

The minutes of the Public Hearing with regard to GDC Admiral's Cove Project on Tuesday, February 25th, 2020, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Dominguez	- Present
	Trustee Santana	- Present
	Trustee Carlevaro	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor announced that this was a special meeting of the Village Board for the purpose of a hearing on GDC's Supplemental Draft Environmental Impact Statement (SDEIS) for the "Site B" proposed project at Admirals Cove in the Harbors.

The Mayor entertained a motion to open the Public Hearing:

RESOLUTION #52-2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Jonathan Lockman, Nelson, Pope & Voorhis, Village Planners: Mr. Lockman informed the public that this was a hearing on the SDEIS for the development of Admiral's Cove "Site B" in the waterfront district of the Harbors. He explained that the district has been divided into 5 sites "A thru E", explaining that "Site A" has been completed and is known as the "Harbors" and "Site B" proposed to be known as "Admirals Cove Waterfront Development" was the subject of that night's hearing. He reported that "Sites C, D & E" are known as the Chair Factory and Damiani properties which are now owned by the Village. He advised the public that this waterfront development plan is considered a "Type 1 Action" which requires a "Draft Environment Impact Statement" (DEIS) to be prepared. He reported that the "Environmental Finding Statement" of the "EIS" was adopted in June of 2003 and was specific to Site A, however the "SDEIS" was not done at that time and is a necessary requirement because of the increase in the number of units currently proposed compared to the number proposed in 2003.

Mr. Lockman informed the public that the developer has submitted a "SDEIS" to assess the site impacts specific to "Site B" since it was not performed with the original documentation in 2003. He explained that the reason for having to perform this "SDEIS" is because there is an increase in the number of units originally proposed along with changes to the arrangement of the units compared to the original plans. The project sponsor proposes to construct 251 residential units in 4 and 5 story structures in Admirals Cove and were there that night to discuss the project in detail.

Mr. Lockman then reported that currently in the "WDD" zoning district set up in 2003 a maximum of 950 was the total number of units allowed for all 5 sites. He explained that the developer is now asking to amend the Zoning Code to allow a new maximum of 1,012 units or 62 additional units for the 5 sites, an increase of approximately 7%. In order to move forward with this action the Village Board is required to declare itself as "Lead Agency" on this project with the Planning Board being strictly an advisory unit. He

reported that the “SDEIS” was accepted by the Village Board on February 3rd of this year and was made available to the public on the Village Website, the Library, and other public places. The “SDEIS” was followed by a “Completeness Notice” being issued. He then informed the public that all written comments had to be received by 3:00 PM on March 16th and that the Village Planners and Engineers would provide a “Substantive Review” prior to the end of the written comment period.

Mr. Lockman then informed the public of the next steps in the process as follows:

- 1) The Sponsor/Developer will gather and compile all testimony and written comments from the public.
- 2) The Project Sponsor will prepare a “Supplemental Final Environmental Impact Statement” (SFEIS) with responses to all public comments.
- 3) The Project Sponsor will then have to amend submittals in response to the comments received and show how they are responding to the comments submitted.
- 4) When the Board feels the Project Sponsor has adequately addressed the comments and concerns of the public it can vote to accept or deny the “SFEIS”.
- 5) The Board will then amend the new “Findings Statement” to reflect the results of its findings on the proposed project and make a determination whether or not to amend the Village Zoning Code.
- 6) When the plans are fully developed and finalized, the Board will make a decision whether or not to approve the “Site Plan” with recommendations from the Village Planning Board.

With no questions from the Board, the Mayor invited Jill Gallant to speak about the physical aspects for the “Admirals Cove” development.

Jill Gallant, representing Ginsburg Development Corporation: Ms. Gallant advised the public that the original plans for the “GDC Waterfront District” consisted of a total of 950 units for all 5 sites. The developer is now requesting a total of 1,012 units or an additional 62 units over the remaining sites (Site A – 536 units, Site B - 251 units, Sites C,D,E – 225 units owned by the Village, but remain undeveloped) and a restaurant on Site B. This application is for specific plans and amendments to the development of “Admirals Cove”, the second of the 5 sites to be developed. She informed the public that the developer is proposing to construct 251 residential units at this site which will include 1 & 2 bedroom units and studio apartments in 4 residential structures that will be 4 to 5 stories high. She explained that the plan being presented that night was “Alternative G” of the SDEIS, which will move the restaurant onto the waterfront area to provide a better pedestrian connection from West Street onto the site and promenade, improve traffic at the roundabout with conservatively less fill than the original plan.

Ms. Gallant reported that “Site B” is approximately 8.5 acres pointing out different areas on a map. She informed the public that the DPW building will be removed and relocated off site. Complete ferry access will remain on site with 322 public parking spaces for the ferry and restaurant with vehicular access points onto the site from the roundabout at the corner of West Street & Riverside Avenue with a private access road into the residential area of the site. She also pointed out that there will be an emergency only access between Site A and Site B. Amenities in this area for residents will include a pool and ground level and garage parking. There

will also be a new pedestrian bridge/walkway that will connect to West Street, the promenade, the ferry and the restaurant.

Mayor Kohut: The Mayor asked if anyone on the Board had any questions for Ms. Gallant before opening the floor to the public.

Gil Carlevaro: Trustee Carlevaro inquired about the pedestrian walkway and how many people would be able to walk side by side.

Jill Gallant: Ms. Gallant responded that the walkway would be 8 feet wide, which will be narrower than the existing promenade, but it is the DOT preference to allow for the increased parking in the area. There will also be plantings, etc. to beautify the area.

Emily Dominguez: Deputy Mayor Dominguez wanted more information on the Roundabout, specifically the number of vehicles.

Jill Gallant: Ms. Gallant believes it will be a single lane Roundabout.

Jonathan Lockman: Mr. Lockman reported that DOT specifically requires a Roundabout to be a single lane of traffic and added that 2 lanes would be considered a "Traffic Circle".

Larry Levine, 1414 Round Pointe Drive: Mr. Levine inquired about the additional building pictured in the rendering.

Jill Gallant: Ms. Gallant informed Mr. Levine that what he was seeing was the pool facility with cabanas and a pump station.

Larry Levine: Mr. Levine then inquired if there is an underground garage for the residents.

Jill Gallant: Ms. Gallant responded that the garage parking is not underground, but at grade level along with outdoor surface parking.

Mayor Kohut: The Mayor inquired about the total number of parking spaces for the residents, for the project and for public parking, other than ferry parking.

Jill Gallant: Ms. Gallant responded that the total number of parking spaces is 741 with 146 garage spaces and 235 surface spaces for the residents giving us a total of 381 for the project.

Andy Maniglia, GDC Representative: Mr. Maniglia wanted to point out to the Board and the public that Site A is not yet completed, but will be when the final 40 units are sold, at which time GDC will return to the Board for a "Certificate of Completion" for that site.

Larry Levine: Mr. Levine inquired about the time frame to complete the project.

Joe Dziegelwski, GDC: Mr. Dziegelwski responded that because it is such a tight development with all 4 buildings being relatively close it will be 2 years of continuous construction on all 4 buildings. He also mentioned that a parcel of property across from the Harbors, donated to the Village by Gary Zeh, is proposed to be utilized for public parking as well.

Denise Munoz, 56 Coolidge Street: Ms. Munoz inquired if GDC would be paying for the demolition and rebuild of the DPW building.

Joe Dziegelwski: Mr. Dziegelwski informed Ms. Munoz that GDC is in the process of building a new DPW complex which they hope will be completed by June or July of this year. It will be located in the rear of the Hornick's property on Bowline Point Road in the Village.

Mayor Kohut: The Mayor informed the public that as a part of this process one of the reasons for the increase in the total number of units for the "Waterfront Development" sites A thru E is because the Village is the owner of Sites C & D and did not want to lose any of the potential number of units for future development on that site, therefore, as part of the process the Village has requested the developer to increase the numbers for the whole waterfront project.

Larry Levine: Mr. Levine inquired if the new buildings will be rentals or condominiums.

Andy Maniglia: Mr. Maniglia responded that Site B will be all rental units.

Denise Munoz: Ms. Munoz was curious about the revenue the Village will receive from this project.

Jill Gallant: Ms. Gallant responded that all that information can be found in the SDEIS, which the public can access on the Village website.

Jonathan Lockman: Mr. Lockman informed the public that when they see "PILOT" in any of the documents it stands for "payment in lieu of taxes" which municipalities do to encourage development and over time the tax base will grow until the discount is no longer given. He mentioned there is a chart that specifically shows the revenue each year until the "PILOT" program ends.

With no further input from the public, the Mayor entertained a motion to adjourn the Public Hearing and keep the public comment period open until March 16th at 3:00 PM.

RESOLUTION #53-2020

Motion by: Emily Dominguez
Seconded by: Rafael Bueno
Motion Carries: All

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION #54-2020

Motion by: Emily Dominguez
Seconded by: Rafael Bueno
Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk