

**In The Matter Of:**  
*NORTH 60 - PUBLIC HEARING*

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*September 3, 2020*

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1  
2 PLANNING BOARD  
TOWN OF MOUNT PLEASANT, NEW YORK  
3 -----X  
4 VIRTUAL PUBLIC HEARING FOR COMMENTS ON THE SEQRA  
DRAFT ENVIRONMENTAL IMPACT STATEMENT:  
5 NORTH 60 MASTER PLAN DEVELOPMENT OF A BIO-SCIENCE  
AND TECHNOLOGY RESEARCH AND DEVELOPMENT CENTER; AN  
6 APPROXIMATELY 80-ACRE MIXED-USE COMMUNITY.  
7 -----X  
8 September 3, 2020  
7:43 p.m.  
9  
10  
11  
12 BEFORE:  
MICHAEL McLAUGHLIN  
13 JOAN LEDERMAN  
JANE ABBATE  
14 GEORGE PAPPAS  
JAMES COLLINS  
15 PATSY FUCALE  
16  
17 PRESENT:  
CAROLYN SARACINO, Administrative Assistant  
18  
19 FOR THE APPLICANT:  
KEVIN E. MOLNAR  
20 Fareeri Associates  
2 Dearfield Drive  
21 Greenwich, Connecticut 06831  
22  
23  
24  
25 Ilana M. Nathanson, Court Reporter

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2 MR. McLAUGHLIN: Let me first take a  
3 motion to waive the reading of the public  
4 notice.  
5 MR. COLLINS: I'd like to make a motion to  
6 waive the reading of the public notice.  
7 MR. McLAUGHLIN: Motion by Jim.  
8 MS. LEDERMAN: Second.  
9 MR. McLAUGHLIN: Seconded by Joan.  
10 George?  
11 MR. PAPPAS: Aye.  
12 MR. McLAUGHLIN: Jane?  
13 MS. ABBATE: Aye.  
14 MR. McLAUGHLIN: Joan?  
15 MS. LEDERMAN: Aye.  
16 MR. McLAUGHLIN: Jim?  
17 MR. COLLINS: Aye.  
18 MR. McLAUGHLIN: Patsy says I, and I also.  
19 Okay. Where are we? This is the  
20 North 60. It's a proposed action. It's for  
21 the development of a mixed-use community,  
22 incorporating some 3 million square feet over  
23 80-some-odd acres. Should -- it's proposed to  
24 contain biotech research and development and  
25 related uses, some medical offices, a

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2 children's science and education center,  
3 potential retail, potential residential, and  
4 potential hotel. 80 acres, 60 of which are  
5 actually county land which is under some sort  
6 of a lease with the applicant.  
7 This application is large enough and  
8 contains sufficient varied uses that it will  
9 ultimately require a rezoning from -- right  
10 now, it's two different zones -- a rezoning, in  
11 any case, to OB5. And the OB5 itself would  
12 need new zoning text, and that text will depend  
13 largely on what ultimately comes out of all of  
14 these reviews. Implementation, when it does  
15 occur, assuming it does, will be in phases.  
16 The impacts are steep slopes, wetlands,  
17 traffic, environmental, et cetera, and the  
18 planning board is the lead agency. The  
19 planning board has required a full  
20 environmental impact review under the state  
21 environmental -- SEQRA -- environmental quality  
22 act.  
23 We have a long way to go. This is the --  
24 actually, the second step in the SEQRA process.  
25 The first step was the establishment of what's

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2 called a table of contents, the subjects that  
3 are -- that must be reviewed by the  
4 environmental review. Some time ago, in --  
5 last year, we, the board, declared a positive  
6 declaration and asked for a -- an environmental  
7 impact statement to be prepared. That draft --  
8 the draft of that environmental impact  
9 statement -- the draft has been delivered.  
10 We're a long way off from any approvals.  
11 If anybody thinks that tonight is the end of a  
12 process, that's -- that's not correct. This is  
13 the very beginning, and a second step, if you  
14 will, but the second step of a process that's  
15 going to take a long time. I might add also  
16 that timing is not the greatest, because this  
17 happens to be the weekend heading into Labor  
18 Day. So no matter what was going to happen,  
19 even if this was a -- a very simple  
20 application, which it's not, but even if it  
21 was, there's no way it would be completed  
22 tonight, because there may be people who are  
23 not in town who have something to say. Okay.  
24 So the draft has been delivered. It's  
25 under review -- under review by the planning

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 2 board. The planning board has engaged  
 3 consultants, consultants on engineering, on  
 4 economic and legal impacts, on wetlands and  
 5 slopes. It's voluminous, the document. The  
 6 draft document is voluminous. It has texts.  
 7 It has appendices. It has tables and figures  
 8 and maps.  
 9 Today, as I said, is just the beginning of  
 10 a process -- a process of reviewing the draft.  
 11 What happens in this step of the process? We,  
 12 the board, and you, the public, get to look at  
 13 what's in the draft environmental impact  
 14 statement and make comments as to things that  
 15 should be elaborated, things that maybe are not  
 16 there that should be there, and you will all  
 17 get a chance. We encourage -- you will all get  
 18 a chance to say something. We encourage you to  
 19 please chime in. Give us your input.  
 20 Now, I know that there are some 25, maybe  
 21 30 people standing out there, waiting in line  
 22 to get the chance to say something to us. What  
 23 that means to me is that we need to put some  
 24 brackets around the time that is allotted, and  
 25 I'm going to allot five minutes per person. So

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 2 if you've got a long seven papers that you want  
 3 to go through, you might want to summarize  
 4 those. Recognize that even if you don't get to  
 5 say out loud, orally, what it is you want us to  
 6 know, you may, and you should -- if this is the  
 7 case, you may give us written comments. The  
 8 written comment section of this process will  
 9 stay open for a period of time as well.  
 10 The process is really quite formal. This  
 11 is a public hearing, capital P, capital H. A  
 12 real public hearing. So what you have to say  
 13 is going to go into the record. Having said  
 14 that, if somebody says, well, let's worry about  
 15 the corner of Broadway and 55th Street,  
 16 whatever, you need not say the same thing over  
 17 again and over again. Don't waste your five  
 18 minutes repeating what somebody else has  
 19 already said. Try -- and I know this is  
 20 difficult, but try to keep it so that new  
 21 information is coming to the board or new  
 22 questions are coming to the board. There will  
 23 be a stenographer, because the applicant feels  
 24 that this is that important. So therefore, be  
 25 very careful that you articulate what it is

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 2 you're saying so the stenographer gets it  
 3 right.  
 4 For good recordkeeping, we need to know  
 5 your name. We need to know your address so  
 6 that we know that this is somebody who lives in  
 7 such and such a section of the town. Aside  
 8 from the aforementioned reviews, the  
 9 environmental and legal, et cetera, we want the  
 10 input from the public. All questions must be  
 11 responded to and will be responded to when the  
 12 applicant comes back with a final environmental  
 13 impact statement. However, redundant questions  
 14 will be answered once, because there's only one  
 15 question. Okay. Input can get redundant. We  
 16 ask that you keep it to a minimum. Repetitive  
 17 comments will be responded to once.  
 18 Repetition, therefore, to some extent, is  
 19 wasteful.  
 20 I know that's a long-winded way to get  
 21 started on the process, but I wasn't always on  
 22 the planning board. When I was in what's  
 23 called the cheap seats, I didn't understand the  
 24 process. And I'm hopeful that what I've just  
 25 said gives you an opportunity -- those of you

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 2 who are not familiar with the process, gives  
 3 you an opportunity to understand what the  
 4 process is and where we are. The big takeaway  
 5 from tonight, if you ask me, is that you need  
 6 to recognize that this is not the end of a  
 7 process. This is the very beginning of a  
 8 process.  
 9 All right. How are we going to proceed?  
 10 We're going to proceed by giving the applicant  
 11 an opportunity to make a presentation. I  
 12 expect that will take maybe 20 minutes,  
 13 something like that. After that, the board --  
 14 the seven members of the board will have an  
 15 opportunity to ask questions, question the  
 16 applicant, et cetera. Should you hear your  
 17 concern brought up by a board member, recognize  
 18 that you don't have to say it again, don't have  
 19 to bring up that concern again. All right.  
 20 Tighten up your presentation.  
 21 After the board is finished, we will then  
 22 go -- with their concerns, we will then go to  
 23 the public. When we go to the public, I have a  
 24 little stopwatch. We're going to allude to the  
 25 five minutes. So if you've got the paper there

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 2 that's a very long-winded set of comments, cut  
 3 it down. Make sure you can get it into five  
 4 minutes. If you're worried that you can't do  
 5 that, go to the written response process.  
 6 Okay. Applicant, are you prepared to give  
 7 us your presentation?  
 8 **MR. MOLNAR:** Yes, I am. Can you hear me?  
 9 **MR. McLAUGHLIN:** (Indiscernible.) I'm  
 10 seeing what I hope to be an applicant.  
 11 **MALE SPEAKER:** In a conference room,  
 12 that's the applicant.  
 13 **MS. SARACINO:** Oh, okay. He doesn't  
 14 appear to be here anymore. I didn't ask -- I  
 15 didn't have that as a RSVP of --  
 16 **MR. CLEARY:** You've got it, Carolyn.  
 17 **MS. SARACINO:** They're there?  
 18 **MALE SPEAKER:** They're in here.  
 19 **MS. SARACINO:** Okay. So they should be  
 20 able to unmute themselves then.  
 21 **MR. MOLNAR:** I am unmuted.  
 22 **MR. CLEARY:** We can hear him.  
 23 Kevin, just wave your arms so Carolyn can  
 24 see them. There you go.  
 25 See him, Carolyn?

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 2 **MS. SARACINO:** No. I switched devices  
 3 today. But I saw him when he spoke, so that's  
 4 fine.  
 5 **MR. CLEARY:** He's there. He's ready to  
 6 go, Carolyn.  
 7 **MS. SARACINO:** Okay. Good to go.  
 8 **MR. MOLNAR:** Carolyn, can you bring up the  
 9 slide presentation that Gina had sent in?  
 10 **MS. SARACINO:** Absolutely.  
 11 **MR. MOLNAR:** Can we start on Slide 1?  
 12 **MS. SARACINO:** Oh, yes.  
 13 **MR. MOLNAR:** Hello. I'm Kevin Molnar, the  
 14 director of design from Fareri Associates, here  
 15 tonight along with John Fareri, the  
 16 principal/owner of Fareri Associates. And we  
 17 want to just start by saying thank you for your  
 18 time this evening. John is here. He's off to  
 19 my right, selectively positioned just out of  
 20 the camera's eyes. So --  
 21 **MR. FARERI:** Social distancing.  
 22 **MR. MOLNAR:** I am cognizant of what this  
 23 evening is about, and I will try to keep my  
 24 comments brief and provide a general overview  
 25 of our proposal. On our second slide

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 2 illustrates the question of, where is the  
 3 North 60? The North 60 is an 80-acre parcel,  
 4 25 percent of which is owned and already  
 5 developed with a nursery and five residential  
 6 homes, 75 percent of which is owned by the  
 7 County of Westchester as part of their 500-acre  
 8 residence campus and has been leased to the  
 9 Fareri Associates. Approximately 25 percent of  
 10 that land has been disturbed by activity in the  
 11 past, primarily grading to support area  
 12 construction projects over the years. All of  
 13 that has happened prior to our ownership.  
 14 The North 60 is bound to the east by the  
 15 Sprain Brook Parkway, to the west by Route 9A,  
 16 to the south by Hospital Road and the balance  
 17 of the Grasslands Campus, to the north by West  
 18 Stevens Avenue. The North 60 offers great  
 19 connectivity to the region. There's a  
 20 five-minute walking distance to Westchester  
 21 Medical Center and Skyline Drive Corporate  
 22 Park, a ten-minute walk to New York Medical  
 23 College, a three-minute drive or 15-minute bike  
 24 ride to Regeneron and the Hawthorne Train  
 25 Station, approximately a five-minute drive

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 2 four miles south to Interstate 287, and a short  
 3 train ride from Manhattan, which is  
 4 approximately 25 miles away.  
 5 The next slide illustrates what we  
 6 envision for the conceptual master site plan.  
 7 The plan encompasses a potential buildout in a  
 8 walkable, healthy, sustainably-minded campus of  
 9 3 million square feet, which will be spread  
 10 across 53.7 percent of the site, leaving  
 11 46.3 percent as open space. The square footage  
 12 will be contained in approximately 20 mixed-use  
 13 three to five-story buildings. The mixed uses  
 14 will consist of neighborhood shopping, 214,000  
 15 square feet; medical office, 400,000 square  
 16 feet; hotel, 100,000 square feet; a living  
 17 science center of 142,000 square feet; and  
 18 lastly, biotech and research for 2,144,000  
 19 square feet. The site will be developed with a  
 20 network of pedestrian and cyclist-friendly  
 21 roadways with ample parking. Ultimately, most  
 22 of the parking needs will be met by  
 23 subterranean parking structures under our  
 24 buildings, with an above-ground parking  
 25 structure wrapped by one of our buildings.

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 2 In addition, we plan to provide amenities  
 3 to support the campus and the surrounding area,  
 4 such as Main Street, which is the center of the  
 5 project, running north to south. And it's a  
 6 tree-lined, boulevard-style roadway, envisioned  
 7 to have the ability to close to vehicles during  
 8 an off-peak time to allow for a farmers' market  
 9 or an art shop. Along Main Street, there's a  
 10 neighborhood green, center of that first  
 11 section of Main Street on the western side, of  
 12 approximately 17,000 square feet, which can be  
 13 used for watching a film on a summer evening or  
 14 a sitting area during the day or someplace to  
 15 play a game of cornhole on your lunch hour.  
 16 There's also a stream on the western --  
 17 I'm sorry -- eastern side of the property,  
 18 which currently isn't in great condition. That  
 19 stream and wetlands will be rehabilitated to  
 20 create a nice ecosystem, as well as an amenity  
 21 for the development. That amenity will be  
 22 surrounded by an upper promenade to allow  
 23 viewing, sitting, outdoor dining, maybe a craft  
 24 fair around it, as well as an informal path  
 25 that will take students down into the new

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 2 ecosystem, where they can experience the  
 3 ecosystem with hands-on learning. The series  
 4 of amenities are even more important today to  
 5 foster the collaboration places for work and  
 6 gathering and even socializing, when we're  
 7 allowed to do that again, for the campus's  
 8 biotech and medical employees, the hard-working  
 9 people wearing the lab coats and the scrubs  
 10 that we are seeing way too much of today, many  
 11 of whom work incredibly long hours on a normal  
 12 day and eventually need to listen to their own  
 13 bodies to get some downtime and escape from  
 14 their lab or the hospital room, take a  
 15 lunchtime stroll along Main Street, stop for a  
 16 cup of coffee at the end of the day.  
 17 This leads us into our next slide, which  
 18 is what we envision for the conceptual Phase 1  
 19 site plan. The plan encompasses potential  
 20 buildout in our first phase of construction for  
 21 a walkable, healthy, sustainably-minded campus  
 22 of 500,000 square feet, which will be spread  
 23 across approximately four mixed-use buildings  
 24 in nature of three to five-stories. The uses  
 25 will consist of neighborhood shopping, 80,000

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 2 square feet, medical office, 100,000 square  
 3 feet, the hotel at 100,000 square feet, and  
 4 biotech and research at 220,000 square feet.  
 5 The site will be served by the existing  
 6 Hospital Road, along with our  
 7 newly constructed -- sorry. Computer's doing  
 8 something -- newly-constructed Main Street, as  
 9 well as our connector road, which is on the  
 10 western boundary of the combined 80 acres,  
 11 which will connect Route 9A to Hospital Road.  
 12 We will also provide ample parking in this  
 13 initial phase. Most of those spaces will be  
 14 provided as surface parking, slightly in excess  
 15 of what is required for the facility, so that  
 16 we have the ability to take out a parking area  
 17 to construct the next building over time for  
 18 the execution of our master plan, which we  
 19 envision to take approximately ten years. Many  
 20 of the amenities that I previously noted will  
 21 be realized as part of Phase 1, as you can see.  
 22 There will also be robust landscaping to  
 23 compliment the architecture and provide  
 24 screening where needed. With our application,  
 25 we are seeking to rezone the parcel under the

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 2 existing -- under an existing zoning district,  
 3 the OB-5 business district, with a text  
 4 amendment to regulate our development, as well  
 5 as review and approval for our Phase 1 as well  
 6 as our master development plan.  
 7 To bring this vision of the North 60 from  
 8 John's initial thoughts ten years ago, or  
 9 longer now, to brick and mortar, we have  
 10 retained a substantial team, many of whom you  
 11 have seen their work in the published DEIS  
 12 documents that have been available. I just  
 13 want to run down the list quickly of who our  
 14 team is made up of. We have Blanchard & Wilson  
 15 for our project attorney, Torti Gallas Partners  
 16 for our site plan and architecture, Bibbo  
 17 Engineering for our site engineering, Maser  
 18 Consulting for our traffic engineering, William  
 19 Kenny Associates for our natural resources,  
 20 Michael Divney for strategic advising, McManus  
 21 Associates for strategic advising, Thompson &  
 22 Bender for our public relations, the Davey  
 23 Resource Group for our arborists, Ward  
 24 Carpenter Engineers for our survey, Studer  
 25 Design Associates for our landscape

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 2 architecture, Hartgen Archeological Associates  
 3 for our archaeological studies, Tim Miller  
 4 Associates for our environmental site  
 5 assessment, and Stantec for our site utilities,  
 6 and last, but not least, VHB Engineering for  
 7 our EIS preparation as well as air quality,  
 8 noise control, and cultural resources.  
 9 And with, that I'd like to pass this baton  
 10 on to Gina, who will speak for a few moments.  
 11 And I just want to thank everyone again for the  
 12 opportunity to speak tonight, and we look  
 13 forward to hearing your comments.  
 14 **MS. MARTINI:** Thank you, Kevin.  
 15 Carolyn, can you go to the next slide?  
 16 All right. As stated, my name is Gina  
 17 Martini, and I am a senior project manager with  
 18 VHB. I'm just going to run through some of the  
 19 major steps in the SEQRA process. I think the  
 20 chairman, kind of, summed it up before. But  
 21 basically, the Town of Mount Pleasant Planning  
 22 Board is the lead agency. We had a public  
 23 scoping session on June 6th, 2019, and a final  
 24 scoping document was adopted on August 1st,  
 25 2019. That scoping document identified all of

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 2 the items that were required to be analyzed in  
 3 the DEIS. The DEIS was undertaken by the  
 4 applicant, and it was submitted to the town.  
 5 And finally, after revisions, it was accepted  
 6 as adequate for public review in July of 2020,  
 7 and it has been available to the public for  
 8 review. It was circulated to all involved and  
 9 interested agencies, and it has been available  
 10 online and remains available online and will be  
 11 online, available for review, indefinitely.  
 12 The public hearing on the DEIS is today,  
 13 September 3rd, 2020. We open up the public  
 14 hearing. And the next step, once the public  
 15 comment period is closed -- so as stated, after  
 16 the public hearing process, there is a public  
 17 comment period. Once that is closed by the  
 18 lead agency, by the planning board, all  
 19 relevant and substantive comments will be  
 20 addressed in a final environmental impact  
 21 statement, an FEIS. So the purpose of today's  
 22 public hearing is to get comments from the  
 23 public, all of which will be addressed in the  
 24 FEIS.  
 25 Can you go to the next slide?

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 2 All right. The DEIS, which, as was stated  
 3 earlier, is quite voluminous, included all of  
 4 the required items per the adopted scoping  
 5 outline. We had to look at and analyze  
 6 potential impacts and, where appropriate, we  
 7 had to identify mitigation measures for the  
 8 following categories. We looked at land use,  
 9 zoning and public policy. We looked at visual  
 10 resources and community character. We looked  
 11 at geology and soils, topography and slopes,  
 12 vegetation and wildlife. We also looked at  
 13 wetlands, water bodies, and watercourses. As  
 14 we indicated, there is a watercourse on the  
 15 site. We looked at stormwater management,  
 16 utilities, traffic and transportation. We  
 17 looked at community facilities and services,  
 18 which included police, fire, emergency  
 19 services, recreation and open space, solid  
 20 waste and recycling, and potential impacts to  
 21 schools. Those are all included under  
 22 community facilities and services. We also  
 23 looked at fiscal and market impacts, and there  
 24 is a complete fiscal and market impact study in  
 25 Appendix M of the DEIS. We also looked at

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 2 historic and archeological and cultural  
 3 recourses. A Phase 1 archeological study was  
 4 conducted. We looked at hazardous materials on  
 5 the site, if any. We looked at noise and air  
 6 quality. We looked at greenhouse gas  
 7 emissions, energy conservation, green building  
 8 and sustainability. And finally, we looked at  
 9 construction, including impacts from  
 10 construction, and we looked at the phasing of  
 11 construction.  
 12 Can you go to the next slide? Back one.  
 13 I think you skipped one. Okay. So -- there we  
 14 go.  
 15 The DEIS also looked at several potential  
 16 alternatives. The alternatives analysis  
 17 were -- the required analyses were identified  
 18 in the scope. And we looked at a total of six  
 19 alternatives, and we looked at them in some  
 20 detail. The no action alternative is required  
 21 under SEQRA. This basically requires us to  
 22 look at what would happen if this project  
 23 remained in its current state, with no site  
 24 improvements and no further development.  
 25 Again, this is required under SEQRA. We also

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 2 looked at an alternative plan under the  
 3 existing zoning. So this assumes the existing  
 4 zoning designations will remain in place on the  
 5 site. And the site would be developed  
 6 consistent with the existing zoning, which  
 7 would allow for about 52 5-bedroom,  
 8 single-family homes. That would be on the  
 9 portion of the site that is zoned for  
 10 residential. That's the county's portion of  
 11 the site, the 60 acres along the eastern part  
 12 of the site. Then, on the western part of the  
 13 site, the developer-owned approximately  
 14 20 acres, which is zoned for office, could be  
 15 developed with an office building of about  
 16 292,000 square feet and parking for about 872  
 17 vehicles. So that alternative plan -- and  
 18 there are alternative layout plans in the DEIS,  
 19 which you can look at. We looked at all of the  
 20 different impact criteria that I just listed  
 21 and how those criteria would be affected based  
 22 on each of these alternatives.  
 23 Alternative C is an alternative  
 24 development program. So this is a very similar  
 25 footprint and layout to what is being proposed.

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 2 roadway would connect from Main Street to West  
 3 Stevens Avenue. We do have a layout plan for  
 4 that in the DEIS as well. And if you looked at  
 5 the DEIS, you'll see that we found that that  
 6 was not really a preferred alternative at all.  
 7 In fact, it has no benefits. It increases  
 8 cut-through traffic to the residential  
 9 community to the north, and it is not a  
 10 preferred plan at all. It also has some site  
 11 impacts to steep slopes in that area of the  
 12 site, so it is not a preferred alternative.  
 13 But again, we did analyze it under the DEIS.  
 14 We also looked at an alternative phasing  
 15 program which essentially focuses on Phase 1,  
 16 where, in Phase 1, different buildings would be  
 17 developed at a different time. The goal here  
 18 was to look to see if there would be any  
 19 difference in impacts if phasing was varied  
 20 based on market conditions. So if market  
 21 conditions suggest or dictate that certain  
 22 portions of Phase 1 are built first rather than  
 23 second, we looked at how that phasing would be  
 24 impacted. And essentially, the phasing  
 25 wouldn't be -- wouldn't have any worse impacts

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 2 We would still have a maximum 3 million square  
 3 feet of total development. But under this  
 4 alternative development scenario, about 660  
 5 units of low-impact campus housing would be  
 6 developed, of which about 150 to 175  
 7 residential units would be constructed during  
 8 Phase 1. The residential use would replace a  
 9 portion of the biotech use. So we would still  
 10 have 3 million square feet of development for  
 11 the entire master development plan, but about  
 12 660,000 square feet would be -- of the biotech  
 13 would be replaced with a residential use.  
 14 Access, building placement, building footprints  
 15 all would remain the same. Again, in the DEIS,  
 16 in the alternatives chapter -- it's Chapter  
 17 4 -- there is a layout plan, and there is a  
 18 detailed analysis of all of the impact criteria  
 19 and how those criteria would be impacted under  
 20 this alternative development scenario.  
 21 We -- for Alternative D, we looked at  
 22 alternative access. This was looking at the  
 23 potential for an additional site access point  
 24 from West Stevens Avenue, at the north end of  
 25 the property site, and an additional access

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 2 if the phasing was altered. All of the phasing  
 3 under the proposed phasing plan or under the  
 4 alternative phasing plan essentially reduced  
 5 impacts to the maximum extent practicable --  
 6 practicable. So the phasing does not really  
 7 affect environmental impacts.  
 8 And the last of the alternatives that we  
 9 looked at was a reduced environmental impact  
 10 alternative. So under this alternative, we  
 11 looked at steep slopes and wetlands, identified  
 12 where they are on the site, and identified  
 13 where the remaining buildable area is. And we  
 14 do have a conceptual layout plan in the DEIS,  
 15 so you can take a look at that. And you'll see  
 16 that there is development that could be done  
 17 within the central portion of the site, but the  
 18 environmental constraints would reduce the  
 19 amount of connectivity between the central  
 20 portion of the site and either the eastern  
 21 portion of the county site or the western  
 22 portion, the developer-owned site. So this  
 23 alternative, although it does, to some extent,  
 24 reduce the physical impacts to the site, there  
 25 would be no mitigation to the stream, because

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 2 that would not be necessary. So the stream  
 3 would remain in its current condition, and  
 4 there would not be development that would meet  
 5 the goals of the developer or the goals of the  
 6 county with regard to the county portion of the  
 7 property. All right. Next slide.  
 8 So we just want to provide an overview of  
 9 some of the project outcomes -- some of the  
 10 most salient project outcomes. Again, all of  
 11 this is detailed to great extent in the DEIS.  
 12 On the left side of the stream, Phase 1.  
 13 Basically, in summary, we're looking at about  
 14 500,000 square feet of development. There  
 15 would be about 38 acres of disturbance. We  
 16 would have about 66,698 cubic yards of cut  
 17 exported from the site. There would be  
 18 restorative improvements to two on-site streams  
 19 and the associated wetlands. There's an  
 20 aggressive mitigation plan for that, and that  
 21 is in the DEIS. We would have about 5.7 acres  
 22 of steep slopes disturbance or impacts. We  
 23 would have a total of 1374 trees removed from  
 24 the project site, of which 993 would be during  
 25 Phase 1. 604 trees would be replanted. That

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 2 is consistent with the tree -- with the town's  
 3 tree replanting program. There is a detailed  
 4 tree replanting program, reforestation plan, in  
 5 the DEIS, which indicates that 604 trees would  
 6 be required to be planted.  
 7 Phase 1 trip generation. We've got a  
 8 total of about 629 trips in the weekday peak  
 9 a.m., including 412 entering and 217 exiting,  
 10 for a total of 629. And then the weekday peak  
 11 p.m., we've got a total of 733 trips, including  
 12 272 exiting and 461 -- I'm sorry -- 272  
 13 entering and 461 exiting. And during Phase 1,  
 14 we've got construction of about -- anticipated  
 15 to take about 60 months to complete.  
 16 So on the right side of the screen, the  
 17 master plan. We're looking at about 3 million  
 18 square feet of development. So this is the  
 19 entire 80-acre site. This is the -- not just  
 20 Phase 1, but the entire master plan, and what  
 21 I'm listing here is inclusive of Phase 1. So  
 22 we're looking at 3 million square feet of  
 23 development, about 57.47 acres of disturbance,  
 24 473,000 cubic yards of cut exported from the  
 25 site. Again, this is inclusive of Phase 1.

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 2 Daily water demand of about 254,000 gallons per  
 3 day. Daily sewage generated would be just over  
 4 100,000 gallons per day. We've got about  
 5 8.6 acres of steep slopes that would be  
 6 impacted. Trip generation: We've got a total,  
 7 in the weekday peak a.m., of 1328 exiting and  
 8 526 trips -- I'm sorry -- 1328 entering and 526  
 9 exiting, for a total of about 1854. Again,  
 10 that's the weekday peak a.m. And in the  
 11 weekday peak p.m., we have a total of about  
 12 2104 trips.  
 13 We also would have, throughout the entire  
 14 project, the master plan, about \$9.2 million in  
 15 estimated new real estate taxes annually to  
 16 Westchester County, Town of Mount Pleasant, and  
 17 the school districts. This is located in two  
 18 separate school districts, so they would both  
 19 get additional tax revenues. There would be an  
 20 estimated \$7 million annually in additional  
 21 rent revenues to Westchester County from rent  
 22 of the county property. There would be  
 23 approximately 1,000 new construction jobs  
 24 during the construction period, and the  
 25 proposed action would introduce approximately

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 2 1133 employees to the project site in Phase 1  
 3 and a total of 6895 employees at full  
 4 development of the master development plan.  
 5 Next slide.  
 6 So I'm going to hand it back over to the  
 7 planning board. But I did want to provide here  
 8 for everyone -- the DEIS is, as I said before,  
 9 available for review on the town's website.  
 10 The website is listed there, on the bottom of  
 11 the page. And written comments can be  
 12 submitted by mail or email to Carolyn Saracino.  
 13 Her address and email is there on the screen.  
 14 And I will turn it back over to the planning  
 15 board. Thank you.  
 16 **MR. McLAUGHLIN:** Thank you, ma'am. Okay.  
 17 That took about the 25 minutes that I said it  
 18 would take. Good timing. All right.  
 19 Board members, any comments or questions?  
 20 **MR. COLLINS:** Just one clarifying  
 21 question, because I think the public may be  
 22 thinking it through. And I know the answer,  
 23 but I'm going to ask the question anyway. The  
 24 two school districts that the property's going  
 25 to sit in, can we just state that for the

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 2 public?  
 3 **MS. MARTINI:** Yes. It's the -- it's the  
 4 Pocantico School District.  
 5 **MR. COLLINS:** Yup.  
 6 **MS. MARTINI:** Pocantico School District,  
 7 and it's also the Mount Pleasant School  
 8 District. So the county's portion of the site  
 9 is in the Mount Pleasant School District, and  
 10 the developer's 20 or so acres is in the  
 11 Pocantico School District.  
 12 **MR. COLLINS:** Okay. Thank you for --  
 13 thank you.  
 14 **MS. MARTINI:** There is -- I'd also want to  
 15 say there's a school district study which was  
 16 done, and that is in the appendix of the DEIS.  
 17 And that has a map which actually shows exactly  
 18 where those school districts are vis-a-vis the  
 19 site.  
 20 **MR. COLLINS:** Yeah. I did see that.  
 21 **MR. McLAUGHLIN:** Okay. Any other  
 22 questions from board members? Okay.  
 23 Wake up, Public, because now it's time for  
 24 you to identify yourself to Carolyn. Raise  
 25 your hand, if you will, in Zoom.

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 2 don't get into back and forth of the whys and  
 3 the wherefores, et cetera. We will get those  
 4 answers at some time in the future. So  
 5 hopefully you've taken the time to cull down  
 6 your questions or presentation, whatever it is  
 7 you want to take -- culled them down to five  
 8 minutes. I'm going to begin to take people.  
 9 Recognize that you need to tell Carolyn  
 10 by, under Zoom's protocol, raising your hand.  
 11 Carolyn will then unmute you. You will get an  
 12 opportunity to state what your questions are or  
 13 your comments are. Make sure that you identify  
 14 who you are and where you're from, because  
 15 that's important in a -- capital P, capital  
 16 H -- public hearing. You want that information  
 17 in the record. This is who I am, this is where  
 18 I'm from, and here are my concerns.  
 19 All right. Carolyn, who's the first  
 20 person that wants to speak to us?  
 21 **MS. SARACINO:** Okay. I'm going to go with  
 22 the RSVP list of anyone who replied that they  
 23 were going to be here today.  
 24 **MR. McLAUGHLIN:** Okay.  
 25 **MS. SARACINO:** So if you're here, just

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 2 **MS. LEDERMAN:** Mike --  
 3 **MR. McLAUGHLIN:** Yes?  
 4 **MS. LEDERMAN:** Mike, I have a question.  
 5 Where -- where are you going to export all that  
 6 soil to?  
 7 **MR. CLEARY:** So Joan just raised a  
 8 question. As Mike indicated earlier, this is  
 9 not the forum to have those responses. So the  
 10 question is noted. The response will come in  
 11 the final environmental impact statement.  
 12 **MS. LEDERMAN:** Okay.  
 13 **MR. McLAUGHLIN:** Okay.  
 14 **MS. LEDERMAN:** And regarding the lease on  
 15 the land, is it over a certain period of time?  
 16 **MR. CLEARY:** Again, the question's going  
 17 to be -- yup.  
 18 **MS. LEDERMAN:** Yup.  
 19 **MR. McLAUGHLIN:** Okay. I think that's in  
 20 the -- in the EIS, is it not? But anyway, it  
 21 will be in the EIS if it's not. Any other  
 22 questions? All right.  
 23 Those of you in the public who have been  
 24 paying attention recognize what just happened  
 25 there. You get to ask her the question. We

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 2 verbally speak out and let me know and the  
 3 chairman know that you do or do not want to  
 4 speak. Okay. Joanne Camuto.  
 5 **MR. KAVEE:** Carolyn, I don't know if you  
 6 can hear me, but I did the Zoom hand raise, and  
 7 now I'm actually physically raising my hand.  
 8 **MS. SARACINO:** Okay. It's very hard for  
 9 me to see the Zoom hand raise on this, so that  
 10 would be fine. You want to speak first, Steve?  
 11 **MR. KAVEE:** If that's all right with you.  
 12 **MR. McLAUGHLIN:** Yeah. Sure.  
 13 **MR. KAVEE:** I'll go ahead and start then.  
 14 All right. Steven Kavee. I'm the chair of the  
 15 Town of Mount Pleasant Conservation Advisory  
 16 Council. I want to go through a few quick  
 17 bullet points on the DEIS. First, I want to  
 18 say that the project has a lot of positive  
 19 attributes, not the least are the wetlands  
 20 restoration, the commitment to using native  
 21 plants, and the designated open space on the  
 22 northern portion of the property. There are a  
 23 few issues that I would like to suggest  
 24 review -- further review and further comment  
 25 from the applicant. One is less environmental

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 2 but shares some environmental component, and  
 3 that is the share roads -- what was described  
 4 as share roads method for the bike path, which  
 5 is a painted line in an existing roadway, where  
 6 pedestrians and bike riders would share the  
 7 road with motorized vehicles. This is not the  
 8 optimal way for bike paths to be set up. A  
 9 designated curb area, for safety reasons,  
 10 really should be incorporated into this project  
 11 for safety reasons, and really to generate the  
 12 interest and use of the roadways for bikes and  
 13 pedestrians.  
 14 The application -- the -- I'm sorry. The  
 15 DEIS speaks to specifically envisioning the use  
 16 of green roofs and investigating solar panels,  
 17 solar energy generation. Excuse me. These are  
 18 more vague commitments than we'd like to see.  
 19 I think that they should be clearly outlined as  
 20 either -- either/or. Either the applicant is  
 21 going to consider -- is going to use green  
 22 roofs -- and by the way, there's a lot of --  
 23 there is one parking structure that is ideal  
 24 for that, as well as the large buildings.  
 25 There's a variety of opportunity for the use of

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 2 green roofs there. It's consistent with the  
 3 smart growth and sustainable growth that the  
 4 applicant is envisioning in this development.  
 5 In any case, these are mitigation measures that  
 6 should be confirmed and clarified so that the  
 7 planning board can accurately assess and review  
 8 the impact and mitigation of this entire very  
 9 large development.  
 10 On the issue of building codes and  
 11 sustainability, LEED Silver is what the  
 12 applicant is saying that the lease -- the  
 13 different leaseholders of the property would be  
 14 held to. LEED Silver is a pretty low bar  
 15 for -- for buildings and smart growth. It's --  
 16 it's -- there -- it doesn't really require that  
 17 much. In fact, good windows and good lighting  
 18 and just bike parking alone could possibly  
 19 qualify as LEED Silver. The kind of really  
 20 future-looking sustainable measures that we'd  
 21 like to see exceed LEED Silver. In fact, the  
 22 DEIS also says that the buildings will match  
 23 the appropriate building codes. That's all  
 24 they're required to do, of course. But this  
 25 kind of massive development with this kind of

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 2 capital investment, I think, really could  
 3 afford to demonstrate true sustainable and true  
 4 smart growth building measures. And just  
 5 meeting the applicable building codes is,  
 6 again, a fairly low bar, and we'd like to see  
 7 the applicant look at exceeding applicable  
 8 building codes. And I might add that this  
 9 development precedes the town master plan,  
 10 which may -- hopefully will -- include some  
 11 review and revision of the building codes,  
 12 enhancing the sustainability and smart growth  
 13 element. So meeting the current building codes  
 14 is, again, a low bar. We'd like to see a  
 15 greater reach on this.  
 16 With regard to landscaping, the DEIS  
 17 speaks about the minimal use of pesticides and  
 18 fertilizers. There are very well-established  
 19 practices that can eliminate the use of  
 20 pesticides with proper management. And while  
 21 we appreciate, at least, the understanding that  
 22 minimizing the use is an important first step,  
 23 it's not the best step. And we'd like to  
 24 really see -- the CAC would recommend that the  
 25 applicant look closely at the possibility of

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 2 eliminating the use of pesticides, again,  
 3 consistent with what the applicant is  
 4 suggesting in terms of their creating a  
 5 sustainable smart growth development.  
 6 They've got a lot of green space within  
 7 the site itself, the restoration of the  
 8 wetlands. By restoring wetlands, and then if  
 9 you're using pesticides and fertilizers, it's  
 10 almost a countermeasure. You are, in some  
 11 ways, defeating the value of naturalizing a re  
 12 -- a natural resource and then filling it with  
 13 pesticides and fertilizers. It's not the  
 14 best -- the best way to do it. This isn't the  
 15 golf course. It doesn't require tremendous  
 16 pest management.  
 17 Outside of the environmental area, we  
 18 would like to speak briefly about Alternative  
 19 C, the housing, and suggest that the planning  
 20 board might consider looking closely at  
 21 Alternative C or some version of Alternative C.  
 22 But with regard to a comment on the DEIS in  
 23 specific, that Alternative C -- and I will  
 24 confess, out of the 400 pages, I did not  
 25 complete reading the entire document. But as

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 2 best as I could tell, there's no affordable  
 3 housing component mentioned in Alternative C.  
 4 And in fact, the housing component is, I  
 5 think -- I forget what the term -- a low impact  
 6 or -- I forgot what -- the term that's used.  
 7 In any case, it's not really a residential  
 8 component. I think that there should be an  
 9 enhanced look at Alternative C that would  
 10 include some one and two-bedroom units, that  
 11 would be affordable and market to be consistent  
 12 with what the town's master plan is moving  
 13 toward, which is to create the idea of  
 14 living -- live-work communities. Right now,  
 15 we're looking at the corridor along the rail  
 16 line, but this is a good second option because  
 17 of the shuttle bus that's being offered. And  
 18 Alternative C really should consider not just  
 19 residential use that's more consistent with  
 20 general markets, but also an affordable housing  
 21 component. And again, per the DEIS, this would  
 22 be consistent with this smart growth that the  
 23 applicant is envisioning.  
 24 I do have a concern about Phase 1 and  
 25 Phase 2 parking. There's an enormous amount of

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 2 sustainable live-work buildouts with the  
 3 proactive protection of the natural resources,  
 4 like your wetlands and water courses, are  
 5 really positive, especially if they're done in  
 6 the proper manner. And I hope some --  
 7 **MR. McLAUGHLIN:** All right.  
 8 **MR. KAVEE:** Thank you.  
 9 **MR. McLAUGHLIN:** Thank you very much.  
 10 Carolyn.  
 11 **MS. SARACINO:** Okay. Dominick Vita is  
 12 here tonight. He RSVPed. If he would like to  
 13 speak, please --  
 14 **MR. McLAUGHLIN:** Dominick.  
 15 **MR. VITA:** Hi, everybody. I'm Dominick  
 16 Vita from Hawthorne. I actually live in the  
 17 neighborhood that neighbors this project, so I  
 18 have a lot of concerns. I wasn't actually  
 19 ready to share all those concerns tonight, but  
 20 I will definitely write in some comments. But  
 21 I would like to share a few concerns from what  
 22 I picked up by reading the DEIS and listening  
 23 tonight.  
 24 So, obviously, one of the concerns -- and  
 25 maybe this isn't the right forum for it, but

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 2 surface parking on -- through Phase 1, and  
 3 Phase 1 lasts close to 20 years. Phase 2 -- I  
 4 guess completion is 2039. I don't know how  
 5 long the buildout is. But, I mean, we're  
 6 looking at 10 to 15 to 20 years of this  
 7 enormous amount of surface parking. I think  
 8 that this really is a considerably large impact  
 9 of impervious surface. If it is as much as 10  
 10 or 15 or 20 years, maybe some other type of  
 11 parking arrangement should be considered.  
 12 Multi -- multi-story, below grade, I realize,  
 13 is quite expensive, but I think the impact of  
 14 surface parking is a real concern.  
 15 In general and in sum -- and I don't know  
 16 if I've exceeded or come to the five minutes.  
 17 I didn't hear a bell, but I'm pretty much done.  
 18 But what I would like to say is this: This is  
 19 a good move for a piece of property that,  
 20 obviously, the town and the county support the  
 21 development, but I think that there are some  
 22 measures that the applicant can take that the  
 23 DEIS should address in further detail to really  
 24 be consistent with this kind of smart growth  
 25 that is envisioned. Smart growth and

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 2 I'll express it, and you guys do with it as you  
 3 need to. Obviously, the taxes being increased,  
 4 and that would be for both things that are  
 5 connected to this project, including off-site  
 6 costs. And I noted that the DEIS mentioned  
 7 some off-site improvements that would be  
 8 needed. For instance, a road roundabout,  
 9 widening of roads, sewage that's being handled  
 10 differently, the water treatment plants that  
 11 are being expanded or handled differently. So  
 12 those kinds of things that are ancillary to  
 13 this project and outside of the project site,  
 14 I'm wondering how that affects our tax bill at  
 15 the end of the day and who bears that cost,  
 16 ultimately.  
 17 Construction traffic is also a huge  
 18 concern for people in this neighborhood. I'm  
 19 only speaking for myself, but I've attended  
 20 other -- more than 60 neighborhood meetings  
 21 where people have mentioned that. And with the  
 22 number of cars that are planned to come onto  
 23 the site both in Phase 1 that was just  
 24 explained and through the course of this, it's  
 25 a huge number of vehicles. So I would wonder

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 2 what the plan is for managing that and how that  
 3 is going to affect our neighborhood  
 4 specifically, since we're right near there. I  
 5 mean, I live at the top of Belmont, and I see  
 6 cars coming and going all the time.  
 7 Also, one of the things mentioned in the  
 8 DEIS --  
 9 **MR. McLAUGHLIN:** Hold on just a minute,  
 10 Dominick.  
 11 **MR. VITA:** Yeah.  
 12 **MR. McLAUGHLIN:** Dominick, what I'm going  
 13 to say is that your question is how you're  
 14 going to manage traffic at Belmont -- Belmont  
 15 on 9A.  
 16 **MR. VITA:** How are you going to manage  
 17 traffic so that it does not necessarily have to  
 18 come through this neighborhood, the  
 19 neighborhood that borders the North 60 project?  
 20 There are other ways to get there, and -- and  
 21 hopefully that is managed in a way where we  
 22 don't have a thousand cars going through the  
 23 neighborhood, and construction vehicles too. I  
 24 shouldn't exclude those. I mean, if you're  
 25 trucking dirt, if you're trucking other things,

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 2 that's a huge nuisance, as you can imagine.  
 3 And if it's coming through the street, it's  
 4 creating issues.  
 5 The DEIS mentioned ethylene glycol being  
 6 used from Nilsson Nurseries, which used to use  
 7 the project. I'm just wondering if this soil  
 8 is going to be tested before it's disturbed. I  
 9 don't know if that is a carcinogen or toxic or  
 10 whatever, but if -- that's something that needs  
 11 to be taken care of, if it can be.  
 12 **MR. McLAUGHLIN:** The test soil -- test  
 13 soils. Yeah. Go ahead.  
 14 **MR. VITA:** Okay. And then if there are  
 15 any changes in plan -- and again, I don't know  
 16 if this is the right group to -- if the  
 17 planning board is the right group for this, but  
 18 I'm going to bring it up. Are there any  
 19 changes to the town noise ordinance that are  
 20 being considered as part of this in order to  
 21 manage the construction noises? And I know  
 22 that the DEIS brought this up in terms of where  
 23 it's going to place its machinery and what  
 24 hours it's going to operate, but having been  
 25 around and seen other construction sites,

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 2 worked around them and also working from home,  
 3 hearing -- hearing other construction things  
 4 going on, it's a huge nuisance. So it would be  
 5 good to know what's going to go on. And if  
 6 there's any blasting, if we'll know about that  
 7 ahead of time to prepare ourselves, our houses,  
 8 our, you know, dogs if we have them. That kind  
 9 of thing would be good. And also, how that's  
 10 going to be monitored. For instance, who's  
 11 going to be policing the quality of life issues  
 12 that arise from this? And also, air quality  
 13 pollutants. That was something that was  
 14 brought up in the DEIS as well. And I just  
 15 want to make sure -- I know that they were  
 16 going to do things to mitigate, but it wasn't  
 17 very clear how they would mitigate to make sure  
 18 there -- there are not an extreme amount of air  
 19 quality pollutants released from removing soil,  
 20 blasting rock, et cetera. And that was really  
 21 it. I'll plan to send any other written  
 22 comments in when I go through the DEIS some  
 23 more, but that was really it for me.  
 24 **MR. McLAUGHLIN:** Thank you, Dominick.  
 25 Carolyn, next.

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 2 **MS. SARACINO:** Okay. Kevin and Lorraine  
 3 Morfe, if you're still here and you want to  
 4 comment, just please start -- unmute yourself  
 5 and start speaking. Introduce yourselves.  
 6 **MR. MORFE:** We don't have any questions at  
 7 this time.  
 8 **MS. SARACINO:** Okay. Thank you.  
 9 **MR. McLAUGHLIN:** Okay. Thank you.  
 10 **MS. SARACINO:** Carolyn Matthews.  
 11 **MS. MATTHEWS:** Hi. Yes. I'm here with  
 12 the applicant. I don't have any comments.  
 13 **MS. SARACINO:** Sorry. Wrong list.  
 14 **MR. McLAUGHLIN:** Okay.  
 15 **MS. SARACINO:** Martin Wilbur.  
 16 **MR. WILBUR:** Hi, Carolyn. I'm just here  
 17 to listen.  
 18 **MS. SARACINO:** Okay. Thank you.  
 19 **MR. McLAUGHLIN:** Okay.  
 20 **MS. SARACINO:** Rich Wisniewski. Richard  
 21 Wisniewski. Okay.  
 22 **MR. McLAUGHLIN:** Anyone? Anyone?  
 23 **MS. SARACINO:** Going three times. Okay.  
 24 **MR. McLAUGHLIN:** Bueller? Bueller?  
 25 **MS. SARACINO:** Amy --

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 2 **MS. LEDERMAN:** It looks like he's having  
 3 trouble un-muting himself.  
 4 **MS. SARACINO:** Oh, is that right? Okay.  
 5 I did see him before. Let me see if I can help  
 6 out. I got to go through a list of about 50  
 7 people here.  
 8 **MS. LEDERMAN:** He's talking, but no -- you  
 9 know, he's not un-muted.  
 10 **MR. WISNIEWSKI:** Can you hear me now?  
 11 **MR. McLAUGHLIN:** Yes, I can hear you.  
 12 **MR. WISNIEWSKI:** Yes. Good evening.  
 13 Thank you.  
 14 **MR. McLAUGHLIN:** This is Richard?  
 15 **MR. WISNIEWSKI:** Yes, it is. I live at  
 16 118 Philip Place in Hawthorne. My -- I will be  
 17 submitting written comments, but I'd like to  
 18 make a few this evening to the board,  
 19 specifically related to the traffic and  
 20 transportation aspects of the project.  
 21 At the end of Section 3I, which is related  
 22 to traffic and transportation, page 33, the  
 23 last page, the very last sentence, may I read  
 24 it to you? There are no --  
 25 **MR. McLAUGHLIN:** Yes.

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 2 **MR. WISNIEWSKI:** -- major improvements  
 3 proposed by the New York State Department of  
 4 Transportation surrounding the project site.  
 5 Well, I have to tell you that when I took a  
 6 look at some of the intersections -- and I can  
 7 certainly talk about them during the call or  
 8 include them in my written remarks. I really  
 9 don't think that's a wise way of approaching  
 10 this project. All -- this entire project is  
 11 premised on the in -- the surrounding  
 12 infrastructure being adequate to handle all of  
 13 this additional volume and activity, and I  
 14 really don't think that's the prudent way to  
 15 approach this.  
 16 If I recall, when I listened to a board  
 17 meeting in July, there were some concerns about  
 18 the Green Valley development and some of the  
 19 activity related there. So if anything -- and  
 20 the other part -- what I heard, I believe, is  
 21 that New York State suggested that both the  
 22 North 60 and this Green Valley development be  
 23 looked at together from the standpoint of  
 24 traffic and transportation. I think that's a  
 25 wise thing for the board to consider.

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 2 **MR. McLAUGHLIN:** To look at --  
 3 **MR. WISNIEWSKI:** I'm sorry. Go ahead.  
 4 **MR. McLAUGHLIN:** So look at North 60 and  
 5 Green Valley?  
 6 **MR. WISNIEWSKI:** Yeah.  
 7 **MR. McLAUGHLIN:** Okay. Okay.  
 8 **MR. WISNIEWSKI:** All right. Let me just  
 9 talk a little bit about some of the  
 10 intersections and my concern. The biggest one  
 11 that I have is --  
 12 **MR. McLAUGHLIN:** You've got five minutes,  
 13 so make good use of it.  
 14 **MR. WISNIEWSKI:** I'll be very quick. I'll  
 15 be very quick. So there's -- the biggest  
 16 concern that I have is the one that includes  
 17 Old Saw Mill River Road, 9A, and this new West  
 18 Road or hospital connector. You know, in the  
 19 report, it's not even mentioned that this is a  
 20 three-way intersection. It -- I don't know if  
 21 anybody on the board has taken a moment to  
 22 drive through that area and actually see it.  
 23 You're going to have people coming from the  
 24 north, trying to make a left-hand turn without  
 25 any improvements, no traffic light, no turn

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 2 lane, no -- nothing from 9A into this three-way  
 3 intersection and then up this West Road. And  
 4 again, this is the other thing I'd like to ask  
 5 the board: Has someone actually driven on that  
 6 West Road? I have. Boy, it is in poor  
 7 condition. It is not developed. It was put in  
 8 70 years ago, and nothing -- nothing has been  
 9 done to improve it. Again --  
 10 **MR. McLAUGHLIN:** So improve -- improve the  
 11 West Road?  
 12 **MR. WISNIEWSKI:** Yeah. I mean, it --  
 13 **MR. McLAUGHLIN:** I'm trying to get -- I'm  
 14 trying to get to the point where we put  
 15 something in the DEIS that has to be answered.  
 16 **MR. WISNIEWSKI:** Yes.  
 17 **MR. McLAUGHLIN:** Improve the West Road.  
 18 And what do you want to do about Old Saw Mill  
 19 River Road and the hospital?  
 20 **MR. WISNIEWSKI:** I think -- I think the  
 21 state needs to look at that intersection. If  
 22 you look at what was done --  
 23 **MR. McLAUGHLIN:** This is not the state.  
 24 This is the applicant.  
 25 **MR. WISNIEWSKI:** No, I understand. No, I

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 2 understand that. You're limited to what you  
 3 can do, and I clearly understand that. But at  
 4 some point, I think the state needs to be  
 5 involved. And I'm not familiar with the  
 6 process, but if there's a process that the  
 7 board can take to approach the state to look at  
 8 these intersections, then I really strongly  
 9 encourage the board to do that.  
 10 **MR. McLAUGHLIN:** We'll put that in there.  
 11 Okay. Go ahead. The request that I got is  
 12 involve the state in the traffic impacts,  
 13 specifically the three-way intersection at Old  
 14 Saw Mill River Road and --  
 15 **MR. WISNIEWSKI:** Yeah.  
 16 **MR. McLAUGHLIN:** -- the Hospital Road.  
 17 **MR. WISNIEWSKI:** Yeah, and also Bradhurst.  
 18 If you think about it, the traffic is going to  
 19 be coming from the north to the south. They're  
 20 all --  
 21 **MR. McLAUGHLIN:** And at Bradhurst. Okay.  
 22 **MR. WISNIEWSKI:** Yeah. Okay. So --  
 23 **MR. McLAUGHLIN:** I'm trying to use your  
 24 five minutes effectively.  
 25 **MR. WISNIEWSKI:** Okay. Okay. And then my

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 2 last -- okay. Again, I will provide written --  
 3 all of this in detail in writing to you.  
 4 The other thing I have is a question. I  
 5 see, in the report, it talks about a -- a  
 6 walking trail, pedestrian connection. And if I  
 7 look at two pages in the report, page 65 and  
 8 page 385, there's green dashes showing a  
 9 so-called walking trail which seems to allow  
 10 access to the corner of Philip Place and West  
 11 Stevens Avenue. Am I looking at that properly?  
 12 **MR. McLAUGHLIN:** That's a question. We'll  
 13 get the answer to it. Next.  
 14 **MR. WISNIEWSKI:** Okay. The visual  
 15 simulation on page 150 shows that you're --  
 16 somebody's going to create a parking lot at the  
 17 corner of Philip Place and West Stevens Avenue,  
 18 because it shows cars parked in what looks to  
 19 be a parking lot. I thought the --  
 20 **MR. McLAUGHLIN:** All right. Okay. Next.  
 21 **MR. WISNIEWSKI:** If I read the report, the  
 22 report says specifically the north edge of  
 23 north -- of the North 60 will remain  
 24 undeveloped and a barrier to the residential  
 25 community. That's fine, but hold to that. And

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 2 if you're going to allow access through a  
 3 walkway and a pedestrian, then you're -- you're  
 4 contra -- you're in contradiction to that.  
 5 **MR. McLAUGHLIN:** Okay. So support the  
 6 walkway. Okay.  
 7 **MR. WISNIEWSKI:** Yes.  
 8 **MR. McLAUGHLIN:** Support or not. Right.  
 9 **MR. WISNIEWSKI:** Yeah. I think I've  
 10 exhausted my five minutes, so thank you for the  
 11 time. I will submit additional comments and  
 12 more detail about the points that I raised this  
 13 evening. So thank you.  
 14 **MR. McLAUGHLIN:** Thank you. Thank you,  
 15 sir.  
 16 Next, Carolyn.  
 17 **MS. SARACINO:** Okay. Julia Emrick, if you  
 18 would like to speak, please unmute yourself and  
 19 identify yourself.  
 20 **MS. EMRICK:** Hi. Good evening. I'm with  
 21 the Westchester County Association, and we're  
 22 just an economic development group and also a  
 23 resident of Mount Pleasant, but we don't have  
 24 any comments at this time. We'll be sending a  
 25 letter in from the organization in writing.

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 2 Thank you.  
 3 **MR. McLAUGHLIN:** Thank you very much.  
 4 Next.  
 5 **MS. SARACINO:** Ken Noonan. Ken.  
 6 **MR. McLAUGHLIN:** Kenny Noonan.  
 7 Hello, Kenny.  
 8 **MR. NOONAN:** Hello, Michael. How are you?  
 9 **MR. McLAUGHLIN:** Good. I'm getting  
 10 better. I get better every day. I can't wait  
 11 for tomorrow, Kenny.  
 12 **MR. NOONAN:** That's the attitude you want  
 13 to have.  
 14 **MR. McLAUGHLIN:** What's up?  
 15 **MR. NOONAN:** Well, I'm understanding that  
 16 the Town of Mount Pleasant master plan has been  
 17 completed. It hasn't been run by the public,  
 18 and it hasn't been approved by the town. So  
 19 I'm just wondering when and how it's going to  
 20 play into this development.  
 21 At a -- at a March work session -- town  
 22 board work session meeting, Mr. Cleary was  
 23 giving an overview, and he said something to  
 24 the effect that the North 60 is having a great  
 25 influence on the town's master plan. And to

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 2 me, that sounded a little like the tail wagging  
 3 the dog. I just wonder if he might be able to  
 4 comment about that.  
 5 **MR. McLAUGHLIN:** We'll get a comment for  
 6 you, Kenny. We don't get a comment tonight.  
 7 We'll put it in the DEIS.  
 8 **MR. NOONAN:** Thank you.  
 9 **MR. McLAUGHLIN:** Okay. That's it?  
 10 **MR. NOONAN:** Yeah. Those are my two  
 11 questions. Yeah. Thank you.  
 12 **MR. McLAUGHLIN:** Good to see you, Ken.  
 13 **MR. NOONAN:** Likewise.  
 14 **MR. McLAUGHLIN:** Next.  
 15 **MS. SARACINO:** Next, Amy Hill.  
 16 **MS. HILL:** Hi, everybody. I'm Amy from  
 17 Tarrytown. I'm a volunteer with Mothers Out  
 18 Front, a grassroots organization working  
 19 towards a just transition from fossil fuels to  
 20 renewable energy. This is important to me  
 21 because I want to ensure a livable climate for  
 22 all children, including my 3 and 5-year-old  
 23 sons.  
 24 The North 60 is proposed to be an  
 25 innovative community-oriented development

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 2 focused on biotech and health care. We're  
 3 hopeful that this cutting-edge campus will use  
 4 the most sustainable building options,  
 5 including geothermal and solar. The  
 6 development's emphasis on health and technology  
 7 perfectly align with these green building  
 8 initiatives. The DEIS says that the  
 9 development is planning to use interruptible  
 10 gas for heat, hot water, and cooking fuel. It  
 11 also states that natural gas emits the least  
 12 amount of carbon dioxide emissions compared to  
 13 other fuels, such as oil and coal.  
 14 For years, we've moved away from oil and  
 15 coal to gas because it was seen as a cleaner,  
 16 rich fuel, but we now know that gas is not  
 17 clean, and it has accelerated the climate  
 18 crisis. According to the Natural Resources  
 19 Defense Council, natural gas still emits  
 20 significant amounts of carbon and --  
 21 **MR. McLAUGHLIN:** Ma'am -- ma'am, do you  
 22 have a question for the DEIS? You seem to be  
 23 reading from a document.  
 24 **MS. HILL:** I am reading from a document  
 25 that we wrote. Just wanted to make sure I

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 2 covered all the points. But yes, my  
 3 question --  
 4 **MR. McLAUGHLIN:** What we need to do is get  
 5 questions.  
 6 **MS. HILL:** Okay.  
 7 **MR. McLAUGHLIN:** I don't mind the -- I  
 8 don't mind the input, but --  
 9 **MS. HILL:** Okay.  
 10 **MR. McLAUGHLIN:** -- recognize that we got  
 11 25 people. 25 times 5 --  
 12 **MS. HILL:** Okay.  
 13 **MR. McLAUGHLIN:** -- is going to take us a  
 14 long time.  
 15 **MS. HILL:** Okay.  
 16 **MR. McLAUGHLIN:** And I'm taking time now.  
 17 I just need a question so we can --  
 18 **MS. HILL:** Okay.  
 19 **MR. McLAUGHLIN:** -- put what it is you --  
 20 **MS. HILL:** My question is --  
 21 **MR. McLAUGHLIN:** -- what it is you want  
 22 them to do. And --  
 23 **MS. HILL:** -- can you --  
 24 **MR. McLAUGHLIN:** -- the CAC has already  
 25 said do something about LEEDs.

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 2 **MS. HILL:** Yes, but this is -- I'm asking  
 3 for geothermal. So my question is: Can you  
 4 use geothermal instead of gas?  
 5 **MR. McLAUGHLIN:** Okay. Consider  
 6 geothermal. Okay.  
 7 **MS. HILL:** No, no, no. Use geothermal  
 8 instead of gas.  
 9 **MR. McLAUGHLIN:** Use geothermal. Okay.  
 10 That's it?  
 11 **MS. HILL:** Yes. I just want to point out  
 12 also that geothermal is cleaner. It's safer.  
 13 It's healthier alternative, and it also makes  
 14 financial sense, because there's a lot of  
 15 financial incentives available now both from  
 16 the state and from the utility companies. And  
 17 for the long-term plan that this development is  
 18 going for, they're going to have to backtrack  
 19 later, and it -- so it makes sense for the  
 20 health of our community and for the financial  
 21 benefit of the development and for the climate.  
 22 **MR. McLAUGHLIN:** Okay. Thank you.  
 23 Next.  
 24 **MS. SARACINO:** Sarah Smiley.  
 25 **MS. SMILEY:** Hi. I'm here. My name is

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 2 Sarah Smiley. I live in Sleepy Hollow. And  
 3 like Amy, I'm also a member of Mothers Out  
 4 Front. I have some comments or questions  
 5 related to the section in the DEIS about  
 6 greenhouse gas emissions and sustainability.  
 7 I think it's really crucial that we look  
 8 at the fuel source in new developments,  
 9 especially one the size of North 60, and  
 10 explore renewable heating technologies. I  
 11 want -- I guess, my question relates to how  
 12 they calculated the significance of the carbon  
 13 impact. It seems they are referring to New  
 14 York State policies -- emission policies that  
 15 are out of date. They refer to one from 2009,  
 16 and they also are comparing gas to oil and coal  
 17 based on carbon dioxide emissions. That  
 18 ignores the fact that methane from gas is more  
 19 potent as a greenhouse gas than carbon dioxide  
 20 when calculated using a 20-year time frame,  
 21 which is a calculation now mandated by New York  
 22 State for --  
 23 **MR. McLAUGHLIN:** What's your --  
 24 **MS. SMILEY:** (Indiscernible.)  
 25 **MR. McLAUGHLIN:** What is it you want them

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 2 to answer?  
 3 **MS. SMILEY:** I want them to answer how  
 4 they came to the conclusion that the greenhouse  
 5 gas emissions from this project would not  
 6 significantly impact regional greenhouse gas  
 7 emission. That -- they don't show any back-up  
 8 for that statement. And we're talking about a  
 9 potential of 3 million square feet of developed  
 10 space using gas, so it's hard for me to believe  
 11 that it wouldn't create a significant impact.  
 12 And so I would like to know how they calculated  
 13 that and if they're using the proper  
 14 calculation for methane --  
 15 **MR. McLAUGHLIN:** Okay.  
 16 **MS. SMILEY:** -- to come to that  
 17 conclusion.  
 18 **MR. McLAUGHLIN:** Okay.  
 19 **MS. SMILEY:** And I also just want to point  
 20 out that they cite the Westchester '25 policy,  
 21 which includes promoting reliable, sustainable  
 22 energy, fostering green technology, reducing  
 23 the county's carbon footprint, and adapting to  
 24 technological change. So using forward-looking  
 25 technologies for this type of forward-looking

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 2 campus makes a lot of sense. A district  
 3 geothermal system would be much more efficient  
 4 and cleaner for the county, cleaner for the --  
 5 **MR. McLAUGHLIN:** So that's the second time  
 6 we've heard use geothermal. Okay. Next. I'm  
 7 trying to move it along, ma'am. Sorry.  
 8 **MS. SARACINO:** So we're done with Sarah?  
 9 **MR. McLAUGHLIN:** No. I don't think she's  
 10 done yet. I don't think she's done.  
 11 **MS. SARACINO:** Sarah, you still have --  
 12 **MS. SMILEY:** Sorry?  
 13 **MS. SARACINO:** Sarah, you still have the  
 14 floor.  
 15 **MS. SMILEY:** Thank you. And I just wanted  
 16 to point out that there's substantial financial  
 17 incentives for using cleaner technologies than  
 18 gas. Thank you.  
 19 **MR. McLAUGHLIN:** Thank you.  
 20 Okay. Next.  
 21 **MS. SARACINO:** Arline -- Arline Segal.  
 22 Arline. Arline Segal.  
 23 **MS. SEGAL:** Hi. I'm Arline Segal. I am  
 24 also with Mothers Out Front. I live in Sleepy  
 25 Hollow, where I've lived since 1993. And I do

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 2 have a specific question regarding the DEIS  
 3 document.  
 4 They say specifically in there, and I  
 5 quote, while there may be additional greenhouse  
 6 gas emissions as a result of the proposed  
 7 action, the emissions will be less than a  
 8 traditional single-family subdivision with a  
 9 similar number of homes, end of quote. But it  
 10 also states that the development will generate  
 11 1,854 new trips in the a.m., 2,104 new trips in  
 12 the p.m. commute, and 8,500 parking places.  
 13 Can details be provided to demonstrate that the  
 14 proposed action will actually have lower  
 15 greenhouse gas emissions than a traditional  
 16 single-family residential development?  
 17 **MR. McLAUGHLIN:** So may I restate your  
 18 question?  
 19 **MS. SEGAL:** Certainly.  
 20 **MR. McLAUGHLIN:** The challenge is: How --  
 21 how are you calculating your comparison to  
 22 greenhouse gas emissions, given the trip  
 23 generation and given the size of the  
 24 application? Does that sound right?  
 25 **MS. SEGAL:** Yes.

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 2 **MR. McLAUGHLIN:** No?  
 3 **MS. SEGAL:** Specifically, they're saying  
 4 that it's less. They can calculate that it's  
 5 less than a traditional residential  
 6 development. And it's --  
 7 **MR. McLAUGHLIN:** Your challenge is it's  
 8 not -- you think that it is not, so prove that  
 9 it is.  
 10 **MS. SEGAL:** Correct.  
 11 **MR. McLAUGHLIN:** Good. Okay.  
 12 **MS. SEGAL:** Thank you.  
 13 **MR. McLAUGHLIN:** What else? Sorry. Sorry  
 14 about that. I'm trying to reframe it so that  
 15 it's something that comes out in the EIS.  
 16 That's all.  
 17 **MS. SEGAL:** I understand. Thank you very  
 18 much.  
 19 **MR. McLAUGHLIN:** Okay. Is that as far as  
 20 you're going? Is that it?  
 21 **MS. SEGAL:** Yes.  
 22 **MR. McLAUGHLIN:** Thank you very much.  
 23 Next.  
 24 **MS. SARACINO:** Okay. Mary Hagerty.  
 25 **MR. McLAUGHLIN:** Mary, welcome back.

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 2 **MS. HAGERTY:** -- just letting you know.  
 3 **MR. McLAUGHLIN:** Ensure no light --  
 4 **MS. HAGERTY:** Or minimal light pollution.  
 5 **MR. McLAUGHLIN:** -- pollution.  
 6 **MS. HAGERTY:** You know, obviously --  
 7 **MR. McLAUGHLIN:** Or minimize light  
 8 pollution. Okay.  
 9 **MS. HAGERTY:** And I know you don't want me  
 10 to repeat things, but I just want to say that I  
 11 do feel like this is an amazing opportunity.  
 12 You know me. I'm not anti-development, but I'm  
 13 into smart growth. And this is an amazing  
 14 opportunity. We are -- we are neighbors with  
 15 Stone Barns, Rockefeller Estate. We have  
 16 Westchester Community College. We have the  
 17 other -- the -- the international school.  
 18 There's just a lot of opportunity. And I just  
 19 encourage the planning board to really look at  
 20 the big picture and also to work with the  
 21 county, because they're doing some work on the  
 22 Saw Mill Watershed planning. So I just want to  
 23 encourage our town to really collaborate with  
 24 our business partners. So obviously, Regeneron  
 25 was mentioned. Westchester Community College

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 2 **MS. HAGERTY:** Thank you. I'm Mary  
 3 Hagerty. I live in Valhalla. I grew up here,  
 4 went to Valhalla High School.  
 5 **MR. McLAUGHLIN:** Nobody's perfect.  
 6 **MS. HAGERTY:** I just -- I will submit my  
 7 written comments. I haven't had a chance to  
 8 fully look through this, but I'll make a few --  
 9 I have a few questions.  
 10 I believe this is in the Saw Mill  
 11 Watershed, but I would like some -- that  
 12 question answered. What watershed are we in?  
 13 **MR. McLAUGHLIN:** What watershed? Okay.  
 14 Okay.  
 15 **MS. HAGERTY:** And I'd also like to just --  
 16 I would -- I would just warn the neighbors,  
 17 because I live near PepsiCo, and there's a lot  
 18 of light pollution. So I would just -- the  
 19 person that spoke that lives in that  
 20 neighborhood, I would just alert you to making  
 21 sure that the lighting is pointed down and not  
 22 diffuse. And I'm -- you know, I'm just  
 23 concerned about light pollution. I don't live  
 24 right next to this development, but --  
 25 **MR. McLAUGHLIN:** Okay.

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 2 is mentioned, and I know they're going to be a  
 3 partner. It's really amazing from a  
 4 science/educational opportunity. And I would  
 5 like to see things a little more walkable, a  
 6 little more --  
 7 **MR. McLAUGHLIN:** Mary, that's not --  
 8 that's not a DEIS statement, and there's  
 9 another place that you need to make those kinds  
 10 of statements. I'm trying to get through the  
 11 DEIS tonight.  
 12 **MS. HAGERTY:** Right. So the -- so for the  
 13 DEIS comment, I would just encourage the  
 14 planning board to work with the county and the  
 15 watershed planning that they're already doing.  
 16 **MR. McLAUGHLIN:** Okay.  
 17 **MS. HAGERTY:** Yeah.  
 18 **MR. McLAUGHLIN:** Will do.  
 19 **MS. HAGERTY:** Yeah.  
 20 **MR. McLAUGHLIN:** Anything else?  
 21 **MS. HAGERTY:** I think that's it. I'll  
 22 submit my comments in writing.  
 23 **MR. McLAUGHLIN:** Okay.  
 24 **MS. HAGERTY:** Thank you.  
 25 **MR. McLAUGHLIN:** Okay. Next, Carolyn.

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 2 **MS. SARACINO:** Next is going to be  
 3 Madeline Franklin.  
 4 **MS. FRANKLIN:** Hi. My name is Maddie  
 5 Franklin. I'm from Sleepy Hollow. I'm also a  
 6 member of the Mothers Out Front, and I would  
 7 just like to ask the developers to please  
 8 consider using renewable heat technology and  
 9 solar powered electricity. Thank you.  
 10 **MR. McLAUGHLIN:** Thank you.  
 11 Next. Good. Thank you very much. Next.  
 12 **MS. SARACINO:** Next is Suzanne Bennett.  
 13 Suzanne, are you okay?  
 14 I think she's unmuted.  
 15 Can you speak now? We can't hear you.  
 16 It looks like the mic is not coming off or  
 17 the video, so I'm not sure if she can see or  
 18 hear us.  
 19 Maybe you can send a chat and just confirm  
 20 that you do or don't want to speak, Suzanne.  
 21 And I think that's everyone from the  
 22 public who RSVPed. If there's anyone else that  
 23 -- at the last minute that has not had an  
 24 opportunity --  
 25 **MR. McLAUGHLIN:** Okay.

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 2 **MS. SARACINO:** -- you want to make some  
 3 kind of gesture now or some kind of a chat.  
 4 Give maybe a minute or two for that, Mike.  
 5 **MR. McLAUGHLIN:** All right. I am going to  
 6 recognize that this is the weekend heading into  
 7 Labor Day, as I said at the very beginning of  
 8 the meeting, so there's no way that this is  
 9 going to be closed at this point. It's --  
 10 we're going to continue the public hearing.  
 11 We've gotten quite a number of good ideas here  
 12 in terms of questions that need to be answered.  
 13 We will get them. They must be answered.  
 14 That's the -- that's the reason for the SEQRA  
 15 process. And unless there's somebody who  
 16 really feels that we have, somehow or another,  
 17 iced them out, this would be a good time for  
 18 those people to speak up. Otherwise, we're  
 19 going to go on to the next application, the  
 20 bottom of tonight's agenda.  
 21 **MS. SARACINO:** You know, sorry, Mike. I  
 22 think I just had someone come in. Let me just  
 23 see if they --  
 24 **MR. McLAUGHLIN:** Okay.  
 25 **MR. CHAFIZADEH:** Mike, it's Darius too.

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 2 At the end of this thing tonight -- this issue  
 3 tonight, if we can just take a motion to  
 4 adjourn the public hearing to our next meeting.  
 5 **MR. McLAUGHLIN:** Okay. Okay.  
 6 **MR. CHAFIZADEH:** And then we'll adjourn it  
 7 that way.  
 8 **MR. McLAUGHLIN:** Okay. Will do. Okay.  
 9 Carolyn?  
 10 **MS. SARACINO:** I'm just checking right  
 11 now.  
 12 **MR. McLAUGHLIN:** Okay.  
 13 **MS. SARACINO:** I'm trying to email,  
 14 because it's not working.  
 15 **MS. HAGERTY:** Can I ask a question?  
 16 **MR. McLAUGHLIN:** Yes.  
 17 **MS. HAGERTY:** This is Mary Hagerty. Just  
 18 -- when is the written comment period going to  
 19 end, or you're not sure yet? Just checking.  
 20 **MR. McLAUGHLIN:** Oh, after the public  
 21 hearing is closed, and the public hearing is  
 22 not going to be closed tonight.  
 23 **MS. HAGERTY:** Oh, okay.  
 24 **MR. CLEARY:** So, Mary, what we typically  
 25 do is at the close of the public hearing, the

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 2 planning board will then -- I think it's a  
 3 mandatory ten days, but the planning board  
 4 generally establishes a generous written  
 5 comment period. It's usually at least 30 days.  
 6 But that won't occur until the public  
 7 hearing -- this formal portion of the public  
 8 hearing gets closed.  
 9 **MS. HAGERTY:** Okay. Thank --  
 10 **MR. McLAUGHLIN:** So you got plenty of  
 11 time.  
 12 **MS. HAGERTY:** Great. Great. Thank you.  
 13 **MR. McLAUGHLIN:** You're welcome.  
 14 **MR. BLANCHARD:** Mr. Chairman, may I ask a  
 15 question, please?  
 16 **MR. McLAUGHLIN:** Yes.  
 17 **MR. BLANCHARD:** Thank you. This is Mark  
 18 Blanchard from Blanchard & Wilson, part of the  
 19 team -- the applicant's team. Just as a point  
 20 of clarification, can we -- are we -- we're  
 21 moving the next public hearing to your next  
 22 meeting, the September 21st meeting?  
 23 **MR. McLAUGHLIN:** Yes.  
 24 **MR. CLEARY:** No. Mike, it would be the  
 25 October 1st meeting. The -- the September --

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 2 **MR. McLAUGHLIN:** Oh, we filled up the  
 3 agenda for the 21st?  
 4 **MR. CLEARY:** The agenda is closed for that  
 5 meeting, Mike.  
 6 **MR. McLAUGHLIN:** Thank you very much.  
 7 **MR. CLEARY:** So it's October -- the first  
 8 Thursday.  
 9 **MR. McLAUGHLIN:** October 1. Right.  
 10 October 1. Okay.  
 11 **MS. SARACINO:** I think we have our last  
 12 speaker. Sarah Bernstein, would you like to  
 13 speak on the application? Sasha. Excuse me.  
 14 **MS. SKON:** Hi. Sure. If there's still  
 15 time, I'd be happy to speak. My name is Sasha  
 16 Skon.  
 17 **MR. McLAUGHLIN:** Yes.  
 18 **MS. SKON:** Hi.  
 19 **MR. McLAUGHLIN:** You're frozen.  
 20 **MS. SKON:** Oh, can you -- can you hear me?  
 21 **MS. SARACINO:** I think you're frozen,  
 22 Mike. She's good here.  
 23 **MS. SKON:** Should I continue?  
 24 **MR. CLEARY:** Yes, Sarah. You're good.  
 25 Continue.

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 2 **MR. McLAUGHLIN:** She's frozen. I don't  
 3 know -- this thing --  
 4 **MS. SARACINO:** I think it might be you,  
 5 Mike. She's coming out pretty clear on our  
 6 end.  
 7 **MALE SPEAKER:** It is Mike. It's Mike.  
 8 So, Sarah, why don't you continue your  
 9 presentation.  
 10 **MS. SKON:** Thanks. My name is Sasha Skon.  
 11 I live in Tarrytown, New York, and I'm a member  
 12 of Mothers Out Front as well.  
 13 Climate change is the existential threat  
 14 of our lifetime, and I've dedicated my career  
 15 to it, as has my husband. We want to leave a  
 16 healthier planet for our kids. And in addition  
 17 to geothermal and solar being environmental and  
 18 efficient, they increase resiliency. Given  
 19 great instability in recent blackouts in  
 20 Westchester, the value of resiliency should be  
 21 top of mind. With it, you're less dependent on  
 22 the uncertainty of the grid for any number of  
 23 reasons, which only seem to be increasing.  
 24 The cost of solar has never been cheaper,  
 25 and all renewables are still benefiting from

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 2 generous federal and state incentives, as you  
 3 know, including the federal ITC and NYSEERDA.  
 4 If upfront cost is an issue, there are many  
 5 developers with financing options, where you  
 6 can put no money down and purchase power for  
 7 less than what the utility would sell it to you  
 8 for. So you can purchase power at a fixed rate  
 9 for 20 years, effectively hedging your ongoing  
 10 energy costs. There's --  
 11 **MR. McLAUGHLIN:** What question is it  
 12 that -- what's your question, ma'am?  
 13 **MS. SKON:** A question? I thought it was  
 14 just a hearing.  
 15 **MR. McLAUGHLIN:** No. No. This is not a  
 16 time for polemics or for whatever. What we're  
 17 trying to do is get these guys to answer a  
 18 question. And as I understand what you're  
 19 saying, I'm getting from it a question of why  
 20 not use renewable energy, all or as much as  
 21 possible?  
 22 **MS. SKON:** Yes.  
 23 **MR. McLAUGHLIN:** Would that answer your --  
 24 would that -- is that the kind of answer you  
 25 want to get from them?

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 2 **MS. SKON:** Yes.  
 3 **MR. McLAUGHLIN:** Good. Anything else?  
 4 **MS. SKON:** No.  
 5 **MR. McLAUGHLIN:** Okay. Thank you very  
 6 much. Thank you for your interest. Thank you  
 7 for your input.  
 8 **MS. SARACINO:** Mike, can I clarify one  
 9 thing: I have a separate -- I got a different  
 10 last name for Sasha.  
 11 Can you spell your last --  
 12 **MS. SKON:** Bernstein is my maiden name.  
 13 Skon is married, S-K-O-N.  
 14 **MS. SARACINO:** Okay. Thank you.  
 15 **MS. SKON:** Thanks.  
 16 **MR. McLAUGHLIN:** Okay. Is that it?  
 17 **MS. SARACINO:** That is it, Michael. I  
 18 don't see anyone else that's made any gestures,  
 19 thank goodness.  
 20 **MR. McLAUGHLIN:** Okay. Okay. Board  
 21 members, I'm going to ask for -- call for a  
 22 motion to continue the public hearing.  
 23 **MS. SARACINO:** Hold on. I'm sorry, Mike.  
 24 I just see one more question.  
 25 **MR. McLAUGHLIN:** Okay. All right.

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1 NORTH 60 - PUBLIC HEARING  
 2 **MS. SARACINO:** Sorry. Is -- Ken Noonan,  
 3 did you want to speak again?  
 4 Is that okay, Mike?  
 5 **MR. McLAUGHLIN:** Kenny again?  
 6 **MR. NOONAN:** No. I'm done. I'm done.  
 7 Thank you.  
 8 **MR. McLAUGHLIN:** You're good. Okay.  
 9 **MR. COLLINS:** So I'd like to make a motion  
 10 to extend this public hearing to the next  
 11 meeting -- next available meeting.  
 12 **MR. McLAUGHLIN:** Continue the public  
 13 hearing. Motion by Jim.  
 14 **MR. COLLINS:** Yup.  
 15 **MR. McLAUGHLIN:** Motion by Jim.  
 16 **MS. LEDERMAN:** Second.  
 17 **MR. McLAUGHLIN:** Seconded by Joan.  
 18 George? George?  
 19 **MS. SARACINO:** He's speaking, but I can't  
 20 hear him. Hold on.  
 21 **MR. McLAUGHLIN:** He must be muted.  
 22 **MS. SARACINO:** Let me try and unmute him.  
 23 **MR. PAPPAS:** Aye.  
 24 **MR. McLAUGHLIN:** Okay. Jane?  
 25 **MS. ABBATE:** Aye.

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1 NORTH 60 - PUBLIC HEARING  
 2 Sure.  
 3 **MR. CHAFIZADEH:** -- until it's closed.  
 4 **MR. McLAUGHLIN:** They can submit the  
 5 written comments at any time. Right.  
 6 (Time noted: 9:06 p.m.)  
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1 NORTH 60 - PUBLIC HEARING  
 2 **MR. McLAUGHLIN:** Joan?  
 3 **MS. LEDERMAN:** Aye.  
 4 **MR. McLAUGHLIN:** Jim?  
 5 **MR. COLLINS:** Aye.  
 6 **MR. McLAUGHLIN:** Patsy got an aye, and aye  
 7 from me.  
 8 Thank you, everybody. This is not going  
 9 to be something that is going to be turned  
 10 around in 10, 15 days. It's going to be a  
 11 while, as you know. As you just heard, this is  
 12 now continued. The open public hearing will  
 13 stay open through at least October 1st, and  
 14 there will then be a -- it may or may not get  
 15 closed then. But when it does get closed,  
 16 there will then be a generous open period for  
 17 written comment. But I thank you all for your  
 18 input. I thank you for staying with us. I  
 19 thank you for dealing with Zoom. It's not  
 20 easy, I'm sure. So let's move on then.  
 21 **MR. CHAFIZADEH:** Mr. Chairman, it's  
 22 Darius. It's Darius again. People can submit  
 23 written comments now also. They don't have to  
 24 wait --  
 25 **MR. McLAUGHLIN:** Oh, yeah. Oh, yeah.

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1 C E R T I F I C A T E  
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 3  
 4 I, Ilana M. Nathanson, a Certified Court  
 5 rter and Notary Public of the State of New York,  
 6 ereby certify that the transcript of the  
 7 going proceedings, taken at the time and place  
 8 esaid, is a true and correct transcription of my  
 9 thand notes.  
 10  
 11  
 12  
 13 ILANA M. NATHANSON  
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