think that there is no turning --
7 there is no room on Broadway and the enemy is
8 the turning lane. There is no way, if you are
9 behind anybody getting on to Broadway or
10 getting off of Broadway that's making a
11 left-hand turn, that you can ever turn.

12 I have the privilege of working in
13 Hewlett as well. My commute is a three-mile
14 commute. It takes now almost half an hour to
15 get to work.

16 (Applause.)

17 MS. GENACK: One of the things --
18 everyone in the office comes from the Five
19 Towns. We all have to text each other in the
20 morning what route did we take.

21 Last week on West Broadway, and this
22 week as well, they closed off a certain
23 portion to pave the road.

24 During that time, you couldn't go
25 down Broadway. You couldn't get down

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1 Peninsula. You couldn't get down any of the
2 side streets going in either direction.

3
4 Recently you made Grove Avenue a
5 one-way street because it couldn't accommodate
6 cars going in two directions.

7 So you have all these streets that
8 funnel into Broadway that are one-way streets.
9 There is no room in and out and it's really --
10 it's getting ridiculous. I know I'm repeating
11 what everybody is saying about the traffic,
12 but the traffic is getting -- it's
13 insufferable, it's horrible. And if this is
14 how it is now, how's it going to be down the
15 road? It's just awful. Thank you.

16 (Applause.)

17 CHAIRMAN GLENNON: Thank you. Avi
18 Furtig. It's t-i-p or t-i-q?

19 MR. FURTIG: It's Avi Furtig and I do
20 have horrendous handwriting, but it's once
21 again, Avi Furtig, F-U-R-T-I-G and my address
22 is 226 Franklin Place and that's in Woodmere.

23 I'm coming here today to talk about
24 the area that there are plans to put an
25 entirely new community in.

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1
2 There are so many reasons to not do
3 this. The traffic, of course, is one of them.
4 The aging infrastructure of Long Island, which
5 is a fact, everybody could emphasize with the
6 fact that there are clogged sewers everywhere,
7 the roads are falling apart. It's very, very
8 difficult to navigate a lot of the roads that
9 we had an experience with last week on West
10 Broadway where they are repaving and the very
11 crammed, very cramped arteries of this
12 community became very, very self-evident.

13 There are three main arteries. There
14 is Broadway, there is Central Avenue and there
15 is West Broadway.

16 On a normal day, they are in bad
17 shape in terms of the amount of traffic. When
18 there is any type of interruption, everything
19 just falls part.

20 It's very clear, and I really hope
21 that that would be something that would be
22 apparent to the decision-makers in this
23 particular instance.

24 Now, I want to talk about another
25 issue which became very apparent during

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1
2 hurricane Sandy.

3 The entire Five Towns area is
4 essentially shaped like a soup bowl. The
5 underlying geology of the area is that it
6 peaks at the top of West Broadway and it goes
7 all the way down.

8 The bottom of the soup bowl is
9 Peninsula Boulevard and then it kind of
10 carries over north into the swamp lands, which
11 is now North Woodmere and the Saddle Ridge
12 area.

13 It used to be a -- it used to be
14 marshes about 60 or so years ago and then at
15 some point the -- I'm sorry, it's not that it
16 was marshes, it was dry land, but only because
17 the Jamaica Water Company used to pump water
18 out of the area. They used to pump
19 groundwater out of the area and they brought
20 the water table down to our official rung.
21 And as a result of that it was deemed to be
22 acceptable to build an entire community there.

23 And over the last 100 years or so,
24 that pumping has ceased entirely and as a
25 result of that the water table over there has

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1
2 increased, it's come up quite a bit, which is
3 why there is a significant amount of flooding
4 in that part of the town.

5 Now, the golf course, the Woodmere
6 Golf Course, it's essentially a huge sponge.
7 It swallows up an enormous amount of water
8 that comes down.

9 If that were to be removed by putting
10 this huge development there, all the water
11 that is currently held at the top of this hill
12 will now have the opportunity to start going
13 downhill. It's going to go all the way
14 through the areas that go north from Broadway
15 all the way down to the bottom of the soup
16 bowl.

17 So now with our areas that there was
18 never flooding, suddenly we're going to have
19 quite a bit of flooding.

20 Now -- I'm almost finished.

21 If anybody were to hang around on
22 Broadway during a rainy day, we just had a
23 couple the last couple of weeks, they will
24 notice that there are a number of corners
25 which the grading is so that it allows for

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1
2 people to see just how poorly the sewer -- the
3 storm water system is, that water pools there
4 in enormous quantities and it almost becomes
5 impassable and walk there, for sure, sometimes
6 you won't get your car through there, cars get
7 swallowed up when you're driving there.

8 And if we are going to put a
9 development there, I would think the first
10 priority would be to rip up the entire storm
11 drainage system in this new community area to
12 replace it with one that has the ability to
13 handle the capacity which is already, you
14 know, which is already needed, it's already
15 thoroughly under capacity for the water that
16 we have.

17 And these are the kinds of
18 investments that need to be made before there
19 can be any discussion of any development,
20 certainly of this size.

21 CHAIRMAN GLENNON: Okay.

22 MR. FURTIG: I have a feeling that
23 this project, even if it were to be reduced to
24 60 houses, you know, from 200 or whatever,
25 that would just be the opening salvo. It

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1
2 would be 60 houses now and then in about four
3 or five, maybe eight years from then, because
4 we have already set this precedent, suddenly
5 we would have another request.

6 And at that point the community would
7 have absolutely no recourse, we would have no
8 ability to argue it, because it's already
9 happened.

10 So as a result of that, next thing
11 you know, we're just going to have more and
12 more and more and more. This incremental
13 development is not going to work.

14 We live in Nassau County for a
15 reason. We don't live in the urban areas of
16 Manhattan and Brooklyn or wherever the over
17 development has created a nightmare scenario.

18 We live in Nassau County for a
19 reason. The suburbs, for over 100 years the
20 county planners and the county government has
21 worked to maintain a suburban environment.

22 Why would we step all over their hard
23 work?

24 CHAIRMAN GLENNON: Thank you. Thank
25 you very much.

1 Proceedings

2 (Applause.)

3 CHAIRMAN GLENNON: Our last speaker
4 this evening is Robert Fuchs.

5 Mr. Fuchs?

6 MR. FUCHS: Thank you very much to
7 the commission. I'm sorry for holding
8 everyone up as the last speaker.

9 There was a lot that I wanted to say.
10 I think much of what I wanted to say has been
11 said.

12 I live at 131 Park Street in
13 Woodmere. I grew up on Long Acre Avenue. I
14 have been living in the Five Towns since 1967
15 with a sojourn next to Central Park in
16 Manhattan.

17 What I wanted to say is this: When I
18 look at the plan which is not up right now and
19 you look at the density of the homes that the
20 developers, and I apologize to the developers
21 if I make any comments about them.

22 If you look at the density of the
23 homes and you think about it as it relates to
24 the community, there are 250 plus homes that
25 are expected to go up on this property.

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1
2 There is not -- what I see in that
3 plan is greed, pure and unadulterated agreed.

4 (Applause.)

5 MR. FUCHS: I don't see a patch of
6 green.

7 This is a community of religious
8 people who don't drive on the Sabbath, don't
9 use their cars, yet the furthest houses would
10 be over a mile, at least, from the nearest
11 synagogue.

12 There is nothing being built for the
13 community, even for the community that's going
14 to live there as a part of that. That should
15 tell you something about the developers and
16 what their intentions are.

17 One of the things I would request of
18 the committee is to actually do their homework
19 on the developers themselves and to find out
20 more about developments that they have done
21 and see exactly the types of homes that they
22 build and the types of infrastructure that
23 they put into place.

24 This is the Five Towns. This isn't
25 Lakewood. This isn't, you know, some small

1 Proceedings

2 town somewhere that can absorb hundreds of
3 people and just accept it willy-nilly.

4 Thank you.

5 CHAIRMAN GLENNON: Thank you.

6 That's all. I just want to take a
7 moment, I want to thank everybody that was
8 here tonight and those that remained.

9 I think it's important when you come
10 out and there's developments in your community
11 that you get together and you share your
12 comments with your elected officials, with the
13 planning commission and with anybody else that
14 needs to be heard. We commend you all.

15 And also that you did it in an
16 orderly and polite fashion, given the crowd of
17 people that we had here today, is really a
18 credit to your community.

19 I just want you to know -- and,
20 Jacklyn, I want to thank you, you are a real
21 trooper tonight.

22 (Applause.)

23 CHAIRMAN GLENNON: -- (Continuing)

24 And the fire marshal and the rest of the
25 county employees here tonight.

1 Proceedings

2 In conclusion, I want you to know
3 that we heard you. We heard that there was
4 issues with infrastructure; with traffic,
5 emergency services, parking, water, both
6 runoff, underground and drinking water, health
7 and environment impacts on this, the open
8 space, zoning issues and even animals. So all
9 of your comments will be on the website once
10 we have the transcript.

11 I encourage everyone, I think I may
12 have misspoke earlier, I said July 16th would
13 be the last day. It's Monday, July 15th; okay
14 and that's by SEQRA, it's within the 60 days.

15 So before we conclude, I will open it
16 up to the commissioners, if they have anything
17 they want to add for part of the public
18 comments, but again, I commend you all and I
19 thank you for coming out this evening.

20 MR. LEWIS: Mr. Chairman, very
21 briefly, I just wanted to add one comment. I
22 would point out, by the way, that I have been
23 at hearings and sat through hearings in the
24 past and many times I've been at hearings
25 where they have the developers come and do a

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1
2 long presentation and people have to wait for
3 a long time before they get to speak.

4 I think the way you handled it
5 tonight, you gave the public the opportunity
6 to speak right away and I thought that was
7 very productive. So I commend that approach.

8 With that said, you know, in
9 reviewing the applications and all the
10 materials that I do believe in terms of the
11 scope, and this is not an indication of any
12 kind of conclusions on my part, but just the
13 scope of what is part of the environmental
14 review that is required for this application,
15 it did seem very weak in the areas of energy
16 and climate change.

17 The requirements under the new SEQRA
18 amendments that were enacted in the beginning
19 of this year ask for a lot more than what the
20 developers in this application have indicated
21 they would include in the DEIS.

22 So my comment that I did want to have
23 on the record is to direct their attention
24 back to those sections of the SEQRA handbook,
25 Section 50, 51, Sections 44, 45 and base that

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1
2 whole related area, because it identifies many
3 ways in which energy and proposals like this,
4 it's not just a question of oh, we are going
5 to comply with the code. That's not the
6 question, everything has to comply with the
7 code.

8 The question of an environmental
9 review is a balancing of the different
10 interests and they need to do a more extensive
11 job of addressing these issues of
12 alternatives. So I wanted to just raise that.

13 And, lastly, I think from sitting
14 through all the comments, I think that the
15 description of the area in terms of the roads
16 is something that would be very helpful for
17 me, as a commissioner, in listening to these
18 comments and the process that we are going to
19 go through in the next couple of months.

20 So I think what was presented so far
21 by the developers is not as helpful as it
22 should be.

23 We heard a lot of references to
24 specific roads --

25 (Applause.)

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1
2 MR. LEWIS: And, you know, where the
3 existing roads would intersect with the
4 proposed development, I think we need to see a
5 map that lays all of that out in clearer terms
6 in addition, of course, to the studies that
7 will take place just from the perspective of
8 being able to follow the discussions that we
9 have heard.

10 With that said, I just wanted to make
11 sure those two comments were added to the
12 record.

13 Thank you, Mr. Chairman.

14 (Applause.)

15 CHAIRMAN GLENNON: Thank you,
16 Commissioner.

17 1st VICE CHAIR GREENFIELD: Thank
18 you, Mr. Chairman, for the opportunity to
19 address those that are still here.

20 I want to reassure everybody that I'm
21 most familiar with the community. I've lived
22 66 years in Rockville Center. My 45th-year as
23 a first responder. I know the Five Towns. I
24 travel there regularly.

25 I couldn't believe it last week with

1 Proceedings

2 the new traffic pattern on 868.

3 VOICE: 878.

4 1st VICE CHAIR GREENFIELD: 878. I
5 guess I was referring to the amount of time I
6 spent there and was stuck in traffic.

7 And I hope in the end it works out
8 because we fought for that for many years.

9 I'm doing zoning and land use for
10 37 years and you were by far the best audience
11 that I've ever seen.

12 (Applause.)

13 1st VICE CHAIR GREENFIELD: You were
14 the best audience, not only in behavior, but
15 in input and ideas and suggestions, minus one.
16 I have no desire for us to be a taxing
17 authority with a toll authority.

18 And I also have to tell you that this
19 is a process and it is a process and I have
20 full confidence in our small, but outstanding
21 staff to digest all the input for the process
22 and bring it back to us and so we can make a
23 very good decision on behalf of the community.

24 I was very impressed with the thought
25 of Supervisor Gillen to use open space

1 Proceedings

2 acquisition money as opposed to taxpayer.

3 (Applause.)

4 1st VICE CHAIR GREENFIELD: My
5 colleagues knows in the past that Newsday did
6 an expose last year on this is that very
7 little of the open space money and we fought
8 very hard for the bond issues and voted for
9 it, fought very hard that we -- when we sell
10 property in the county, that money goes into
11 an open space acquisition.

12 Very little money has been spent on
13 the south shore of Long Island, especially
14 southwest Nassau.

15 (Applause.)

16 1st VICE CHAIR GREENFIELD: So I like
17 what the supervisor had to say. And on the
18 advice of my chairman, I'm going to conclude
19 on that point.

20 And I want to thank everyone again
21 for being a great audience.

22 CHAIRMAN GLENNON: Thank you,
23 everyone.

24 Once again, the closing date for
25 public comment is July 15th, it's a Monday, by

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1
2 close of business on that day everything has
3 to be submitted.

4 So if you have neighbors or other
5 concerned citizens in the area that want to
6 get their comments in, they can do it online.

7 All right. That concludes our
8 meeting. Thank you and get home safely.

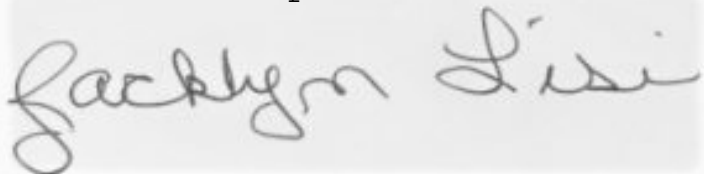
9 (Time noted: 8:29 p.m.)

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I, JACKLYN LISI, a shorthand reporter and notary public within and for the State of New York, do hereby certify that I reported the Public Scoping Hearing Pursuant to the State Environmental Quality Review Act (SEQRA) taken at the Theodore Roosevelt Executive & Legislative Building, 1550 Franklin Avenue, Mineola, New York, on June 26, 2019, and that this is an accurate transcription of what transpired at that time and place.



JACKLYN LISI, RPR
Registered Professional Reporter



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