



Coalition to Save Hempstead Harbor

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September 20, 2011

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 Final Environmental Impact Statement (FEIS) for the RXR Glen Isle Mixed-Use Waterfront Development project proposed for the 56 acres along the north side of Glen Cove Creek.

Once again, we acknowledge the developer's efforts to assess the potential adverse impacts associated with the development project.

Once again, however, it is our assertion that the size and density of this waterfront project are unprecedented, not only for the City of Glen Cove but also for other areas along the north shore of Long Island. We acknowledge the efforts that were made in the recent conceptual plan to modify the scope of the project by reducing the number of 12- and 10-story towers that were in the earlier proposal. However, we feel that even the modified plan creates an urban landscape on the waterfront that essentially overwhelms any other development in Glen Cove and neighboring communities. This development project will permanently change the character of Glen Cove and other communities around Hempstead Harbor.

We take exception to the developer's reserving the right to revert to the earlier proposal or one of three alternatives described in the FEIS—the so-called flexibility scenarios. In terms of providing comments to the FEIS, the task is like trying to focus on a moving target. The Coalition to Save Hempstead Harbor will provide detailed comments, but we ask for clarity from the Glen Cove Planning Board—which proposal do you think will ultimately be built—the 860-unit proposal, the 1085-residential unit plan, the plan with three 12-story buildings and three 10-story buildings, or the plan with two 12-story buildings and one 10-story building? What are residents of Glen Cove and surrounding communities to expect the waterfront to look like in 10 years, and at what price to the quality of life the residents now enjoy.

Are we really to believe the developer's assertion that "there is no significant difference in impacts among the various flexibility scenarios?" Contrary to what the developer maintains, we feel that there will be significant adverse impacts from the proposed development and that these impacts will vary depending on which proposal is ultimately built. The development will unquestionably put undue pressure on water resources, the local ecology, community services, and cultural resources. The developer maintains that "none of the flexibility scenarios results in a significant difference in the levels of service/system conditions or required mitigation." And of course, traffic, whether that generated by 865 residential units or 1,085 residential units is not a problem, according to the developer.

In fairness to the community, the vagaries of the marketplace and the developer's need for flexibility should not be the only considerations as to whether the maximum density proposed will ultimately be built. Additionally, community residents should be assured that site-plan review of each phase of development will include adequate public notice of changes in the development plan and public hearings regarding those changes.

Sincerely,

Karen Papasergiou
President

and

Carol DiPaolo
Programs Director and Water-Monitoring Coordinator

cc: Mr. Eric Swenson—Hempstead Harbor Protection Committee