



# Coalition to Save Hempstead Harbor

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September 16, 2015

Thomas J. Scott  
Chairman  
Glen Cove Planning Board  
Glen Cove City Hall  
9 Glen Street  
Glen Cove, NY 11542

Dear Chairman Scott:

The Coalition to Save Hempstead Harbor appreciates the opportunity to submit comments with respect to the Amendment to the Garvies Point site plan (formerly Glen Isle) proposed by the developer, RXR.

Although we acknowledge that alternative plans to the original conceptual site plan were included in the Final Environmental Impact Statement and that various factors, such as market conditions, technical and construction challenges, might have prompted a reconsideration of the original plan, the Coalition to Save Hempstead Harbor (CSHH) takes exception to the relatively short notice given to the public to evaluate the impact of some significant changes. Unlike the previous planning process, as far as we know, no outreach was conducted to inform or get feedback from public interest groups and other stakeholders before the announcement in June. While we are generally in favor of reducing the footprint of permanent structures in order to create more open space, the sheer massive size of the consolidated 11/12-story structure and its impact on the surrounding landscape are difficult to imagine and unprecedented for Hempstead Harbor shoreline development. We would like to request more photo simulations to envision the size and scale of the structures and to get a sense of whether view corridors have been preserved. CSHH also recommends that a site tour with balloon markers to define the buildings' mass be offered to the public before the Glen Cove Planning Board/City Council makes a final decision.

In addition, CSHH has the following concerns:

## **Increased Nitrogen Runoff**

The amended plan increases open space by 2.5 acres and creates new grassy areas and lawn including Garvies Point Park between Blocks A1/A2 and Block B2. These new park areas will most likely require more fertilizer. Previous calculations in the FEIS indicated that even with filtration treatment, as much as 1,399 pounds/year of nitrogen may flow into Glen Cove Creek. CSHH would like to see (1) updated calculations on the amount of nitrogen generated by the new site plan and (2) implementation of additional mitigation efforts. Hempstead Harbor already [visit http://www.coalitiontosavehempsteadharbor.org](http://www.coalitiontosavehempsteadharbor.org) for more information on our programs and activities.

suffers from excessive nitrogen and any additional stress may harm the thriving shellfish beds that have been a major achievement of CSHH's work for the past 30 years.

### **Water Supply System**

The amended plan states that there will be increased water and sewer flows compared with the original plan and that subsequent phases of the build-out will require "documentation that sufficient water and sewer capacities exist." This documentation should be required now before any construction begins to ensure that the entire waterfront development isn't halted midway due to capacity limits. The water supply should also be analyzed in the context of other new developments that are placing or will place demands on the water cap.

### **Traffic**

The original FEIS indicates that there will be a decrease in traffic during peak hours for the residential plan without the hotel—the amended plan. Since these figures were compiled, some local multi-unit residential projects have been completed and some are new or still in the development stage. Again, traffic should be re-analyzed in the context of recent developments.

### **Post-Sandy Sea Level Rise and Flooding**

Climate change is accelerating and extreme weather events have become more frequent. Although the Garvies Point project may have met all current state, county, and city flood requirements, in reality, these mitigation efforts may not be enough to protect Glen Cove Creek and Hempstead Harbor from harmful stormwater runoff. The 2-inch water retention capacity should be increased to ensure adequate protection from major flooding events and sea level rise.

We appreciate the opportunity to submit comments to the Planning Committee today.

Sincerely,

Karen Papasergiou, President  
Kay Bromberg, Vice President  
Coalition to Save Hempstead Harbor

Cc: Mr. Eric Swenson – Hempstead Harbor Protection Committee