

STATE OF NEW YORK: COUNTY OF WESTCHESTER
VILLAGE OF BRONXVILLE

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Bronxville Planning Board

Draft Environmental Impact Statement
and Site Plan Development Application

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Bronxville Public Library
Bronxville, New York
October 12, 2005
9:00 p.m.

PUBLIC HEARING

CARBONE & ASSOCIATES, LTD.

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1 APPEARANCES:

2

3 BRONXVILLE PLANNING BOARD MEMBERS

4 DONALD B. HENDERSON JR. - CHAIRMAN

ANNA LONGOBARDO

5 ADRIENNE SMITH

JOHN WESTERFIELD

6 ERIC BLESSING

RICHARD CAREY

7

OTHER BRONXVILLE OFFICIALS

8

MARYANN PALERMO

9 JAMES STAUDT - SPECIAL COUNSEL

VINCENT PICI - TOWN ENGINEER

10 LYDIA BYRNE - SECRETARY

11 SPECTRUM KENSINGTON LLC - PROJECT TEAM

12 JOHN SULLIVAN

KEVIN MCMANUS

13

VENEZIANO & ASSOCIATES

14 Attorneys for the applicant Spectrum Kensington LLC

84 Business Park Drive

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Armonk, New York 10504

16 BY: MARK MILLER, ESQ.

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1 MR. CHAIRMAN: We are going to move
2 on to the continuation of the Kensington
3 Road Project. At the last couple of
4 meetings, because not everybody has been
5 here, our review of where we've been and
6 at least where we think we are. We had on
7 this project several preliminary meetings
8 like you saw tonight on the proposed
9 restaurant and then from there we moved
10 into the development of a Draft
11 Environmental Impact Statement. We had
12 several meetings, several public meetings
13 here on that with our provisions to it.
14 We finally got a draft of the Draft
15 Environmental Impact Statement and we
16 considered it and it would be complete for
17 public exposure. If you've seen that, you
18 will see that it includes a preferred

19 design for the building which is two
20 structures. One is a Tudor style and one
21 is a Mission style. That DEIS also has
22 alternatives in it. Among those
23 alternatives is two buildings both in the
24 Mission style, and one building which
25 would be two stories higher with those

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1 two-stories set back. So those are the
2 alternatives that have been in the DEIS
3 from the start.

4 We then, two meetings ago, opened a
5 public hearing on both the DEIS and the
6 Site Plan Application. And just to back
7 up, our normal process that we have that
8 you have seen in the other two
9 applications, is a Site Plan Application
10 where we review the design of the
11 building, et cetera. The other process
12 that we have here which is running
13 parallel is the Environmental Review which
14 is mandated under applicable law. So we
15 opened up the public hearing two meetings
16 ago on the Draft Environmental Impact
17 Statement and on the Site Plan Application
18 itself, which I had hoped we would be able

19 to run along parallel tracks and I thought

20 that would be most efficient.

21 At that meeting two months ago,

22 which leads to two meetings ago, we wanted

23 to address first the design of the

24 building. We had a number of comments,

25 among Planning Board members, a number of

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1 comments from the public, comments from
2 the presentation from the applicant of
3 several of the alternatives, and it was
4 clear that there was no consensus on which
5 design would be preferred. So we
6 adjourned the public hearing and concluded
7 the meeting to carry over to the next
8 meeting.

9 I think somewhat to our surprise,
10 the press reports on that meeting were
11 that we had rejected the one building
12 alternative which sort of baffled me,
13 because all we had done was adjourn to
14 consider it at a later meeting.

15 So that later meeting was a couple
16 of weeks ago where the applicant made a
17 more full presentation on the
18 alternatives, and we had additional

19 discussions among Planning Board members

20 and additional comments from the public.

21 And then to my surprise again, it

22 was reported in the press and comments

23 around the Village that we now had decided

24 on the one building alternative. So we

25 went from the press report saying we had

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1 rejected the one building alternative, to
2 a press report that we had decided on the
3 one building alternative. So both of
4 those were in error. All we had done in
5 both meetings was to take comments and say
6 that we would carry on and adjourn -- to
7 say that we would carry on.

8 So I wanted to clear that up
9 because I think there has been a lot of
10 confusion about that. I think the take
11 aways are this: We haven't decided on any
12 design. At the last meeting we asked the
13 applicant to go off and prepare additional
14 studies in conversations with the
15 applicants through our consultants. Since
16 then, they are going to prepare additional
17 studies. I believe they are going to
18 prepare a computer generated simulation

19 which will show the buildings exactly --
20 in both buildings exactly at the locations
21 and shown with the computer generations
22 what they will look like in different
23 angles, as opposed to just showing the
24 building renderings. So we've asked them
25 to do that because we want that and we

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1 think it would be of interest for the
2 public in seeing how exactly it would
3 look.

4 It would be our intention not to
5 make a decision until we get that
6 information, because we feel like based on
7 the information we have, we can't make a
8 decision and there is no consensus among
9 the community and we think we just don't
10 have good enough information. So we've
11 asked the applicant to go off and do these
12 additional renderings which will take them
13 some time to do. I believe -- I am sure I
14 will not get a report on that momentarily,
15 but until we get that, we're not going to
16 make any decisions and are not gonna -- we
17 don't feel like we can move forward on it.

18 So while we had hoped to run these

19 two processes simultaneously, again, the
20 Environmental Review and the Site Plan
21 Application -- again, the Site Plan
22 Application is mostly the design of the
23 building, the landscaping, the normal
24 stuff we do with any kind of building that
25 comes before us. I think it is now

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1 concluded that we just can't run them
2 together. So what we are going to do is,
3 we've asked the applicant to prepare a
4 full blown Environmental Impact Statement,
5 a Final Statement that will analyze both
6 alternatives. So either way we go in the
7 end, we will have the Environmental Report
8 based on either alternative, and that will
9 allow us and allow the applicant to move
10 forward and complete that process.

11 So, that is what we're going to do
12 tonight, rather than do the design of the
13 building. And the design of the building
14 will come in our normal Site Plan approval
15 process. I want everybody -- this not a
16 take away. We haven't decide anything.
17 We are open minded, we want to see the
18 additional studies, we want to hear more

19 from the community, and we do not discuss
20 this except in this public forum. We
21 won't make any decisions other than in
22 this public forum. And we won't make a
23 decision until everybody and the public
24 has the opportunity to express their
25 views.

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1 So having said that, what we plan
2 to do tonight is to continue the public
3 hearing. But as I say, we don't intend to
4 make any decisions or we don't really have
5 anything else to say about the design of
6 the building. We intend to put that off
7 either to the next meeting or whatever
8 meeting comes around where the applicant
9 is able to produce the additional studies
10 that we've asked for.

11 We do want to move along with the
12 environmental stuff and we have a very
13 very long and technical document which we
14 need to go through and take comments. We
15 had many comments from our consultants
16 which are already on the record. We want
17 to get additional comments from Planning
18 Board members tonight and additional

19 comments from the public.

20 We are hoping the comments will not

21 be on the design of the building. I want

22 you just to trust me. We're not going to

23 make any decisions in the near future on

24 the design of the building. It will be

25 well announced. We meet every month and

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1 we will have many public hearings on the
2 design of the building. But we just think
3 it is better -- I think it's better to
4 wait until we get all the data and the
5 additional simulations and renderings so
6 we will have something to act upon. So
7 having said that, I will -- Mr. Miller,
8 are you going to speak?

9 MR. MILLER: Yes. Good evening
10 Members of the Board, members of the
11 public, my name is Mark Miller. I'm with
12 the Law Firm of Veneziano and Associates
13 and we are counsel to WCI who is the
14 applicant for this Kensington Road
15 Project.

16 With me here tonight are Kevin
17 McManus from WCI and John Sullivan, who is
18 our Project Architect. I would like to

19 thank the Chairman for setting the stage

20 for actually what I had planned to talk

21 about, and I will be brief.

22 There is a lot of people here and I

23 don't know how many of you want to speak,

24 but what I would like to focus on since we

25 do have a lot of new faces, is to give you

1 a little summary as to how the
2 Environmental Review process works.

3 The Chairman referred to a Draft
4 Environmental Impact Statement and the
5 Final Environmental Impact Statement, and
6 I think it's important for you to
7 understand exactly how that process works.

8 As Chairman Henderson indicated,
9 the following number of meetings, we were
10 charged with preparing the Draft
11 Environmental Impact Statement. And it's
12 a rather large document as you can see in
13 front of several Planning Board members
14 tonight. That document discusses all of
15 the relevant environmental aspects of this
16 project that were identified by the
17 Planning Board in their capacity as lead
18 agency. They charged us with studying all

19 kinds of impacts. Noise impacts, visual
20 impacts, traffic impacts, and that is what
21 fills up that file you see before you.

22 When the Board determined that the
23 document was ready for the public, they
24 deemed it complete and scheduled the
25 public hearing, and we are on the third

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1 session of that hearing tonight. The
2 purpose of the hearing is on the Draft
3 Environmental Impact Statement, are to
4 receive comments both from the Board, from
5 the public and from the Board's
6 consultants. And those comments can be
7 either verbally delivered at the meeting
8 or in written format. And we've received
9 a number of both. Many individuals have
10 spoken at the first two hearings and the
11 Board has made it's comments and we have
12 also received written comments from
13 members of the public, from Metro North,
14 and from the Board's professional
15 consultants. And at these hearings, we
16 have a stenographer who is over there
17 taking down every word I say, and every
18 word that anyone else will say during

19 tonights hearing.

20 With that, I would just ask anyone

21 who gets up to speak, for the record,

22 please identify yourselves. State your

23 name and spell it if there might be any

24 confusion. That way, we have an exact

25 record of who said what.

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1 When all of the comments have been
2 received and it's our goal tonight -- and
3 I think as the Chairman indicated, to get
4 any remaining comments from any members of
5 the public and from the Board. When all
6 of the comments have been received, the
7 Board will close the public hearing and
8 then there is a mandatory ten-day written
9 comment period. So if you get up to speak
10 tonight or if any Board members give their
11 comments tonight and you get home and
12 realize oops, I forgot to say whatever it
13 was, there is a mandated ten-day written
14 comment period during which you can submit
15 any additional comments you might have in
16 writing.

17 Once that comment period is closed,
18 we take all of the written materials that

19 we received, as well as review all of the
20 transcripts of all the hearings, and they
21 basically form the questions, the comments
22 that you make form the questions that we
23 are required to answer in the Final
24 Environmental Impact Statement. The Final
25 Environmental Impact Statement is almost

1 like a Q and A. We take for example, all
2 of the comments on traffic, and we list
3 them. Each one will be listed in the
4 Final Environmental Impact Statement and
5 sometimes if there are similar comments,
6 they may be grouped together, but there
7 will be a comment on a particular issue
8 and then our response.

9 So the Final Environmental Impact
10 Statement is a response to every issue
11 that has been raised and that will be
12 raised tonight.

13 That document is then presented to
14 the Planning Board who again, have to go
15 over it and make sure that all the
16 comments and all of the responses that we
17 make are in fact, responses. Once that
18 process is done, the Final Environmental

19 Impact Statement is deemed complete and
20 then based on all of the records of the
21 public hearings, the Draft Environmental
22 Impact Statement and the Final
23 Environmental Impact Statement, the
24 Planning Board will be required to issue
25 an Environmental Finding Statement. And

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1 that is a document that will be prepared
2 by the Planning Board and its staff, that
3 will evaluate all of the environmental
4 impacts. And it's at that time that the
5 Planning Board has to determine which
6 alternative mitigates the environmental
7 impact to the greatest extent practicable,
8 and that's when they will start coming
9 towards their decision.

10 So as I say, we received a number
11 of comments and we look forward to hearing
12 any remaining comments from you tonight,
13 obviously, as well as any comments from
14 the Board. Our goal obviously, would be
15 to have the public hearing closed once we
16 received all those comments and you will
17 have an additional written comment period
18 because that closes the public hearing.

19 The comment period enables us to move
20 forward so that we can present all of the
21 additional information to the Planning
22 Board. Both with respect to the
23 four-story alternative, as well as the
24 six-story alternative. And in that
25 fashion, the Planning Board will have the

1 information that it needs in order make
2 that decision.

3 So with that, and with a number of
4 the members of the public here, and with
5 the Board's permission, I would like to
6 hear what anybody has to say. Thank you.

7 UNIDENTIFIED SPEAKER: I would like
8 to speak.

9 MR. CHAIRMAN: Well, I think what
10 we are going to do is to take comments on
11 the Environmental Impact Statement and
12 then we will open the public hearing.

13 Just for my recollection, this Draft
14 Environmental Impact Statement is a
15 document we worked on at the time it was
16 developed and exposed to the public for
17 comment. I don't think necessarily
18 everybody commented at the time, so this

19 would be the time to get in additional
20 comments. And also, our consultants have
21 sent in quite a number of comments which
22 are on the record and I don't think they
23 need to be repeated. Is it okay with
24 everybody if we kind of go in order of
25 sections?

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1 MS. SMITH: Can I ask you one
2 thing, Don? How are we going to discuss
3 just including the two alternatives? How
4 is that going to affect the --

5 MR. CHAIRMAN: Yeah, I think the
6 first comment is that all the comments on
7 the proposed design, we want them repeated
8 for the one building design.

9 MS. SMITH: Okay, but that is going
10 to have to be a fairly substantial --

11 MR. CHAIRMAN: It would be in the
12 final --

13 MS. SMITH: Is the Draft going in
14 as is?

15 MR. CHAIRMAN: The draft is
16 finished and now we are doing the Final.
17 So whatever -- much of the document -- I'm
18 sure many people in the public have read

19 this document. In case you haven't, many
20 parts of the document have very -- it's a
21 very technical document on how the
22 construction is going to take place, plans
23 for the trash pick up, and water and sewer
24 and a lot of it is not affected by the
25 design of the building whatsoever, so it's

1 really those parts that we are going to
2 concentrate on tonight. The parts -- just
3 so I comment on the parts also about the
4 building, I would suggest other than the
5 design, but things like the shadow studies
6 and that kind of stuff, I think we want
7 those for both designs. I think that is a
8 global comment.

9 MS. LONGOBARDO: Did you say that
10 you felt the review of the Draft of the
11 DEIS for the first alternative is
12 complete?

13 MR. CHAIRMAN: No, I said it was
14 not.

15 MS. LONGOBARDO: It was not
16 complete. You worried me --

17 MR. CHAIRMAN: (Inaudible).

18 MS. LONGOBARDO: I meant, I knew

19 they still have a comment period, but I
20 thought you felt our review was completed.

21 MR. CHAIRMAN: No, I said it was
22 not. We put out this document so that if
23 people still had other comments we can
24 catch them now. The time has now come.
25 Is it okay if everybody just goes by

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1 Section? We have -- I marked myself a few
2 things just to go along. Anything in the
3 Executive Summary?

4 MR. BLESSING: Yes. I guess on 1-2
5 which is the fourth paragraph down, south
6 is bordered by 1 Pondfield Road, not by
7 Pondfield Road. I believe it is supported
8 by the actual building which is the
9 medical building.

10 MR. CHAIRMAN: Thank you. Other
11 comments on the Summary?

12 MR. BLESSING: Actually, on
13 demographics page 3, 1-3, two demographics
14 said it's not anticipated to contribute to
15 any school-age children. I would suggest
16 that it say minimal or something other
17 than any. I don't think we know that for
18 a fact.

19 MR. CHAIRMAN: That is a valid

20 point. Any other comments on the

21 Executive Summary?

22 MS. LONGOBARDO: There was a

23 comment that we talked about in two -- I

24 think we should talk about the fiscal

25 impact. It is -- but it is in the

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1 Executive Summary. An issue of whether or
2 not the applicant --

3 MR. CHAIRMAN: Let me see if I can
4 articulate the comments in the description
5 of the amount of tax dollars to be raised
6 from the development. I think we would
7 like some analysis of how that number was
8 arrived at, but it is not quite clear from
9 the statement. Keeping in mind that in
10 Bronxville, I don't know if this is
11 statewide or in Eastchester or Bronxville,
12 private homes are assessed in a manner
13 differently from condominiums.

14 MS. LONGOBARDO: It is in the body
15 of the Environmental Impact Statement.
16 There is a calculation, but I think if we
17 can review it at least and make it clearer
18 or more thorough --

19 MR. CHAIRMAN: Make it clear that

20 it is calculated the way that real estate

21 taxes for condominiums are calculated in

22 the Village. The point is that the basic

23 condominiums typically pay a lower rate.

24 MS. SMITH: You are referring to

25 the market value and with that market

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1 value taking into account that the values
2 set by rental properties or -- because
3 your apartments -- how much are your
4 apartments? What range are they going to
5 go in? What is the range? Can we ask
6 that?

7 MS. PALERMO: I think they said --

8 MS. LONGOBARDO: It's in the back
9 of the book.

10 MS. SMITH: But I am asking again,
11 what is the approximate range of the
12 prices of the --

13 MR. MCMANUS: The range is probably
14 going to be in terms of \$800,000 to \$1.1
15 million dollars.

16 MS. SMITH: Because that is what I
17 am asking you because this referred to
18 \$600,000 and \$750,00, so they are

19 obviously reducing it. It was a term of
20 art that you were using when you were
21 talking about market value. When you were
22 talking about the fiscal returns there, so
23 --

24 MR. MCMANUS: We will make sure
25 that we beef up that analysis and make it

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1 more clear --

2 MS. SMITH: Yeah, it is going to be
3 asked by people and it would help to
4 clarify that. So you knocked it down
5 already to make the calculation of the
6 assessment?

7 MS. LONGOBARDO: And also it's
8 bringing it up to date. We are going to
9 be looking over the calculations and the
10 numbers have changed.

11 MS. SMITH: Yes, yes.

12 MR. CHAIRMAN: Can we move to Roman
13 Numeral II in the proposed action? All
14 other -- plumbing -- I had marked
15 questions on page 20. It says it's
16 anticipated that the State DEC or whatever
17 that is, is going to require an additional
18 assessment of the site. I think if there

19 is an update on that, we want that.

20 MS. PALERMO: And on page 2-4

21 geographic boundaries on the site. I know

22 this is on before. It says the northern

23 boundary of the site is Kensington Road,

24 and I think we need to make it clear that

25 it is not Kensington Road, it is a line

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1 that runs west of the tracks to Kensington
2 Road. We need to just identify it by the
3 measurement. It is not an exact road.

4 MR. MCMANUS: Just for
5 clarification, the property comes to a
6 point which runs parallel to Kensington
7 Road, so it is difficult -- it's a little
8 bit of semantics, but the property runs to
9 an actual point which is bounded by the
10 right of way of Kensington Road, so it
11 isn't technically wrong. Kensington Road
12 is the northern boundary line, but point
13 taken that it needs to be clarified.

14 MS. PALERMO: I can't tell from
15 Exhibit 2-3. I couldn't tell, because I
16 don't have -- I didn't have a legal
17 description of that.

18 MR. CHAIRMAN: Anything else on

19 Section 2? Section 3 is quite long. Is

20 there anything to say about B and C?

21 MR. BLESSING: Yes, I did have some

22 specific comments.

23 MS. PALERMO: Page 3 A-4, offices

24 occupied the frontage along Pondfield Road

25 West between the avenue and the right of

1 way. It's in the second full paragraph.
2 Just to differentiate between Pondfield
3 Road and Pondfield Road West which is
4 important.

5 MR. CHAIRMAN: On A-9, there is a
6 discussion about requirements of Metro
7 North and I know those comment letters
8 have come in because we think we want an
9 update on where the project stands with
10 Metro North.

11 MS. LONGOBARDO: Don, I hate to go
12 back to something, but it's a joint
13 meeting with my Design Review Committee
14 and one of the members of my Design Review
15 Committee had asked a question about the
16 mitigation of when the soils will be
17 remediated and whether or not the original
18 drawings showed a much wider parking area,

19 and I'm surprised you didn't get up to

20 talk about that.

21 MR. CHAIRMAN: You want to do that

22 now?

23 MR. AVIL: Am I allowed? Jeffrey

24 Avil, Design Review Committee. The

25 original floor plans showed the two

1 parking levels extending the full length
2 and width of the platform. The most
3 recent drawing especially the cross
4 Section that we saw in the last few
5 meetings, the lower level was only half
6 the width. So if one-and-a-half levels
7 provide 300 parking spaces, 200 for the
8 Village and 100 for Kensington, that extra
9 half level that is currently shown
10 unexcavated, I assume it would provide an
11 extra 100 parking spots? As you know,
12 parking is a big issue in the Village and
13 an extra 100 parking spots would be a huge
14 benefit.

15 And the other consideration is
16 later on in the DEIS under soil
17 remediation, there is a very involved
18 procedure for containing the contaminated

19 soil with membranes and vents, annual
20 testing and annual maintenance. So I am
21 wondering if that unexcavated Section,
22 that half level on the lower level of
23 parking, if that was excavated, would that
24 eliminate either all of the need for the
25 soil containment or most of it?

1 MR. MCMANUS: Do you want me to
2 address some of the questions tonight or
3 would you like those just to go into the
4 record? If the Board would be pleased,
5 I'd be happy to respond or we can just
6 move forward.

7 MR. CHAIRMAN: That would be a
8 fairly significant change. You can do it
9 quickly, but you have to go to the
10 microphone. I think you are going to
11 address the 100 additional parking spaces?

12 MR. MCMANUS: Actually both. And I
13 can do that very quickly. It is true that
14 there are contaminated soils on the
15 property and our efforts were to excavate
16 as much as we could, but also to provide
17 the ability to limit the amount that would
18 actually run the road of Bronxville being

19 removed from that site. And so there was
20 a proposal, or there is a proposal in that
21 design to actually contain the material
22 that is currently there. Not all of it
23 obviously, because we are excavating the
24 whole parking garage to build in that
25 area, but there was a proposal to contain

1 part of that soil.

2 The parking lot issue is very
3 simple. We are obligated to provide 200
4 spaces for our contract with the Village.
5 We worked with the Village's
6 recommendation as a matter of fact, of the
7 parking lot designer to come up with a
8 game plan that proposed all 200 spaces in
9 one level with immediate access to the
10 platform of the train station. That upper
11 level provides 200 parking spaces with
12 direct access to the platform to the train
13 station. It also provides direct access
14 out on the Kensington Road sidewalk, and
15 would not require anybody to traverse
16 stairs or an elevator to get to that train
17 platform or to Kensington Road.

18 The spaces that were designed down

19 below were designed for the spaces to be
20 provided for our building and serves and
21 enabled us to provide the appropriate
22 security between the Village designated
23 spaces and the ramp. A gated ramp down to
24 our designated spaces that would allow us
25 the ability to have an elevator to

1 traverse up past the Village spaces into
2 our buildings.

3 So we took the design parameters
4 that were given to us and we designed a
5 parking garage that put everybody in the
6 Village on one level, and everybody for
7 our building and actually, some additional
8 spaces that we may be able to provide for
9 some of the neighborhood.

10 In addition to which in doing that,
11 what we have done is, we have limited the
12 amount of excavation that we would have to
13 go adjacent or immediately adjacent to the
14 train tracks, which was also another
15 concern and one of the issues that was
16 raised. So it was a kind of a three-fold
17 process that was taken into consideration
18 in that particular design.

19 MR. CHAIRMAN: Thank you. Is there
20 anything else through 3-C?

21 MR. BLESSING: I have a comment on
22 3-A. I could be wrong on this, but the
23 calculation of my own text that I went on
24 3-A 6, it says school taxes compromised 49
25 percent of the total property tax. I

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1 think it is much more significant than
2 that. I think it is more like 75 percent
3 or 80 percent.

4 MR. CHAIRMAN: Oh, is that so. We
5 will check that.

6 MS. SMITH: If I could just back up
7 a second on the parking issue. Are you
8 saying that it's just the way it is and
9 that it will always be, or is it possible
10 that it could be reconfigured to produce
11 more spaces in a rational way? I didn't
12 hear you presenting it that way, but is
13 that written in stone?

14 MR. MCMANUS: What's written in
15 stone is our requirement to provide 200
16 spaces to the Village. Certainly --

17 MS. LONGOBARDO: You need a mic.

18 MR. MCMANUS: We are obligated to

19 provide 200 spaces to the Village and --

20 MS. SMITH: But it could be

21 renegotiated or whatever --

22 MR. MCMANUS: We are working with

23 design parameters that were given to us in

24 our original contract. We also worked

25 with the parking lot designer that was

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1 recommended that we work with to come up
2 with the design. That maximized the
3 accessibility of parking spaces to Village
4 residents to Kensington Road and the train
5 platform. That was our objective.

6 MR. CHAIRMAN: Thank you. I think
7 we are up to Section D. Are there comments
8 on 3-D?

9 MS. LONGOBARDO: Are we just taking
10 Planning Board comments at this point?

11 MR. CHAIRMAN: Yes.

12 MS. LONGOBARDO: We have a Village
13 historian sitting there and I thought she
14 would have something on 3-D, but not yet.

15 MR. CHAIRMAN: We will give her
16 ample time to speak momentarily.

17 MR. BLESSING: We are on 3 so far,
18 is that --

19 MR. CHAIRMAN: Well, I was up to
20 3-D and I guess we are turning to 3-E
21 which is traffic and parking. I have a
22 comment on -- actually, I -- anything on
23 E? F is soil and ground water. I had a
24 comment overall myself on F-10. It talks
25 about the venting with contaminated soil

1 and it says it is done annually. I am
2 wondering if that is done in -- supposed
3 to do it annually, and who is in charge of
4 making sure that it is done in perpetuity.

5 MS. PALERMO: On 3-F 7, the last
6 paragraph says that the following chart
7 gives a break down of the estimated total
8 amount of material needed to be excavated
9 with respect to the contamination, but
10 there is no chart. I don't have a chart
11 of 7 in my copy.

12 MR. CHAIRMAN: Jeff?

13 MR. AVIL: As far as the
14 contaminated soil is concerned, why not
15 just remove all of the contaminated soil?
16 It seems to me that this is a once in a
17 lifetime opportunity once the building
18 gets constructed, whatever contaminants

19 are there and are covered up, are going to

20 stay there. So now is when the

21 building -- when the project is built,

22 this is the only time to remove that. Why

23 not just remove all of it?

24 MR. CHAIRMAN: Thank you.

25 MS. LONGOBARDO: Don, I know we are

1 in the middle of this process, but we have
2 -- our consultants have commented on each
3 of these sections and --

4 MR. CHAIRMAN: Those are already on
5 the record.

6 MS. LONGOBARDO: They are all in --

7 MR. WESTERFIELD: They are attached
8 as part of the public record.

9 MS. LONGOBARDO: Oh, so the
10 document hasn't been --

11 MR. CHAIRMAN: Those are comments
12 on the same thing which will all be
13 addressed in the Final.

14 MS. LONGOBARDO: I was determined
15 to get Marilyn up here at 11 o'clock which
16 is what happened last time.

17 MR. CHAIRMAN: Our comments are
18 supplemental in this part and probably

19 some are duplicative, but end up to be
20 supplemental. We have some short
21 sections. G, water and sanitary sewage.
22 Storm water management, this is all rather
23 technical stuff here. Up to H. I,
24 community facilities. Comments on I? J,
25 fiscal impacts? We already gave comments

1 on that. More on how the taxes were
2 calculated. K, noise and vibration. I'm
3 sort of moving along fast. Is everybody
4 up to date here? Nobody feels like they
5 are not being able to --

6 MR. BLESSING: Okay.

7 MR. CHAIRMAN: On to Section 4 then
8 which are significant adverse impacts
9 cannot be avoided. On page 2, under 4, it
10 says that four easements will be required.
11 I would think in the Final, if there is an
12 update on where those stand, we want
13 something on that. Section 5,
14 alternatives.

15 MR. WESTERFIELD: Just back up on
16 construction. I think -- how was the
17 issue resolved with Metro North? I know
18 that they had provided a letter expressing

19 their concern about what the construction

20 process will be, how do you resolve that?

21 Will that be included in your --

22 MR. MCMANUS: Absolutely.

23 MR. CHAIRMAN: Any comments in

24 general on alternatives, other than

25 commentary on the design of the

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1 alternatives?

2 MS. BRENNAN: Excuse me

3 Mr. Henderson, are you going on very much

4 longer? The people have to go home. They

5 are older and some young children are here

6 --

7 MR. CHAIRMAN: This will go on for

8 six-and-a-half minutes.

9 MR. WESTERFIELD: Approximately.

10 MR. CHAIRMAN: Exactly.

11 MS. BRENNAN: We are all in the

12 dark.

13 UNIDENTIFIED SPEAKER: You spend

14 and hour-and-a-half on the first two

15 projects and now we wait a half hour on

16 this project and some us have to work, not

17 I --

18 MR. CHAIRMAN: In fairness, this is

19 about the 7th meeting on this project and
20 we will have about 7 more. It is not fair
21 to say that we are having a half-an-hour
22 on this. We are moving along and we are
23 trying to get to this. This is mandated
24 under State Law. I know it is not fun,
25 but it is not as much fun on us either.

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1 Any comments on Article 6?

2 MS. LONGOBARDO: It's a process we
3 have to go through. Does the public know
4 that?

5 MR. CHAIRMAN: It is a state
6 mandated process. Any comments on 6? On
7 7, energy? On 8? That is it. Anybody
8 want to back up to anything?

9 MS. LONGOBARDO: Do we have time in
10 the six-and-a-half minutes?

11 MR. CHAIRMAN: We have four more
12 minutes to back up. Anything else on
13 that? Do we have to open the Site Plan
14 hearing also?

15 MR. STAUDT: Might as well open up
16 both hearings.

17 MR. CHAIRMAN: We are going to
18 reopen the public hearing on the Draft

19 Environmental Impact Statement and the
20 Site Plan approval. I think what we are
21 trying to concentrate tonight on getting
22 through the environmental stuff. As I
23 said, we are going to have a number of
24 meetings on the design of the alternatives
25 after we get more studies that we've asked

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1 for and more information, so we are
2 opening up both public hearing. Yes,
3 Dorothy?

4 MS. BRENNAN: I'm just going to say
5 to you, that the last time we had our
6 meeting -- Dorothy Brennan, 42-year
7 resident of Bronxville now living on
8 Kensington Road. The last meeting you
9 had, I remember Adrienne Smith saying when
10 it looked as if most of the people that
11 were here that night favored the six
12 stories she said, but I would like to see
13 the two -- the other form, the other
14 architectural rendering, so we can make
15 more of a decision. I remember that being
16 said. I don't remember anything being
17 said about having an Environmental Impact
18 Study and not being able to talk about the

19 construction, et cetera.

20 The people that are here tonight

21 have made a great effort to get here in

22 the rain. Most of them are older people,

23 children, and I think it's rather sad that

24 you are not going to allow them to speak

25 to this architectural discussion.

1 MR. CHAIRMAN: No, I didn't say
2 that at all. The public hearing is open.
3 Whoever wants to speak can -- this is a
4 public hearing and people can speak about
5 whatever they want to. I'm saying we are
6 not going to discuss this ourselves, the
7 design of the building until we get more
8 information. Because we feel like we've
9 gone as far as we can on the information
10 and I would suggest to you, we are happy
11 to take the comments, but I would suggest
12 to you that we've asked for very expensive
13 time consuming detailed renderings of what
14 the building would look like and it's our
15 view that we collectively -- and we said
16 this at the first meeting and I even took
17 a show of hands, because we are actively
18 seeking public comment on this. It's not

19 a fair characterization to say that we're
20 not because indeed, we've reached out to
21 the members of the community. I was
22 suggesting that when we get the additional
23 renderings, we will all be better informed
24 as to what these building alternatives are
25 going to look like. We think we've gone

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1 as far as we can. To the extent that
2 people don't want to wait for that and
3 want to speak based on the information we
4 have, that is fine. The public hearing is
5 open.

6 MS. BRENNAN: People didn't
7 understand that, that is why they left.

8 UNIDENTIFIED SPEAKER: And when
9 people are speaking about something that
10 -- we have no knowledge of Plan C Section
11 A. We sit here like a bunch of dummies.
12 We don't know what you are discussing. It
13 is not very clear and it should be in the
14 public meeting.

15 UNIDENTIFIED SPEAKER: If I may
16 make a suggestion to the Planning Board?
17 I think you guys should have a working
18 time other than the public hearing.

19 MR. CHAIRMAN: Let me ask you all a
20 question. The process that we are going
21 through is mandated under State Law. We
22 are not allowed to do anything in working
23 meetings. Everything we have to do is at
24 our regular public meetings. That is the
25 way we want to operate and that is the way

1 we are required to operate. What we were
2 discussing -- I know nobody wants to read
3 it. Frankly, we are not interested in
4 reading all of this stuff ourselves, but
5 copies of all of us this are available at
6 Village Hall. There have been plenty of
7 announcements in the newspaper or whoever
8 wants to go see it, should see it. It is
9 not that interesting, but it's a process
10 that we have to go through.

11 And again, the point on the
12 buildings, I would just suggest to you
13 that at the next meeting or the next
14 meeting that the applicant is prepared to
15 bring us the additional renderings and the
16 computer simulations, we are all going to
17 be a lot better informed as to what the
18 design of the building is going to be.

19 I think it's unfortunate that the
20 word got out that -- it's just beyond
21 anything I can imagine that we've made a
22 decision on this, but I think anybody who
23 was at the meetings or read the minutes,
24 or watched us on television, it was very
25 clear that all we had done was taken

1 comments and concluded that we couldn't
2 make a decision and adjourned to this
3 meeting.

4 I mean, that is as far as we've
5 gotten, and I regret that people think
6 we've made some decisions. It is beyond
7 me how anyone could have concluded that
8 who was at the last meeting. And you were
9 right -- I'm rambling on now, I apologize.

10 But you were right that Adrienne at the
11 last meeting said she wanted more
12 information, another rendering on the two
13 building design. That's exactly what
14 we're doing. And since we don't have it,
15 from our stand point we stopped.

16 MS. BRENNAN: Who would have it?

17 MR. CHAIRMAN: Well we don't have
18 it. It's not ready and it takes time. So

19 when we get it -- we are doing exactly
20 what Adrienne asked us to do, and when we
21 get it, then we will start the process
22 again.

23 I'm repeating myself again, but
24 what we've asked for is very expensive and
25 it takes a long time to produce, but we

1 feel like we need it. We feel like
2 members of the public need it and so that
3 is what we've asked the applicant to do
4 and that's is what they are going to do.

5 UNIDENTIFIED SPEAKER: Mr.
6 Henderson, you've brought up a very good
7 point why everybody -- it's been in the
8 newspaper, but we have no newspaper. The
9 Bronxville Review Press is no longer
10 extant, we know that. I've lived at
11 Kensington Road for 30 years and my
12 husband has several generations on me
13 here. I'm very interested in this Village
14 and very interested in the neighborhood in
15 which I live.

16 There has been not the information
17 forth coming from the Village Board or the
18 and Planning Board to notify these people.

19 Most of the people who live in the
20 Kensington Road Sagamore area now, are new
21 people. They're young families. They're
22 working families. They may be stopped by
23 a large number of people saying here is
24 the Village newspaper, you see something
25 else. As far as cable goes, not everybody

1 has cable. Some of the seniors can't
2 afford it and other people have dishes and
3 this meeting is not available to them.

4 There has got to be a way where a
5 news letter goes out with every meeting so
6 that everyone in the Village knows what is
7 going on.

8 UNIDENTIFIED SPEAKER: Things have
9 been decided that no one knows anything
10 about. If it had not been for one person
11 here, and Mrs. Brennan has done wonderful
12 work, nobody would know about it. They
13 were shocked to learn that anything was
14 happening at all.

15 MR. CHAIRMAN: Can I get a
16 clarification of what you are referring to
17 as having been decided?

18 UNIDENTIFIED SPEAKER: Well,

19 anything. I'm --

20 MR. CHAIRMAN: We haven't decided.

21 MS. MURRAY: I'm not talking

22 typically about the design or whether it

23 is four stories or six stories, I'm

24 talking in general. We are sitting here

25 like a bunch of dummies tonight not

1 knowing what to expect. If we've seen
2 this either in the previous meeting
3 exactly what was going on, we would have
4 been prepared to come.

5 As I say, I'm handicapped, it is my
6 first day out and I have not enjoyed
7 health for more than a year; but there are
8 young children here, et cetera.

9 What I would like to address too --
10 first of all, the communication which is
11 vital to everyone in this Village. We
12 have to find a way to let ever soul know
13 what is going on. They are tax payers,
14 they are entitled to it.

15 I am talking tonight about parking.
16 You have probably heard this over and
17 over, but I have seen no master plan with
18 all of the architectural stuff from 7

19 years ago. All the discussion now, there
20 may be something, but it hasn't been forth
21 coming to those in the Village here. What
22 is going on Kensington? We have a
23 historical Church there by a well known
24 architect, Tiffany glass windows; where
25 are those parishioners going to park?

1 Saint Joseph's Reform Church, Christian
2 Science Church, they don't have those
3 problems, but Christ Church will. There
4 is going to be two years of absolute chaos
5 on Sagamore and Kensington.

6 First of all, the trucks cannot go
7 underneath the underpass. Where are they
8 going? They have to come down Sagamore.
9 I live near Avon. I live in Meadow Field
10 Gardens if any of you are familiar with
11 that, and the last time when they were
12 even surveying, we had to fight for a
13 place to park in our own place. Our road
14 is a little Cotswald-type (ph) road and
15 it's going to be impacted tremendously and
16 nobody seems to realize that.

17 We've got children -- the plethora
18 of children in the Village are

19 concentrated in that area, so what is
20 going to happen with the parking? We've
21 been told that it would be taken care of,
22 but nobody has spelled it out for us.
23 Where are the people going? Are they even
24 going to be able to get out of their
25 houses? We would like to know the master

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1 plan. We would like it to be spelled out.

2 And we like to have it put in either the

3 library or in the Village Hall. Thank

4 you.

5 MR. CHAIRMAN: Thank you.

6 MS. PALERMO: Can we have your

7 name?

8 MS. MURRAY: Barbara Murray, 89

9 Kensington, 30-year resident.

10 MS. PENELLA: My name is Sara

11 Penella, that is Sara without an H, and my

12 last name P-E-N-E-L-L-A. I am President of

13 Lake Avenue Owners on Lake Avenue and Alga

14 Court. And the first thing I would like

15 to say is I don't believe anybody has

16 approached our side of the tracks umm, in

17 this matter at all. We have not been

18 consulted. We have not been invited to be

19 part of this planning at all, and yet, I
20 don't know of anyone who is going to be
21 impacted more seriously than our side of
22 the tracks. Not just esthetically, but
23 the sounds of the railroad when any
24 buildings are put up. It is going to be a
25 serious issue, and yet, in spite of that

1 fact, we are not questioning the building
2 being built, we realize that the town
3 needs -- that the Village needs parking
4 and that it makes sense to put up some
5 residences.

6 What we are concerned with is what
7 design will least impact the noise level
8 on our side of the tracks. Now, to some
9 degree, I think I speak for much of Alga
10 Court because the buildings all along Lake
11 Avenue are going to be affected by this.
12 But our two buildings, which are the two
13 lower garden apartments that are most
14 closely above the tracks, are going to be
15 affected most seriously because the height
16 of the building will obviously cause --
17 the shadows of the buildings will
18 obviously impact our little two buildings

19 most seriously. So we have an additional
20 problem. And I don't come here tonight to
21 brown beat (ph) the Planning Commission,
22 because I realize what you have to go
23 through, including reading that before
24 tonight -- I've been in your shoes in the
25 work I have done, and I understand you do

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1 have to do that. I pity you that you
2 really have to read it. But what I'm
3 asking is really that the fact that we
4 were not consulted at any point along the
5 way. That means that we at Alga Court are
6 truly at the mercy of the Planning
7 Commission to take our considerations very
8 very seriously. I beg you, please, do not
9 leave us stranded in your considerations
10 because we -- it's too late apparently to
11 bring us into your matter. It's too late
12 now, unless a new Committee is formed to
13 consider the plan. We've been left out of
14 it.

15 Not anywhere along this process did
16 anybody send anything to us. Not by
17 e-mail, which would be absurd anyway, not
18 by written letter through our agents, not

19 individually. None of us have been
20 approached at all. And it was a great
21 shock to find this out that it had reached
22 this stage without consulting us. But I
23 just ask, please, please, when you
24 consider the environmental issues and the
25 impact environmental issues of each

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1 design, please think of the impact on the
2 other side of the tracks. Because we --
3 the Village went to such pains when the
4 third rail was going to be put in, they
5 really -- the Village worked so hard to
6 try and do something because they knew
7 that the third rail was going to cause so
8 much more noise. You have no idea. That
9 third rail and the weight of the new
10 trains is -- our noise level is really
11 much greater. Anybody over at our side,
12 even on -- the other buildings can tell
13 you that. And now, with any construction
14 over there, it is going to act as a
15 sounding board. So the plan of how those
16 buildings are designed can impact on just
17 how much of a sounding board it is going
18 to be. And what we ask is, we want that

19 minimized as much as possible. So please,
20 that is all I ask. And that is all we ask
21 that please, don't forget about us,
22 because we have to live with the sound.
23 So please hear our sound now so we have to
24 hear as little of the train sound once the
25 construction is done. And I thank you.

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1 MR. CHAIRMAN: Thank you. The
2 Environmental Impact Statement will
3 address all of those noise issues. I
4 would just point out so you are not
5 concerned that you were excluded from the
6 process. The Trustees have had a series
7 of public hearings on this design and we
8 are now on about our 7th public meeting
9 and third public hearing on the design and
10 as I said at the start, we've barely begun
11 the Site Plan application process which
12 will begin when we have the additional
13 studies we've asked for.

14 We will continue the public
15 hearing. The design of the building has
16 not been decided on. You've had plenty of
17 opportunity to participate, it is not a
18 closed process. We hope we even have more

19 people come in the next meeting and if the
20 applicant didn't meet with you in your
21 community personally, you do have every
22 opportunity. As many of you as you want
23 to, to come and participate in this
24 process with us and we invite you to do
25 so.

1 MS. LONGOBARDO: May I add to that?

2 I am not here to defend the applicants at
3 all, but the Trustees in fact when they
4 made the decision to use the applicant,
5 announced that they were having a series
6 of public meetings and invited people to
7 go. In addition, it happens that Mitchell
8 Hockberg who is Chairman and CEO of that
9 company, said people could call him and
10 talk to him or talk to Kevin McManus and
11 so-on. I agree about the newspaper and I
12 have to search through both of the
13 newspapers to get to find a glimmer of
14 something about Bronxville and it's very
15 frustrating. But actually, this process
16 has been going on a long time and a you
17 were all invited. A number of you were at
18 those meetings, so I'm not sure what more

19 we can do. And it's really -- I'm not
20 going to say it is not our responsibility,
21 the more information we give and can give
22 you is better, I know, but there is no
23 question of exclusion because you were all
24 invited a number of times by --

25 UNIDENTIFIED SPEAKER: Excuse me

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1 Ma'am, I was supposed to be in Canada
2 today and I cancelled my trip because
3 there are no announcements. I called City
4 Hall and asked for information about what
5 was going on because I have parking there.
6 I was not given any information. I had to
7 cancel a business meeting, a business trip
8 because City Hall would not give me any
9 information.

10 The first time I heard anything
11 about this event about when I receive
12 notice in terms of parking, I called and
13 they said you have to come to the meeting.
14 So what you are hearing a bit here and I
15 will applaud your announcement, I am
16 saying where? Where? This is my first
17 time. We have concerns in terms of
18 parking space, living accommodations,

19 traffic problems; where are you putting it
20 up? Are you putting it up at a soft
21 whisper in City Hall? And why would we
22 call City Hall, we'll say I cannot take
23 time off of work to go and take a look at
24 this, no, you must come here for a
25 meeting. I had to cancel a business trip

1 and explain to my boss, I'm sorry, I have
2 to cancel a business trip and come here
3 and try to find out information because
4 when I called City Hall, they don't give
5 you anything. So you keep saying
6 announcements and we are hearing nothing.

7 MS. LONGOBARDO: I am not talking
8 about our announcements. I am talking
9 about the process we discussed and who
10 chose the applicant and the applicant said
11 they did have an open communication --

12 UNIDENTIFIED SPEAKER: -- same
13 thing. We are not -- (Inaudible) there is
14 no communication to the Village.

15 MR. LONGOBARDO: You are talking
16 about this meeting. This document --
17 Vince, your office would supply copies for
18 people to look at, but yesterday I guess

19 was a holiday because this is not -- other
20 people have tried to take a look at it and
21 have not been able to. The general tone
22 of saying that no one knew this was going
23 on --

24 UNIDENTIFIED SPEAKER: Ma'am, due a
25 survey of how many of us knew two weeks

1 ago, or a month, or three months ago that
2 this was going on that there was going to
3 be any construction, I think you might be
4 surprised. If you do a survey of anyone
5 who lives on either side of the tracks,
6 how many people knew there were any plans?

7 UNIDENTIFIED SPEAKER: Why do you
8 think that 40-plus attendees are here this
9 evening on a bad weather night? I found
10 out two weeks ago. I looked for it in the
11 library, I looked for it in City Hall, I
12 looked for it in the Village Hall,
13 nothing.

14 UNIDENTIFIED SPEAKER: We called
15 City Hall and called three different
16 departments and they said they could not
17 answer any questions and we had to come
18 here. So there is a serious problem in

19 terms of the lack of communication.

20 MS. LONGOBARDO: This is a public

21 hearing and people in Village Hall,

22 employees of Village Hall can't answer

23 questions to say when --

24 UNIDENTIFIED SPEAKER: But you

25 could have given a number --

1 MS. LONGOBARDO: This document.

2 Where did you get this document?

3 UNIDENTIFIED SPEAKER: I asked

4 about a document and they said there was

5 no document available --

6 MR. PICI: Can I respond to the

7 document question? And I am gonna ask

8 Kevin now to get some additional copies

9 because there is obviously a lot of public

10 interest and we will distribute them in

11 the library and here at Village Hall.

12 What you need to understand is they will

13 not be individual copies for each and

14 every person to take home. That is not

15 within our ability to produce that

16 document. The applicant is not required

17 to, but certainly if they wish to they

18 can. But we will have documents available

19 and I would like to talk to you after the
20 meeting and find out who you called and
21 what information you asked for, because we
22 would have obviously given you the time
23 and date of the meeting and told you that
24 the files were at our office because that
25 is only --

1 UNIDENTIFIED SPEAKER: Because I
2 got passed around to two different
3 departments and I will gladly tell you.

4 UNIDENTIFIED SPEAKER: Do you have
5 a website or something where you could --
6 citizens could be directed?

7 UNIDENTIFIED SPEAKER: There is no
8 website in Bronxville.

9 MR. PICI: There is a website,
10 VillageofBronxville.com.

11 UNIDENTIFIED SPEAKER: (Inaudible).

12 UNIDENTIFIED SPEAKER: Do you have
13 a summary sheet on the project that has
14 information about the project?

15 MR. PICI: Can I answer that?
16 There is also the Spectrum website. WCI
17 Spectrum has a website and a page I
18 believe, dedicated to this project which

19 has a good deal of information. So that
20 would probably be a better resource for
21 you.

22 UNIDENTIFIED SPEAKER: But what is
23 the website?

24 MR. MCMANUS: At one point we did,
25 but unfortunately, the law does not permit

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1 us to put on an informational website
2 about a project -- the Attorney General's
3 Office sees that as a potential offering,
4 which we have been advised is illegal. So
5 I don't know whether the Village -- I at
6 one point -- we did pursue this question
7 with the Village as to whether or not we
8 could post information. I would be happy
9 to talk to the group after the meeting
10 about getting a community meeting together
11 where we can have work sessions to discuss
12 these issues, I'm happy to do that. And I
13 am also happy to offer additional copies
14 of the DEIS.

15 I think the important thing is if
16 we can do this in an orderly fashion, we
17 can get your comments on the record as
18 opposed to everybody just speaking. If

19 everybody would come up and do it orderly,

20 we can get this done --

21 MR. CHAIRMAN: Let me take back my

22 Chairmanship and let's move along in an

23 orderly way.

24 MR. WESTERFIELD: Don, I'm just

25 addressing the person from Alga Court. I

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1 think the DEIS needs to address that
2 rebound noise issue. I don't believe that
3 is in the impact, in that document right
4 now.

5 MR. CHAIRMAN: That's a specific
6 comment let's get it. I think that is
7 right.

8 MR. WESTERFIELD: That is a useful
9 comment from the public. It should
10 specifically be addressed.

11 MS. BRENNAN: Everything you say is
12 useful.

13 UNIDENTIFIED SPEAKER: (Inaudible).

14 MR. CHAIRMAN: Come on now, let's
15 -- we're trying to -- we actually want all
16 of you to attend and we want your
17 comments, but we will take them in an
18 orderly way. We will work on

19 communication. Maybe it's a Village
20 problem. I don't know how the Trustees
21 communicate what's on their agenda. I
22 don't know how the Zoning Board
23 communicates what's on their agenda.
24 Unfortunately we don't have a local
25 newspaper. We will think about it, but we

1 are not going to solve the problem in the
2 next three minutes, so why don't we get
3 back to this project.

4 On the parking, this is exactly
5 what we are looking for tonight. Comments
6 on the parking, on the traffic. That is
7 exactly what we are doing and that is
8 exactly on point, so let's -- I would ask
9 you to keep going on those comments. Sir?

10 MR. BACHMAN: My name is Fred
11 Bachman B-A-C-H-M-A-N, I live at 64
12 Sagamore Road and I've done so for
13 38 Years. Sagamore Road and Kensington
14 Road are constantly getting the shorter
15 end of the stick from the Village. The
16 services that the Village provides us,
17 snow plowing, snow removal, street lights,
18 police enforcement of speeding, is a

19 abysmal at best. I have designed my own
20 Environment Impact Statement and it goes
21 like this:
22 Outside of the business district,
23 Sagamore Road is among the three busiest
24 and heavily traveled roads, including
25 trucks both day and night in the Village.

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1 Outside of the business district, Sagamore
2 Road is the most densely populated street
3 in the Village, including 7 apartment
4 buildings. One ranging up to 88 units
5 which is the one I live in. Five
6 townhouse complexes and I can't tell you
7 how many townhouses. And 8 single-family
8 residences.

9 We have in the first block of
10 Sagamore Road a medical building, a large
11 restaurant, shops, office space, a Church,
12 a Church school, and a Church residence.
13 We pay exhibitant fees for parking on
14 Kensington Road because of the town
15 parking regulations where we can't park
16 overnight. We don't get any service
17 there. When Joe Palumba was alive, God
18 rest his soul, we had it. Now, forget

19 about it. It's useless.

20 We get plowed in the wintertime.

21 The snow across the street from this

22 proposed project at the corner of where

23 the Church corner is, it sometimes goes

24 14, 16, 18 feet high in the wintertime.

25 How is this going to impact upon us when

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1 there is more houses, more cars, more
2 people? Where is the snow going to go?
3 We can't get snow plowed in front of 64
4 Sagamore Road sometimes for 6 or 7 days
5 after a snowstorm.

6 Since the Village allowed the
7 Sagamore Road play area, the neighborhood
8 play park next to 64, it's become a
9 virtual Disney Land. Parking from 656
10 Sagamore right down to Avon Road is a
11 nightmare. During the year this year, I
12 walked and looked at the cars parked on
13 the street. At one point there were 28
14 cars parked just people driving to that
15 park with their kids. Now this is a
16 neighborhood play park. If you have to
17 drive there, it ain't your neighborhood.
18 I'm sorry. And out of those 28 cars, 26

19 had no Bronxville parking sticker. Where
20 are they coming from?

21 Well, this is all up and down
22 Sagamore Road because if I can't park in
23 front of 64, I gotta park in front of 48
24 and 48 has to park further down and
25 further down. It's ridiculous. And

1 during snowstorms when the Village doesn't
2 plow, if you can get one car through on
3 Sagamore Road, it's a lot. Street lights
4 are out for days. There is not enough
5 parking on Kensington Road for the
6 residents who want to pay. And at that,
7 we're paying crazy rates for no service.

8 We are not interested in having
9 parking at the bottom of the hill for
10 commuters unless our parking is taken care
11 of first. We bore enough of the grunt of
12 the Village's attempt to keep us busy and
13 the hill pristine. No design is
14 preferred, no building is preferred.

15 The parking in -- leave it at that,
16 take care of the people who live there
17 now, and leave the neighborhood the way it
18 should be. We've had enough. Thank you.

19 MR. CHAIRMAN: Thank you.

20 MR. WINTER: I'm Dennis Winter and

21 I work for the Village. I am also a

22 member of the Eastchester Board of Fire

23 Commissioners. I checked with our fire

24 inspector and he has not reviewed -- this

25 is for SEQRA for comment. He has not

1 reviewed either structure; the six-story
2 structure or the four-story structure. I
3 don't have an opinion as to what structure
4 you should be putting up. I do know you
5 are backing up to a railroad track and the
6 fire district needs access to that
7 railroad track. So we would like to have
8 in your SEQRA statement, either your
9 request from the fire district and what
10 concerns they might have -- one of the
11 concerns they are going to have in a high
12 traffic area is parking for EMS, police
13 and fire.

14 I'm not sure of the height, I
15 haven't reviewed this at all. I just
16 became aware of it watching it on TV.
17 Well, your height of your garage if you
18 are going to bring a vehicle in, the

19 vehicle will have to go underneath. Fire
20 trucks are tall. They have light
21 structures, ladders, the ladder truck is
22 50 feet long, so I would like to have some
23 communication between yourself and the
24 fire district not to be an obstructionist
25 in any way at all, just to be practical.

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1 Because if you have a complex that is
2 housing people over the age of 55 or 60,
3 you are going to have higher siren
4 activity. If they put the senior citizens
5 housing in like Tuckahoe where they have
6 senior citizen complexes, one of the
7 things people don't realize is that has
8 now turned into a paramedic center,
9 because you are running there all the time
10 for ambulance calls and police calls. And
11 the way you are responding now if a
12 medical call comes in, you are going to
13 send a fly car, the fire department fly
14 car, they are going to send an engine,
15 they are going send a fly car from the
16 ambulance and you are going to send the
17 paramedic and probably have a police car,
18 so you need to have that kind of space

19 somewhere around so those vehicles would
20 be able to pull up, not deal with traffic
21 and leave. It could be helpful in your
22 Environmental Impact Statement if somebody
23 addressed that, whether Vince already
24 addressed it, I don't know. I just know
25 the fire inspector has not reviewed any of

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1 it so it would be helpful.

2 It's just so -- and this is not --
3 if people in the community knew -- and
4 before I got on the Board, I didn't know
5 this, but the Bronxville School when it
6 was still a stand alone entity, it was
7 still without stand pipes and sprinklers
8 in the new extension. The only fire
9 suppression in that building is around the
10 kitchen of the new wing. So I think it is
11 important that the fire district be
12 brought in, in regards to what the project
13 is. If it's a multi-family high structure
14 or high density project -- and just for
15 comment, because our resources are
16 somewhat limited. You know, there is only
17 14 or 16 men who are going to respond to a
18 real serious incident at any given time.

19 Thank you.

20 MR. CHAIRMAN: Thank you. Those
21 are useful comments.

22 MS. CALLAHAN: I don't know how
23 useful my comments will be tonight are.
24 I'm not going to talk about the issues of
25 parking. According to Bill Murphy, the

1 Village should be accordingly house 400
2 parking spaces short. I think that is the
3 best thing that I heard this evening that
4 there is a possibility that there may be
5 an additional 100 parking spaces to be
6 made available. I would hope that those
7 would also be offered possibly to the
8 merchants who -- everybody in the Village
9 suffers, our business.

10 Anyway, when I reflect upon these
11 past four weeks and they've been
12 exhausting, it is apparent that the due
13 process to notify neighboring residents to
14 the Kensington project was not done by the
15 developer or the Design Committee.
16 Instead of the standard notification in
17 which both mail through US postage it
18 distributed to the impacted areas, and an

19 additional running of advertisements in
20 local papers which would be -- such as the
21 Review Press which comes ten days out
22 after any meeting that we have, so the
23 information is ten days old. A letter
24 could have been sent to the various
25 managing agents so that those notices

1 would have been forward to the various
2 building Board of Directors and a
3 representatives from each building could
4 then be part of this discussion.

5 Buildings that should have been
6 included in the eight months of discussion
7 as it was reported in the Town Reporter by
8 the developer included; River Mere, South
9 Gate, North Gate, Lake Avenue Apartments,
10 Gramatan Court Apartments, Christ Church,
11 Kensington Terrace, Beach Tree, Oak
12 Terrace, just to name a few.

13 All of theses building reside
14 within a 360 degree angle, site angle of
15 the site. We are not down the street, we
16 are not on a hill, we are not on White
17 Plains, we are in sight.

18 Spectrum WCI contracted under

19 Exhibit C to restrict the building height
20 to no more than 46 feet of height from the
21 plaza deck, which is a total of four
22 stories. Village officials on Monday
23 confer that there was no amendment that
24 has been offered to that contract. So I
25 am very curious from Mr. McManus when he

1 alluded about that same obligation that
2 the builder is obligated by contract to
3 provide 200 parking spaces to the Village.

4 What is the difference between what he is
5 obligated to provide for parking and by
6 what he is obligated to build by height?

7 I don't understand that.

8 You see, I bought into this concept
9 when it was first approached about 18
10 months ago. It was presented as a
11 moderately scaled project by the developer
12 which would ultimately be replacing an
13 existing parking lot after two years of
14 great inconvenience. I was hopeful and
15 still am hopeful that at the end of the
16 result, the development will be positive
17 to the community in regard to the revenue.

18 Positive to addressing existing street

19 issues that have been un addressed for
20 years. And positive to bring the level of
21 landscaping to the same level as all of
22 the other areas in the Village. But I
23 cannot in good conscience support a
24 proposal that would have significant
25 negative impacts in regards to height,

1 visual, or density upon my neighbors
2 whether they are on Kensington Road or on
3 Lake Avenue.

4 That being said, I would like to
5 address the issue of street experience and
6 I assure you, I do get it. I understand
7 the concept that you are making two
8 stories. The result from the sidewalk
9 experiment may be four stories as was
10 stated, but 90 percent of the community
11 would not be on the sidewalk. They will
12 be viewing this building from other areas.

13 Pedestrians will be viewing this
14 building from the train station when they
15 are getting the train in the morning.
16 There will be a bagel shop on Palmer Road
17 and the parking lot in the business
18 district. This six-story plan is a really

19 big building. What you removed in length,
20 you doubled in height. Neighboring
21 residents in a 360 degree radius from the
22 site will be viewing this building from
23 their living room windows at North Gate,
24 their dining room windows at Lake Avenue
25 Apartments, and the bedroom windows at

1 Gramatan Court Apartments.
2 You may note -- no, I can't
3 digitally alter photographs. I could
4 barely print these. You may note that in
5 this picture of Lawrence Hospital, the
6 Hospital recessed or dulated (ph) the air
7 conditioning unit on the top of the
8 building, and they tried to conceal them
9 or camouflage them. Is there one person
10 in here who could not see the red
11 camouflage on top of the building? I
12 think we all get that part.

13 Why the proposed B Plan of dulating
14 (ph) may be an attempt to improve the
15 sidewalk experience on Kensington Road,
16 this building will be additionally viewed
17 from its profile and its rear. We must
18 not forget that there is a 10 to 12-foot

19 drop on the Lake Avenue North Gate and
20 River Mere side. I don't even know if
21 anybody had taken that into consideration.

22 You can see in this picture from
23 the train tracks and on the street from
24 the Lake Avenue Apartments parking lot.

25 So this proposed, if it is accepted, a

1 six-story building built on a parking
2 garage will be in essence, approximately
3 eight stories in height for our neighbors.
4 Obliterating reciprocal views and dwarfing
5 some of Bronxville's largest apartment
6 building -- by the way, I had to go 100
7 feet back because I couldn't get it in my
8 photo -- which included North Gate and
9 South Gate. That is unacceptable.

10 Please understand, the issues have
11 nothing to do with the design for an urban
12 park that sits 12 feet above street level,
13 which can be seen in the architects own
14 drawing to be on the second story of the
15 building. It has nothing to do with
16 architectural style or preferences. These
17 certain concerns are valid quality of life
18 issues in a small condensed Village and we

19 are very very cognizant that our actions
20 equally impact the quality of life for our
21 neighbors.

22 The alternative plan is positioned
23 on a hilly Kensington Road, such as
24 Sagamore is hilly. It will be as tall as
25 two Avalons. One stacked on top of the

1 other and the height of the Gramatan Court
2 Townhouse elevator shaft. I hope
3 everybody realizes that. We all see this
4 from the train station. The building that
5 the shaft is on top of is two stories.
6 The shaft itself is four. This alternate
7 plan would be taller than Lawrence
8 Hospital once placed on a parking lot
9 platform, and that is by no definition a
10 moderately scaled building.

11 Chairman Henderson stated the last
12 time that we were here, that he wanted two
13 things: One, Mr. Blessing asked that he
14 would like to see apples against apples
15 and then he felt, or the Board felt they
16 were prepared to move forward with the
17 vote. Because those photographs are not
18 available this evening, I wouldn't expect

19 that to be done. But you specifically
20 said that you wanted to hear the
21 preferences of the neighborhood. So as I
22 have already presented to the Board of
23 Trustees on Monday evening, I present to
24 you 217 names and e-mails of those who
25 also wanted their preferences to be known.

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1 Thank you.

2 Oh, I do have one more comment and
3 I was not going to bring this up. I have
4 already spoken to Mary Marvin about it. I
5 do not want to receive a phone call at my
6 house from anybody who has an interest in
7 the six-story building and this park. And
8 to be approached in the matter of they
9 want to make me a proposal, and that
10 person being -- you don't want me to even
11 say the name, I will tell you later.

12 MR. CHAIRMAN: Is it a member of
13 this Board?

14 MS. CALLAHAN: It is member of your
15 Committee that was contributing to --

16 MR. CHAIRMAN: A member of this
17 Board?

18 MS. CALLAHAN: No, it was not a

19 member of the Board. It was a member of
20 the Committee that was contributing to the
21 developer.

22 MR. CHAIRMAN: Which Committee?

23 MS. CALLAHAN: Whoever this
24 developer was speaking to who was speaking
25 for Kensington Road.

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1 MR. CHAIRMAN: I want to make this
2 clear. Are you referring to a member of
3 my Committee or the Design Review
4 Committee? Anybody that works for this
5 Committee?

6 MS. CALLAHAN: Absolutely not.

7 MR. CHAIRMAN: Anybody that I have
8 control over?

9 MS. CALLAHAN: I have faith that at
10 the end of this, that not only the
11 Planning Board as well as the Village
12 Trustees, will do the right thing. That
13 they open up the communication so that
14 every building has an availability to have
15 a part of this process, and that is not by
16 whatever has not worked up to this date;
17 okay? But I do have a problem with
18 somebody calling me at my home and saying

19 they want to make me a proposal, and that
20 they are speaking on behalf of the
21 builder. And the comment that was made to
22 me which I found just appalling and that
23 is why I called Mary Marvin. Because I
24 can't even believe that this would be
25 true. Is that everybody on the Planning

1 Board but one person, has already made
2 their decision on this issue. And she
3 told me that everybody except for one
4 person had made that decision as a Village
5 Trustee. I believe that would not happen,
6 but I do not want a phone call at my home
7 again.

8 MR. CHAIRMAN: I just can't get let
9 this mystery go by because this sounds
10 like something that is emanating from this
11 Board and the Design Review Committee and
12 I just want --

13 MS. CALLAHAN: I'm sorry. Mildred,
14 would you like to speak to that since you
15 are the one who gave me the phone call?
16 Actually, you gave me three.

17 MR. CHAIRMAN: I don't want to
18 engage in personal discussion. I just

19 wanted to make it clear that I don't want
20 any mystery of any entries that sound like
21 it's coming from this Board, so are we
22 agreed on that?

23 MS. CALLAHAN: Yep, thank you.

24 MR. CHAIRMAN: Thank you for your
25 comments. Others? Ma'am, you had a -- I

1 wanted to make sure that -- this woman
2 didn't get a chance to speak. You said
3 you came specifically for comment? Did
4 you have comments?

5 UNIDENTIFIED SPEAKER: I came
6 specifically concerned that -- I have a
7 parking space in lower Kensington.

8 MR. CHAIRMAN: Can you come to the
9 microphone? I want to make sure everybody
10 has a chance to speak.

11 MS. HARDING (PH): Betsy Harding
12 (ph), I live at 39 Rumsfield Road. I have
13 a comment on Section 3J of the Draft
14 Environmental Impact Statement, and this
15 is the Section on fiscal impacts. I
16 believe that the Village's main motivation
17 in selling the property and having it
18 developed is to increase the revenue

19 stream to the Village in the form of
20 taxes. The chart that is shown here in
21 the description, don't adequately show how
22 -- I know this has been addressed earlier,
23 but it doesn't adequately show how the
24 developer calculated the projected
25 estimated tax revenues.

1 One of the problems is, as you
2 mentioned or it came up in your earlier
3 discussion, is that Co-op buildings are
4 assessed as though they were rental
5 buildings. So the comparison has to be
6 made to what the properties would rent
7 for. The comparisons would probably be
8 made to the Avalon. But that is an
9 analysis that should be in here.

10 So in other words, when it refers
11 to the description in this, it refers to
12 the estimated market value, it should be
13 clarified whether that is the sales value
14 or whether that is the reduced value that
15 is used for assessment purposes. And the
16 calculation of that reduction should also
17 be in there.

18 And then I gather from what was

19 said before, the range was given in the
20 statement that the apartments would be
21 valued at between \$600,00 and \$750,000 is
22 supposed to be the discounted number from
23 the sales prices which are supposed to be
24 \$800,000 to \$1,000,000,000, but I don't
25 think that discount is large enough. In

1 other words, I think they should be
2 discounted considerably more than that and
3 the revenue stream therefore, would also
4 be lower. But I think that analysis
5 should also be in the report.

6 I also think it would be helpful if
7 minor details, if you could break down --
8 there is a total number at the bottom of
9 the chart for all of the different taxes.

10 In other words, there is Village taxes,
11 school taxes, Eastchester taxes, fire
12 department taxes and so forth, and then
13 total -- the lower estimate is roughly a
14 million dollars a year in revenue and the
15 higher number is 1.365. I think you
16 should make is clear that that's -- it is
17 clear that that's the total, but I think
18 it would be helpful if you segregated the

19 Village school district taxes into a
20 separate total item, because I think some
21 people on the Board of Trustees are a
22 little confused about this. They think
23 they are getting the whole million
24 dollars, and it is very clear in this
25 chart that they're not. I suspect they

1 aren't going to get it anyway. You know,
2 and I am not saying the project or
3 whatever, but I think since the Village's
4 motivation is financial, this should be
5 clear.

6 I wanted to point out that -- I
7 just -- these numbers look optimistic to
8 me. The Avalon apartment building, I
9 think it has 110 units; am I right?

10 MR. PICI: Yes.

11 MS. HARDING (PH): They are
12 currently on this years tax role generated
13 \$82,500 in Village taxes and \$458,000 in
14 school taxes. So that is lower than the
15 projection for this building which is 65
16 units. Now obviously, it is not just
17 straight units to units, but in terms of
18 the scale of the building, the

19 desirability of the building, I think that
20 analysis has to be made. Because when the
21 assessment on this building is set, it is
22 going to be in comparison to other Village
23 properties and it has to be done on what
24 the rental value would be, not on the
25 individual sales value of the individual

1 units to consumers. And that is State Law
2 for whatever it's worth.

3 The Village actually on a
4 historical note, chanced it and lost.

5 Then I guess that is another point that's
6 just on the general procedure. I'm

7 surprised that the Planning Board asked
8 for a development proposal that

9 specifically -- that is not in compliance

10 with the contract the Village signed with
11 the developer. So I just find that odd.

12 I mean, I would have thought the contract
13 that the Village signed, would sort of be

14 the outer bounds you know, the guiding
15 document for this whole project. So it

16 seems to me, you know, it may be unfair to
17 the developer to ask for an expensive

18 process of creating plans that would never

19 be approved because they violate the

20 contract.

21 MR. CHAIRMAN: The contract would

22 have to be amended if this alternative

23 were to be selected. I've discussed this

24 at some length with the Mayor and we have

25 authorization to consider that

1 alternative. She recognizes it would
2 require an amendment to the contract.

3 MS. HARDING (PH): I think you
4 should make that really public to the
5 people. I mean, I think part of the
6 unhappiness that people have felt -- I
7 don't really include myself, but I have
8 been vaguely aware of the process and I've
9 known that I can come down and participate
10 if I wanted to, but I did hear the people
11 around Kensington Road who, you know, who
12 are more actively interested, but I would
13 have assumed that once the Village signed
14 the contract and there was a height limit
15 in that contract, that would be how it
16 would be --

17 MR. CHAIRMAN: Well, at this point
18 I am not out to debate this, but as I

19 pointed out before, this developer
20 included this alternative in the original
21 statement which was released to the public
22 at the very first public hearing we had on
23 it. There was a presentation of those two
24 alternatives, so it wasn't done in secret.
25 It's been in the documents from the start

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1 and it was a fairly long and detailed
2 presentation at the very first public
3 hearing we had.

4 MS. HARDING (PH): You mean before
5 the Planning Board. But I'm kind of
6 curious why the developer would put
7 something in. In other words, they didn't
8 come in here with -- they didn't come in
9 and say oh, here is our plan and by the
10 way, it is only 150 parking spaces. That
11 seems so strange to me. Why would
12 alternative five have a six-story
13 building?

14 MR. CHAIRMAN: It is one of the
15 alternatives that is part of the state
16 mandated process. The applicant is
17 required to present alternatives,
18 including the alternative of not building

19 and doing nothing, and the I think there
20 were five or six alternatives proposed. I
21 understood that the one building came from
22 at least some members of the public which
23 was put in as one alternative, so that is
24 all I can tell you. It's one alternative
25 and it's an alternative that is there and

1 that we are considering, but we're not
2 considering it all in secret and it was in
3 the first draft and we went and exposed it
4 to the public.

5 MS. HARDING (PH): Yeah, I
6 understand. I went to Village Hall, I
7 went upstairs and I did find the document
8 in an alternative file, but it wasn't
9 easy. Mr. Pici had to help me find it. I
10 just find it very curious and I think it
11 kind of opens up a can of worms when you a
12 have contract and then a developer -- not
13 necessarily this one, but any developer
14 can come in and start making proposals
15 that aren't in compliance with the
16 contract the Village signed. And I think,
17 you know, I just think procedurally this
18 is a very difficult question.

19 Because -- they are going to have
20 -- Trustees are going to have hearings on
21 this. They're going to have to listen to
22 public comment on this and people are
23 going to want to go through the whole
24 thing. You can go back to the beginning
25 and say is this really going to develop

1 enough tax money to be the best use of
2 this land? Maybe it should just be a
3 park.

4 MR. CHAIRMAN: It's very dangerous
5 to speak for somebody else, but I think
6 this is the view of the Mayor and the
7 Trustees as I understand it. They have
8 put out specifications that the preferred
9 alternative -- which is still by the way,
10 the preferred alternative in the
11 Environmental Impact Statement, and the
12 building was designed in accordance with
13 that. But I think the Mayor and the
14 Trustees are of the view that if some
15 better alternative that the Planning Board
16 likes, and the Design Review Committee
17 likes, and there is overwhelming support
18 among the community -- maybe there is no

19 support. But if there is overwhelming
20 support of the community -- it's a
21 100-year building, maybe longer, they will
22 be willing to take another look at it.

23 That is the process that we're on.

24 We are all collectively trying to get the
25 best building for the next 100 years and I

1 think that if there was a ground swell and
2 unit fairly, you know consensus, that the
3 six-story building with the two set backs
4 was the best alternative for the next
5 100 years, I believe the Trustees and the
6 Mayor would take it upon themselves to do
7 what they needed to do. If we all agreed
8 to different conclusions, then they won't.

9 MS. HARDING (PH): I think
10 everybody probably haven't been paying
11 attention to the public stuff in
12 Bronxville and they have to realize they
13 have to go to every meeting, you have to
14 read every document, because things will
15 change. It's umm, there is no fixed
16 point.

17 MR. CHAIRMAN: It is all done in --
18 and I'm repeating myself. It is all done

19 in the public and we are all trying to get
20 the best building for the next 100 years.
21 And if somebody comes up with a better
22 idea that is going to be better for us, I
23 don't think that the Trustees or this
24 Board are going to say no, no, no, we are
25 not going to consider it, because we all

1 want to get the best design. But to
2 answer your question when we are moving
3 along if the process that is mandated
4 under the State Law, we have an outside
5 counsel to advise us on every step and we
6 are confident that we are within the
7 bounds of all the applicable laws, and
8 with the motivation that even if we take
9 detours and we have another seven hearings
10 on this, we are all trying to get to the
11 same result. Remember, we are all on the
12 same side here.

13 MS. BRENNAN: We are not all on the
14 same side.

15 MR. CHAIRMAN: We are all on the
16 side of wanting what's best for the
17 Village. But we are all on the side of
18 getting what's best is my point.

19 MS. ATAYAN: Rene Atayan, I'm
20 heartened by the fact that all of you are
21 here today. For the past two years, we
22 have had meetings that have been
23 publicized in the local papers and on
24 cable and very few people have come.
25 Maybe the idea of finally getting

1 something done on Kensington Road seemed
2 too abstract, or the process too daunting
3 or bureaucratic. Whatever reason, the
4 turn out was always low at public hearings
5 and subsequent brain storming sessions.

6 I can assure you there was no
7 conspiracy. The Village Board meeting
8 happens the second Monday of every month
9 and the Planning Board meetings are the
10 second Wednesday of every month. Mrs.
11 Callahan has done an admirable job raising
12 people's awareness.

13 This has happened over a relatively
14 short timeframe, and I can tell you that
15 we are thrilled that there is finally a
16 large number of people in Bronxville who
17 see this is as a big issue. This project
18 is very very large and complex, and

19 complex in a number of ways. It affects
20 everyone in the Village. I deeply
21 empathize with those of who you may feel
22 upset. Over the past two years, we have
23 gone through the entire cycle.
24 Skepticism, debate, doubt, and then more
25 positive behavior like creative problem

1 solving.

2 In the initial public hearing two
3 years ago, residents who did attend sought
4 problems inherent with the two building
5 plan. The Village administration was
6 point to chose a builder with a sterling
7 reputation of being receptive to the
8 communities input. So over those past to
9 years, some meetings I will admit, are
10 more cordial than others, and WCI Spectrum
11 helped us move away from the multitude of
12 problems we saw with that two building
13 plan, to a one building plan that we
14 thought would be more suitable to present
15 to the Planning Board for their expert
16 review.

17 While we greatly appreciate your
18 passion to be involved now, we hope you

19 would also commit the same time, the same
20 amount of time to fully understanding the
21 genesis of the one building plan. Rush to
22 judgement without fact? I don't believe
23 anyone here, nor in the Village at large,
24 feels that would be fair or prudent.

25 With that, I would like to leave

1 you with a handful of facts to think
2 about. As complex and emotional as this
3 project is, there are just a few salient
4 points for tonight. Many of you are
5 walking around with buttons that say four
6 on them, and I understand why. But do you
7 realize that your building is really
8 five-and-a-half stories tall?

9 UNIDENTIFIED SPEAKER: So?

10 MS. ATAYAN: The one building plan
11 also reduced construction time and that
12 reallocated parking by eight months.
13 Fewer units decreases stress on the public
14 services, the traffic, and utilities long
15 term, and it decreases the Village's tax
16 loads. One building plans properties are
17 more valuable. We hope you'll take these
18 points under consideration and I thank you

19 for your time and patience.

20 UNIDENTIFIED SPEAKER: Who is we?

21 UNIDENTIFIED SPEAKER: Everybody.

22 MR. CHAIRMAN: Let's not have a

23 debate on this. Let's go ahead.

24 MS. LOGALBO: I'm Carolyn Logalbo

25 and I live in Bacon Court (ph) and I'm

1 primarily concerned about two things;
2 congestion and parking. And I think that
3 if there were 200 spaces, my question is
4 how many spaces are already there that
5 will be eliminated as a result of this
6 project? And how many more incremental
7 spaces are available to the Village?

8 UNIDENTIFIED SPEAKER: There is
9 179.

10 MR. CHAIRMAN: Yeah, 179 to 200.

11 MS. LOGALBO: 179 are already
12 there?

13 MR. CHAIRMAN: 179, and they will
14 be demolished and be replaced.

15 MS. LOGALBO: There is 179 existing
16 spaces today --

17 MR. CHAIRMAN: And they will all be
18 demolished and replaced by 200.

19 MS. LOGALBO: Which is woefully
20 insufficient. Anybody who has lived in
21 that area realizes there is an incredible
22 amount of parking congestion. I just sat
23 in this meeting where you are talking
24 about parking relating to a restaurant,
25 and you are talking about parking -- I

1 watch you on TV and you talk about parking
2 on every single project that ever comes
3 by. This is a once in a lifetime
4 opportunity to actually get some parking,
5 and what are we doing? We are replacing
6 the 179 spots that people here use and
7 need and we are getting 200. This is
8 woefully insufficient.

9 The other thing is that where are
10 all these people going to park while you
11 guys are doing construction during that
12 period of time? What is the transition
13 plan? Where is everybody going to go?
14 Sagamore Road is extremely congested. I
15 have lived on Sagamore and I've lived in
16 the Village for 25 years and I've lived on
17 Sagamore Road for 8. I can tell you that
18 this is geometric. Every year that

19 congestion gets worse and worse. The
20 gentleman who was up here and spoke about
21 trucks on Sagamore Road is exactly
22 correct. Now you have trucks on Sagamore
23 Road and you do have a park which is very
24 active and my concern right now is that
25 somebody is going to get killed. Imagine

1 what is going to happen when you are
2 diverting traffic and you have all of
3 these people who have 179 cars that have
4 to go somewhere. I want to understand
5 what the transition plan is. I want to
6 understand what the traffic flows are and
7 I want to understand who else in the
8 Village, what other roads in the Village
9 are going to be taking on some of the
10 burden of this increase congestion and
11 traffic? Unless there is a transition
12 plan, I don't really see why we are
13 discussing anything else.

14 MR. CHAIRMAN: Thank you.

15 MS. PALERMO: Can I ask you to
16 spell your name please?

17 MS. LOGALBO: L-O-G-A-L-B-O.

18 MS. BRENNAN: That is exactly what

19 Mrs. Murray was asking about and what I've
20 been asking about off and on. Please
21 remember that the 200 spaces that we are
22 getting, of those spaces, some of those
23 spaces belong to 1 Pondfield Road by law.
24 Some of those spaces I also believe by
25 law, belong to Gramatan Hotel or at least

1 the area that is there. This was all
2 brought up in the last Kensington Road
3 development, so we are not really going to
4 have 200 spaces that we can use
5 immediately.

6 I also want you to know that I
7 found out the other night at the Village
8 Board meeting -- incidentally, I didn't
9 know about the public hearing and some of
10 you will know and I think Anna Longobardo
11 can confirm this, I rarely rarely miss a
12 Planning Board meeting. I have had
13 unfortunately ill health recently so I
14 haven't been coming, but I thought I was
15 home free. I didn't think we'd have any
16 more problems with Kensington Road.

17 The problem I see facing us now is,
18 I don't know whether this developer was

19 open to public bid to develop. Because
20 I'm wondering now, they will have to go --
21 as you know, the builders do not own this
22 property yet. As I told you before, it
23 has to go to the state to have it
24 approved. That is why they can't put it
25 out on a website. They are only paying in

1 my opinion, a very small amount for this
2 property. I don't know of anybody
3 anywhere that can pay only a million
4 dollars for a piece of property this big.
5 The townhouses in Bronxville sell for more
6 than that. But in conjunction with the
7 million dollars, they feel they are
8 getting 200 parking space and they feel it
9 balances out. I don't. I think we are
10 giving this property away and I wonder
11 what the Trustees are thinking about when
12 they do this sort of thing. But they've
13 done it I suppose. It will go before the
14 State Board. I don't know that I won't go
15 up to Albany and fight it because I just
16 don't think we are getting a fair hand. I
17 don't think we are getting enough money
18 out of these properties. I don't think we

19 are getting enough money out of the
20 Avalon. And I think for 2 1/2 years of
21 constant misery that we are going to have,
22 there is not enough thought given to it.

23 No one is thinking about what the
24 people in that area are going to have to
25 go through. Now, you say the six story

1 came in, that wasn't what the original
2 plan was. That wasn't what the DEIS was
3 decided upon. You will have to go back
4 again if you go back to six stories.

5 There is another story.

6 Now, when you say people should
7 have known -- I know from living in this
8 Village as long as I have, that the people
9 don't know what is going on. They don't
10 watch the cable and for whatever reason,
11 they are not as interested as perhaps some
12 of us are. They don't watch the cable.
13 They don't get the newspaper. The
14 newspapers come in late and meetings are
15 gone -- I didn't know if there were any
16 public meetings on this before the one
17 they had two weeks ago. I didn't know
18 there was a public hearing on the DEIS. I

19 really didn't. I would have been here. I

20 would have been here.

21 So I think that there is a

22 tremendous lack of communication and we've

23 just got to do something about it. If

24 it's necessary because something is

25 important is going on in our Village, that

1 we send out letters to the people in the
2 neighborhood who are directly involved and
3 maybe the Village should be spending that
4 money. Because people, in spite of what
5 everybody says, or some people say, they
6 didn't know and this is what Cindy
7 Callahan found out when she went around.
8 That people did not know about it. And I
9 think you heard that tonight.

10 So I really wish you would be more
11 sympathetic towards us and understand that
12 not everybody has been listening and they
13 really should be listening because it
14 affects them, and it affects their taxes
15 and it sure as hell is going to affect
16 what is going on in their neighborhood.
17 So I think you really really have to think
18 about that. Give us some sympathy and

19 understand that not everyone knows what is
20 happening.

21 MR. CHAIRMAN: Thank you for that.

22 Just to reiterate, we are sympathetic and

23 as we've said many times, we are

24 soliciting everyone's views. This is the

25 third public hearing we've had on the DEIS

1 and I believe Ms. Brennan spoke at all
2 three of them. So there is no meeting
3 that you didn't know of.

4 MS. BRENNAN: (Inaudible).

5 UNIDENTIFIED SPEAKER: Am I
6 speaking properly?

7 MR. CHAIRMAN: Yes, thank you.

8 UNIDENTIFIED SPEAKER: I'm here to
9 offer a different view than most of them
10 that have been offered, and my viewpoint
11 concerns the fact that the two building
12 plan which seems to be the most popular
13 with a lot of people that are here, or at
14 least were here the last time, are
15 misinformed about the two building plan.

16 The two building plan we had for a
17 long time, years, and I think they don't
18 understand about it. After having spoken

19 to Cindy Callahan who has gathered more
20 than 200 signatures in favor of the
21 so-called two building design, I found
22 that we enthusiastically agreed on the
23 ultimate best design, no building at all,
24 just greenery. We can't have that of
25 course.

1 Our conversations convinced me that
2 our differences are about misinformation
3 about the two story design. May I
4 explain? Those objecting to the park and
5 the one building do not know the story of
6 the two building plan. The facts which
7 the objective are apparently uninformed of
8 is that the two buildings are not both
9 four stories high. At the medical
10 building and Kensington Road, the first
11 building, the first building of the two
12 building design is five-and-a-half stories
13 high. Only a half story less than the
14 building of six stories. This is because
15 the first building of the two building
16 plan sits not on the ground, but on the
17 platform. And as Kensington Road goes
18 steeply downhill -- it is not apparent in

19 the drawing how high this boost -- the
20 first building of the two building plan
21 from the road. It makes it soar over the
22 medical building it's next to. It's
23 height is out of scale of all else at the
24 intersection of Kensington and Sagamore
25 Road. It would make an ugly junction.

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1 I'm still talking about the two
2 building plan. This design over the years
3 has caused strenuous opposition for many
4 months before it was finally rejected by
5 the opposition community, and the
6 developer who decided to accommodate the
7 community by offering an alternative plan
8 which will eliminate that which is causing
9 the opposition to the two-story plan. So
10 now instead of the first building on the
11 platform in the two building plan, which
12 is what makes the five-and-a-half stories,
13 we will have a park on the platform with
14 no extra height. That is the only
15 difference between the two plans. A
16 building 250 feet long or a park 250 feet
17 long. We will get rid of an unneeded
18 five-and-a-half story building which is

19 causing the opposition which was causing
20 -- I'm sorry -- we will get rid of an
21 unneeded five-and-a-half story building
22 which is causing the opposition and gain a
23 park of green space or open space or
24 whatever it is called. Perhaps it needs
25 to be asked now, what is the platform for?

1 The platform is ceiling the 200-car garage
2 which was contracted to the Village.
3 After the park, the automobile turns
4 around and the concierge comes next. And
5 then there comes another building of 300
6 feet in length in either plan. Either a
7 four-story building of 48 or a six-story
8 building 62 feet, a 14 foot difference.
9 The 14 foot difference represents two
10 floors of penthouses set back sufficiently
11 to give deep terraces which make the two
12 stories of penthouse unable to be seen
13 from the ground and those who live near
14 by. This means that the four-story, that
15 means that only four floors are visible
16 and it has enabled Spectrum to substitute
17 their attractive penthouses for some of
18 those lost when we eliminate the

19 five-and-a-half story building. Spectrum
20 also reduced the number of apartments from
21 65 to 55 to make this possible. It looks
22 to me like a hands down first choice for
23 the one building plan. We hope Cindy and
24 her signers will come to discuss this with
25 us and I believe they will end up in

1 agreeing with us. Thank you.

2 MR. CHAIRMAN: Thank you.

3 MS. CAREY: My name is Bonnie Carey

4 and I just want to start by saying I was

5 at the meeting before the last meeting. I

6 missed the last meeting. At the end of

7 that meeting earlier in September because

8 there was so much discussion about the

9 design and they had the two pictures up

10 there, the two renderings. There was a

11 show of hands and the show of hands showed

12 us that overwhelmingly, people were in

13 favor of the two building design. I

14 wasn't able to come to the meeting later

15 in September and when I got the paper, it

16 seemed to indicate that people were going

17 the other way.

18 MR. CHAIRMAN: Incorrectly.

19 MS. CAREY: That is what the paper

20 reported.

21 MR. CHAIRMAN: Incorrectly. Thank

22 you.

23 MS. CAREY: Right. The way I stand

24 is that the people who are in favor of the

25 six-story building, people keep repeating

1 that we don't understand. I think the
2 fact is that I just don't agree with you.
3 I make no qualms about preferring the four
4 story.

5 Now, as far as the builder, I want
6 to touch on that. The builder started out
7 being Spectrum with Mitchell Hockberg.
8 Shortly after the project was presented,
9 he sold the company. I don't know how
10 much that affects us, but as far as the
11 builder or with the reputation or
12 whatever, I just didn't think that was
13 very nice because he wasn't upfront. I
14 wasn't told about that, but I assure you
15 it's true. I also read in the paper that
16 Mitchell Hockberg and Spectrum sold the
17 house to someone in another community on
18 the pretense that it was in a better

19 school system and that turned out not to
20 be and that person was in a lawsuit about
21 that. Enough said about the builder.

22 I was at the Trustee meeting on
23 Monday night in Village Hall. Again, I
24 can't get an answer about why a second
25 proposal was even designed. I do have

1 faith in my public officials, the Planning
2 Board, my Trustees. I have to, because
3 there's only a certain amount of
4 information that I am going to get. Lets
5 be honest, I am not an architect, and you
6 have a very big proposal or impact study
7 in front of you. Having reviewed
8 contracts on even residential buildings,
9 on small projects, it's very difficult to
10 know each and every measurement and what
11 each thing means unless you are an expert
12 in the area. And that is to the point
13 that you can justify anything. Any study
14 can come out to the result that you want.
15 My concern is that in all of the meetings
16 that I've been to, it's becoming apparent
17 to me that the builder wants the six-story
18 one building design. And let's be honest,

19 he is not a member of the community, he is
20 a business man. So I don't want to have
21 people make money and put my life into
22 turmoil because it's a little extra for
23 them. You know, I think that people are
24 open to voting on things, but if the
25 decision is already made, it's what we are

1 feeling, it's --

2 MR. CHAIRMAN: Let me just mention

3 a couple of things. As I have said ad

4 nauseam, we have not made any decisions

5 and I seem to be wondering in a lot of

6 little dark alleys here. So if we can

7 sort of get back to the DEIS. We have no

8 control over the prices of the contracts

9 that the Trustees entered into. We have

10 nothing -- we can't do anything about

11 whether the Village plows the snow or not

12 and I don't think the reputation of the

13 builder is an issue. If we can back to

14 the technicalities of the DEIS, I think

15 that is why we are here, but I thank you

16 for your comments.

17 MS. CAREY: Okay.

18 MR. SESSMAN (PH): Hi, my name is

19 Steve Sessman (ph) I live in Kensington
20 Terrace. My concern is with the parking
21 and how much access to Kensington Road do
22 we have once they are done? And once they
23 are done, who is going to redo the road
24 with all the heavy machinery there? And
25 they are going to be making the road

1 worse; and the accessibility during the
2 day is hard enough. Sometimes you can't
3 find parking spots. I'm handicapped and I
4 have a hard time getting from my car to my
5 house sometimes and it is going to be even
6 worse. That is all I have to say.

7 MR. CHAIRMAN: Thank you very much.

8 Are there other comments on point?

9 MS. CURTIS: (Inaudible) and I've
10 grown up on Sagamore and I live there now.

11 I have to admit, I haven't seen the
12 project. I haven't seen the plans. I
13 haven't -- I'm just learning as I go and
14 part of that I think is the communication
15 problem that's been coming up over and
16 over you and you are saying issue
17 (Inaudible) a nicer gesture. Why not put
18 this up on the website. I put this in

19 google, Kensington Road Project, and
20 nothing came up. It surprises me, we have
21 access to (Inaudible) up there so we have
22 a PDF file with a study on there and that
23 anyone can access it and print it for
24 themselves.

25 MR. CHAIRMAN: I'm sorry, the

1 stenographer can't here with ambient
2 noise.

3 MS. SMITH: Erica, a lot of older
4 people don't have access to a computer at
5 all. Maybe in the ideal world it would
6 be --

7 MS. CURTIS: The public library has
8 free computer access for people -- sorry,
9 I'm hearing impaired and I wear two
10 hearing aids and it's hard for me to watch
11 the television broadcast. I'd love to
12 have a transcript available on-line. I
13 don't know, you know, I would think that
14 would be pretty easy to do with a link.
15 That is just my first issue.

16 The second issue is, I understand
17 that there is no model. That there are
18 drawings or renderings, but I would

19 suggest that there be a model, because I
20 am a design student and a designer and the
21 things that you learn -- while you are
22 asked to render things like color and to
23 show lights and shadows and nothing shows
24 mass like a model. And show mass in
25 relation to other masses around it. And

1 you want to see that and I think that will
2 help you appreciate the differences
3 between the four and six-story building.
4 I don't know why there is resistance in
5 making a model. It is quite an easy
6 thing. Just to appreciate the space
7 vis-a-vis, you know, the mass vis-a-vis,
8 and other masses. I think that's really
9 important and it's pretty easy to do. In
10 fact, I can do it.

11 Just a quick note about -- and I am
12 just going to talk to you about my daily
13 experience on Sagamore. Backing up what
14 Mr. Bachman earlier, that we have
15 18-wheelers going down the street at
16 5:00 a.m., going until past dark. That's
17 just -- it is a truck route in addition to
18 it being a residential street. It's

19 already pretty unbearable and pretty

20 noisy.

21 In the environmental study, I want

22 to know, were there any air quality

23 samplings taken? Because you will notice

24 on one of the hottest days in summer when

25 the air might be heavy, that the air

1 quality on Sagamore is pretty poor for
2 pedestrians and I want to know how it is
3 vis-a-vis, you know, air quality on some
4 other less trafficked street, just to show
5 you what the residents there experience
6 day-to-day in walking down the street,
7 pushing their babies in carriages up and
8 down, and to the parking commuters walking
9 to the train -- also as it stands now,
10 there should be, in my opinion, speed
11 bumps and a daily police officer stationed
12 daily to catch people, you know, at this
13 conflict at Kensington Road and Sagamore.
14 We have an incredible amount of traffic
15 and as a pedestrians who is pretty fit and
16 has pretty good eyesight, I have to sprint
17 from the corner of Christ Church to 1
18 Pondfield, sometimes crossing my fingers

19 because people do not look and there is a
20 -- they drive fast and they don't heed
21 that New York City Law to stop for
22 pedestrians in crosswalks and they're on
23 their phone and I can just imagine how
24 that is going to be multiplied by the
25 hundreds in this new building and I just

1 hope, I really hope that people
2 sympathize, empathize, and maybe can come
3 and spend 48 hours to see what it is like
4 to live there.

5 MR. CHAIRMAN: Thank you very much.

6 MS. PALERMO: Spell your last name.

7 MS. CURTIS: C-U-R-T-I-S.

8 MS. MORGAN: Eloise E-L-O-I-S-E

9 Morgan and I live on the Hill Top and I
10 was going to say that I really think you
11 ought to do a model too. And I would
12 include some of the surrounding buildings
13 and I would do the two options. And I
14 think I did suggest this months ago when I
15 -- I just don't understand how anybody can
16 really get a grasp of what we are talking
17 about here without models. That is point
18 one.

19 Point two is, it seems to me it's
20 worth painting on the ground the foot
21 prints. We did that when we did this
22 library addition just to see how big the
23 addition was physically going to be. It
24 made a huge difference and I don't see why
25 you can't do that; and the curb cuts and

1 everything you are going to do along
2 Kensington. Pick a time and let people
3 know. It's the spray stuff that comes off
4 after a while. Let's see physically what
5 we are talking about. And on a six-story
6 building, you can even show the set back
7 in a different color if you want.

8 I think all of these computer
9 models -- I guess I'm old fashioned, but I
10 don't think they tell the whole story. I
11 did get a chance to spend about four or
12 five minutes with that EIS today standing
13 up and it looked to me like all the
14 pictures -- this is probably false, but
15 all the pictures show the view of the
16 building from wherever in the Village,
17 were taken or designed when the trees were
18 in full leaf, and you can't see the

19 building. You can't see Christ Church.
20 You can't see anything and that of course
21 is not how half of the year is going to
22 be. So I would like to see those
23 pictures. I don't know how you are going
24 to do it in the next two weeks, but I
25 would like to see what those vistas are

1 without full leaves. Which is -- and
2 there may be some other angles. I know
3 when I see the Avalon coming down Sagamore
4 in a way that I never imagined I would see
5 that structure, and it's humongous from
6 that angle and I think there needs to be
7 real thought about what angles you show.

8 And the final thing is another
9 repetition and I apologize for that, but
10 Dorothy suggested balloons being extended
11 up to the level of these various
12 structures. And again, why not publicize
13 a week, or a day, or an hour when the
14 balloons are up, and the markings are
15 there, and come to the meeting with the
16 model and let us see what we are talking
17 about, because I don't know which of these
18 proposals I would even vote for if I were

19 forced to vote.

20 The final point -- I probably said

21 that two or three times already, sorry

22 about that. These so-called parks, which

23 is possibly going to be hard scape mostly,

24 I don't know, but if you are on top of a

25 building, you are not going to have much

1 in the way of significant vegetation if it
2 survives. I hope there is a real detail
3 of that, a real explanation of what the
4 landscape architect has in mind, because
5 it is easy to say wow, green space, 230
6 feet or whatever it is, but is it green
7 space? It's two stories up and whatever
8 it is, it's -- I'm afraid it's going to be
9 more like those open plazas that New York
10 City gave -- people gave the city to build
11 their skyscrapers higher and those are
12 wind swept, desolate, really uninviting
13 things and I'm sure that is not what you
14 are really proposing. But it would be
15 really nice to see a chapter or a verse on
16 that and leaf. So thank you very much.

17 MR. CHAIRMAN: If there is nothing
18 else, then we will close the public

19 hearing on the DEIS and we will adjourn
20 the public meeting on the Site Plan
21 Approval to the next meeting. Which
22 brings us to the next meeting. Not
23 withstanding our public announcements that
24 we always meet at 7:30 on a Wednesday --
25 we might not. Ann is going to be away the

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1 9th, is there another time we can meet?

2 MS. SMITH: The next Wednesday --
3 whatever, the following Wednesday is for
4 Thanksgiving.

5 MR. BLESSING: Is that the 16th?

6 MR. CHAIRMAN: I don't know, the
7 10th suits me. I think that -- what do
8 you think Eric?

9 MR. WESTERFIELD: It is fine with
10 me.

11 MR. BLESSING: Yeah, Thursday --

12 MR. CHAIRMAN: Yes.

13 MR. PICI: Mr. Chairman, we are
14 going to have to check on the availability
15 because given the state of the flux of
16 Village Hall and the over booking of the
17 library, I don't know if that day is
18 available. I know the 9th is available

19 and I would urge you to stick with that

20 day if you can.

21 MR. CHAIRMAN: Well, why don't I do

22 this, I will coordinate with Maryann on

23 the available dates in the library and I

24 will e-mail it around.

25 MS. SMITH: We'll shoot for the --

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1 MR. CHAIRMAN: I don't know.

2 Having said that though, if 100 Pondfield

3 wants to come -- what do think about

4 having this Design Committee --

5 MS. LONGOBARDO: The 14th --

6 MR. CHAIRMAN: Which is --

7 MS. LONGOBARDO: A Monday.

8 MR. CHAIRMAN: Yeah. How does

9 everybody look -- how about just the 16th?

10 MR. BLESSING: The next

11 Wednesday --

12 MR. CHAIRMAN: Does that work for

13 everybody?

14 MR. WESTERFIELD: Some dates I will

15 be out of the country.

16 MR. CHAIRMAN: How about the

17 15th --

18 MR. WESTERFIELD: The 10th --

19 MR. BLESSING: Yeah.

20 MS. SMITH: The 10th?

21 (Whereupon, an off the record

22 discussion took place.)

23 MR. STAUDT: A few technical

24 things. When you do close the public

25 hearing, the DEIS should be done by

1 motion, and you also need to set the
2 expiration of the written comment period
3 on the DEIS. The regulations provide for
4 a ten-day minimum.

5 MR. BLESSING: Ten business days or
6 calendar?

7 MR. STAUDT: Calendar. And you can
8 add a few days to that if you like. You
9 can certainly make it two weeks or --

10 MR. CHAIRMAN: I would entertain a
11 motion that we close the public hearing on
12 the DEIS and extend the written comment
13 period to the 24th of October.

14 MR. BLESSING: The 26th.

15 MR. CHAIRMAN: The 26th of October.

16 MR. WESTERFIELD: How do we confirm
17 that a lot of the comments that we made
18 get in it?

19 MR. CHAIRMAN: Stenographer.

20 MR. STAUDT: I am Jim Staudt,

21 Special Counsel. You do not have to

22 direct the applicant to respond to the

23 comments that were made. The law requires

24 that they respond to every comment that

25 was made here, so everything that was

1 asked for, even though not by you, has to
2 be provided. That all of the comments in
3 writing that were submitted by your
4 consultants, have to be responded to even
5 without you saying so.

6 MR. CHAIRMAN: There is a motion on
7 the table to adjourn the hearing on the
8 DEIS and --

9 MR. STAUDT: Close the hearing on
10 the DEIS.

11 MR. CHAIRMAN: And close the
12 comment period on the 26th of this month.

13 MR. BLESSING: Second.

14 MR. WESTERFIELD: Second.

15 MR CHAIRMAN: All in favor?

16 (Whereupon, the Board voted
17 unanimously in favor.)

18 MR. CHAIRMAN: Closed.

19 MR. STAUDT: The 26th of this

20 month?

21 MR. MILLER: That's two weeks from

22 today.

23 MR. STAUDT: That is fine, and then

24 you need to adjourn the Site Plan hearing

25 and if you can do it to a day certain if

1 at all possible, otherwise --

2 MR. CHAIRMAN: We are adjourning
3 the Site Plan meeting to the next meeting.

4 That is the best we can do.

5 MS. BRENNAN: Can I just say one
6 thing? We have been very remiss in not
7 saying thank you to the people of the
8 press who do cover us. The Town Report
9 does try to reach as many houses as they
10 can and I know we now have a new girl
11 covering for the Review Press who did not
12 -- we did not have any coverage from them
13 for a while. We have a new girl and they
14 are doing their very best. And I know
15 that Stephanie Harrington has really done
16 an excellent job in all the months she's
17 being doing it and we did want to say
18 thank you.

19 MR. CHAIRMAN: The next meeting we
20 gotta find the time, but I will make sure
21 that the date of the meeting gets on the
22 Village website. In fact, I'm going --
23 you've given me a lot of good ideas which
24 I'm serious about following up on. I'm
25 going to go explore if maybe we can even

Proceedings

1 get the agenda of the meeting on the
2 website. I don't know, I think it's great
3 to have a news letter to go out to all of
4 the residents of what we are going to do,
5 but I don't know who is going to prepare
6 it.

7 (Time noted 11:03 p.m.)

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CERTIFICATION

Certified to be a true and accurate
transcript of the aforesaid proceeding.

Tina E. Dinunzio

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