



Coalition to Save Hempstead Harbor

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FAQs for Glenwood Landing Development Project (aka HinFin site)

CSHH has made a great effort to get the most current information regarding the Glenwood Landing/HinFin condominium development so that the community will be informed about what is being built at the site. CSHH has met with Town of North Hempstead Supervisor Judi Bosworth, Councilman Peter Zuckerman, town building and planning commissioners, the developer (Marty Racanelli, Jr.), town and developer attorneys, and others to make sure that we have the facts about the development project. We listed the following frequently asked questions about the development project and had both the town and the developer review the questions and answers.

- **When was the development project that is underway by Glen Harbor Development Co., LLC approved?**

Plans for redevelopment of the property were first considered in 2003. Following an environmental review process that included public hearings and comments, the Town of North Hempstead approved the proposed condominium project in 2009.

- **Are there opportunities for the project to be altered or scaled down?**

No. So long as the developer adheres to the site plans approved in 2009, the project can go forward as approved.

- **Have the contaminants from the former use of the development site been cleaned up?**

The site has been cleaned up to standards that allow for “restricted” residential use (a multiunit residential building), as per state, county, and town requirements.

- **How many stories high will the building be?**

The building will have four stories from street level and will be over an enclosed ground-level parking garage. The total building height is approximately 51 ft.

- **How many residential units will be included in the building?**

The building will include up to 60 condominium units.

- **Will the condominiums have an age restriction for ownership?**

No.

- **What school district would children living in the condominium building be attending?**

North Shore School District.

- **Will the condominium project be hooked up to a sewer line?**
Yes. The sewer line will run from the development site, along the water side of Shore Road, up the hill to Prospect Avenue and down the hill to the Glen Cove sewage treatment plant. There will be one pump station that will be located on the project site.
- **Will the sewer pump station have a backup generator?**
This will be determined by Nassau County Department of Public Works.
- **Will the condominium project include a boardwalk along the harbor that will be open to the public?**
Yes, the public will have unrestricted access to the boardwalk.
- **Will the development project include a dock for boats to access the property?**
No dock will be built for the project.
- **Will the property across the road from the planned condominium buildings that is owned by the developer include other buildings?**
No. The property will be deeded back to the Town of North Hempstead and remain open space that will be maintained by the town.
- **Where will the entrance to the condominium building be located?**
The entrance to the condominiums will be located off of Intervale Avenue.
- **Was a recent (since 2009) traffic study conducted for the project?**
This will be determined by Nassau County Department of Public Works.
- **Will a traffic light be installed at the intersection of Shore Road and Intervale Avenue?**
This will be determined by Nassau County Department of Public Works.
- **Will the curve at Shore Road by the condominium building be modified?**
This will be determined by Nassau County Department of Public Works.
- **What is the permitted construction-site work schedule, e.g., hours on weekdays and weekend?**
The Town of North Hempstead will control this as part of the building-permit process. It is expected construction work will be allowed 7:30 am to 6:00 pm on weekdays. Weekend work would have to be requested in writing to the Commissioner of Buildings, stating the scope of work being performed, so a decision can be made about whether the work can be performed during that time.
- **What is the anticipated completion date for the date for the project?**
January 2021.