

PLANNING BOARD
TOWN OF MOUNT PLEASANT, NEW YORK

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VIRTUAL PUBLIC HEARING FOR COMMENTS ON THE SEQ
DRAFT ENVIRONMENTAL IMPACT STATEMENT:
NORTH 60 MASTER PLAN DEVELOPMENT OF A BIO-SCIENCE
AND TECHNOLOGY RESEARCH AND DEVELOPMENT CENTER; AN
APPROXIMATELY 80-ACRE MIXED-USE COMMUNITY.

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September 3, 2020
7:43 p.m.

BEFORE:
MICHAEL McLAUGHLIN
JOAN LEDERMAN
JANE ABBATE
GEORGE PAPPAS
JAMES COLLINS
PATSY FUCALE

PRESENT:
CAROLYN SARACINO, Administrative Assistant

FOR THE APPLICANT:
KEVIN E. MOLNAR
Fareri Associates
2 Dearfield Drive
Greenwich, Connecticut 06831

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 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 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 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 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 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 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 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 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 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: 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 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 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 NYSERDA.
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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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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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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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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C E R T I F I C A T E

I, Ilana M. Nathanson, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

Ilana Nathanson

ILANA M. NATHANSON

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