

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.

-----X

October 1, 2020
7:40 p.m.

BEFORE:

MICHAEL McLAUGHLIN
JOAN LEDERMAN
JANE ABBATE
GEORGE PAPPAS
JAMES COLLINS
PATSY FUCALE
JOHN PIAZZA

PRESENT:

CAROLYN SARACINO, Administrative Assistant
DARIUS CHAFIZADEH, ESQ., Town Attorney

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: Public, it's time for you
3 to wake up. Get ready, because we're going
4 into continued public hearings. The first is a
5 proposed North 60 master plan development of a
6 bioscience and technology research and
7 development center, an approximately 80-acre
8 mixed-use community. Public hearing will
9 specifically -- will be specifically for
10 comments on the SEQRA draft -- DEIS, draft
11 environmental impact statement.

12 The location is vacant and unoccupied lots
13 north of Westchester Medical Center. The owner
14 is Westchester County, 81 Holly Hill Lane, LLC.
15 The applicant is LP/North80 LLP and Holly Lane,
16 LLC. Engineer and architect is Torti Gallas &
17 Partners. The attorney is Blanchard & Wilson,
18 LLP.

19 Are all of the participants in place --
20 the presenters in place?

21 MALE SPEAKER: Yes.

22 MR. MOLNAR: Yes, your Honor.

23 MR. McLAUGHLIN: Okay. I would like to
24 begin. First of all, there may be people here
25 who have not gone through the initial

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2 presentation. On the other hand, I don't need
3 to take all of the half-hour that we took the
4 last time to go through the presentation.

5 What I would like to do, because we are
6 here to gain -- to put comments on the draft
7 environmental statement -- all environmental
8 statements that we are responsible for are the
9 board's statements. Even though the work may
10 be done -- the typing may be done by the
11 applicant in order to save the town some money,
12 the fact is that the document, when it comes
13 out, is the -- our document. In order to
14 ensure that that is the case, we go through
15 this process, and it's quite a process of
16 getting the comments and then making sure that
17 those comments are included in a review -- an
18 update of the draft environmental impact
19 statement as we move towards the final
20 environmental impact statement.

21 To that end, people are here tonight to
22 speak to us. Also to that end, we had people
23 here at the last meeting who wanted to speak to
24 us, and some of those people -- three of them
25 specifically have given us written comments. A

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2 Mr. Richard Wisniewski, on September 15th,
3 2020, sent us a letter. That letter is a part
4 of the public record. I'd like to ensure and
5 state out loud in front of the public here that
6 Mr. Wisniewski's letter and its comments will
7 be included in the -- our review of the DEIS.
8 We also have a couple-of-page memo from
9 Mr. Dominick Vita, dated September 28th, and it
10 also has some suggestions. And I'd like to
11 include that memorandum in the review that we
12 include in our comments on the draft
13 environmental impact statement. And then we
14 have a multiple-page memorandum from the
15 county, and it has a number of -- they're all
16 cogent, but it has a number of recommendations.
17 I won't go through them all here.

18 But again -- and, Pat, what I'd like to do
19 is forward to you, one way or another, my
20 marked-up copies of these letters to ensure
21 that the comments that I have on top are
22 included.

23 MR. CLEARY: Great.

24 MR. McLAUGHLIN: But in any case, I want
25 to make those written comments a part of the

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2 record. Now, if the applicant can quickly --
3 less than ten minutes -- explain for those
4 people who have not been here (indiscernible) a
5 synopsis of what your application is. I think
6 the public would appreciate it.

7 MR. MOLNAR: Okay. Carolyn, are you able
8 to bring up the graphics we had submitted last
9 time?

10 MS. SARACINO: I have it loaded. Let me
11 just make sure it pops up here.

12 MR. MOLNAR: Okay.

13 MS. SARACINO: Hold on. That's not you.
14 Okay. Let me do it again.

15 MR. McLAUGHLIN: There you go.

16 MS. SARACINO: There you go. Thank you.

17 MR. MOLNAR: Can we flip to what I believe
18 is the third slide? Okay. So I'll start off
19 here. We'll go under the assumption everyone
20 is well aware of where the North 60 is and what
21 land it comprises and what its boundaries are.

22 What you see on the screen here is the
23 master plan, the conceptual master plan. The
24 plan encompasses the potential buildout in a
25 walkable, healthy, sustainably-minded campus

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2 totaling up to 3 million square feet, which
3 will be spread across 53.7 percent of the site,
4 leaving the balance, 46.3 percent, as open
5 space. The square footage will be contained in
6 approximately 20 mixed-use buildings, ranging
7 in height from three to five stories. The
8 mixes will consist of neighborhood shopping,
9 approximately 214,000 square feet, medical
10 office at 400,000 square feet, a hotel at
11 100,000 square feet, a living science center at
12 142,000 square feet, and the balance of the
13 square footage being dedicated to biotech and
14 research.

15 The site will be developed with a network
16 of pedestrian and cyclist friendly roadways,
17 with ample parking throughout the site. We
18 envision most of the parking will be
19 (indiscernible) concealed subterranean parking
20 structures as the site is developed. There
21 will be two aboveground garages, which will be
22 concealed behind buildings. The building will
23 wrap around the garage, so it won't be visible.

24 In addition to the structures I've
25 described, there will also be a number of

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2 amenities we're going to provide to support the
3 campus and the surrounding area. The one we're
4 most proud of is Main Street, which will be the
5 tree-lined boulevard street, center line
6 landscape, then road in, road out, and then
7 wide sidewalks. Again, another span of
8 landscaping.

9 Along Main Street, there will be some
10 small plazas and open spaces for gathering, as
11 well as a larger gathering space central -- on
12 the western side of Main Street of
13 approximately 17,000 square feet for gathering
14 on the weekend or evening to play cornhole,
15 have a cup of coffee, sit in a parklike
16 setting. There will be a number of potentials
17 for closing down our Main Street during less
18 busy times for a farmers' market, an art show
19 along the way.

20 Part of our development also encompasses
21 two tributaries. The one on the eastern side,
22 closest to the Sprain Brook Parkway, currently
23 is fed from a retention basin off of the Sprain
24 Brook Parkway as well as some groundwater.
25 We're going to rehabilitate that corridor,

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2 creating a series of settling ponds initially,
3 and create an ecosystem where one really
4 doesn't exist today. That ecosystem will be
5 found by a high plaza that will overlook, as
6 well as ways for folks to get down along the
7 shores. And that body of water will eventually
8 feed back into that tributary, (indiscernible)
9 waterway, and into a meandering stream. To
10 keep it moving, I'll -- how about if we flip to
11 the slide that shows Phase 1, which is what
12 we're going to see a lot sooner. Okay.

13 So Phase 1 -- what's on the screen now
14 encompasses our potential Phase 1 buildout for
15 the walkable, healthy-minded campus of
16 approximately 500,000 square feet. It will be
17 spread across four three to five-story
18 buildings. The uses we anticipate are
19 neighborhood shopping at 80,000 square feet,
20 medical office at 100,000 square feet, biotech
21 and research at 220,000 square feet, and a
22 hotel at 100,000 square feet. Many of the
23 amenities I described earlier will be provided
24 now, as part of Phase 1. Part of Phase 1 also
25 encompasses surface parking, a lot of which you

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2 will see, and that is future building pads for
3 the later phase. And as we construct, the
4 parking gets pushed underneath the buildings
5 and taken out of view.

6 We are here seeking to rezone the parcel
7 under the existing zoning district, OB5, office
8 business district, along with a text amendment
9 to regulate the development, as well as a
10 review and approval for the Phase 1 and master
11 development plan, and the master development
12 plan along with the steep slope and wetland
13 permits. We have a very large team that's
14 working on this, and we're all very excited to
15 continue the process. And with that, I'll stop
16 talking so the public can start talking. Thank
17 you, everyone, for the opportunity tonight.

18 MR. McLAUGHLIN: Thanks for the brevity.

19 Okay. All right, folks. Carolyn will let
20 you in one at a time. Each time that someone
21 comes in, what we need you to do is identify
22 your name and where you live so that we can
23 identify whether you're from Portland, Oregon,
24 or from Valhalla, Hawthorne, Thornwood. With
25 that, I'm going to turn it over. Who's the

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2 first one who wants to speak?

3 MS. SARACINO: Okay. I have Glenn. If
4 you would like to say something, you have an
5 opportunity now. You can take yourself off
6 mute.

7 MR. McLAUGHLIN: Hello, Glenn.

8 MS. SARACINO: Did he get off mute? Let
9 me see where he went. Where's Glenn? Here.

10 All right, Glenn. I took you off of mute.

11 MR. ACCOCELLA: Yes. Hi. Can you hear
12 me?

13 MR. McLAUGHLIN: Yes.

14 MR. ACCOCELLA: Hi. My name is Glenn
15 Accocella. I live on Bradhurst Avenue. And
16 I'm just, you know, very concerned about the
17 traffic and how the traffic is going to play in
18 the area. It's a congested area as it is now,
19 with no real highways to take. You know, we
20 have a couple of, you know, state roads and 9A
21 and the Sprain Parkway, but my main concern is
22 traffic and how it's going to congest the local
23 roads.24 MR. McLAUGHLIN: Okay. Those concerns are
25 in the DEIS. Do you have a specific that you

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2 want us to address? There's quite a bit in the
3 DEIS regarding traffic. The county -- that
4 thing that I mentioned before, the letter from
5 the county, goes into depth. Mr. Wisniew --
6 whatever his name was -- Wisniewski and Vita
7 also addressed those concerns. If it's -- if
8 it's something specific, why don't you --

9 MR. ACCOCELLA: I'm more concerned about
10 widening of Bradhurst. Are you adding turning
11 lanes onto that road? You know, I don't know
12 if they talk -- I didn't have a chance to read
13 it. Any chance of talking about opening the
14 Sprain up for commercial traffic from, say,
15 north of 287 to the development?

16 MR. McLAUGHLIN: Okay. They have to
17 address that. Okay.

18 MR. ACCOCELLA: Yeah. I think that if
19 there was a way they can utilize a section of
20 the Sprain for a lot of the trucking and the
21 traffic going in and out of there, because
22 everybody's going to be jumping off 287 onto
23 Knollwood Road, to Bradhurst. If they don't
24 want to -- if 9A's going to be too congested,
25 you know, coming from the south, what options

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2 do you have? So that's my concern. I'd like
3 to see if they can do something utilizing the
4 Sprain Parkway. I think that's -- I'm not sure
5 if that's a county road. But if this is a
6 county project, there might be able to be some
7 restrictions on commercial vehicles on there,
8 you know, for a certain --

9 MR. McLAUGHLIN: Okay.

10 MR. ACCOCELLA: All right?

11 MR. McLAUGHLIN: All right.

12 MR. CLEARY: Mr. Chairman, I just thought
13 I'd clarify for the public that the forum that
14 exists tonight is to record comments. There
15 will be no answers to comments tonight.

16 MR. McLAUGHLIN: Yes. Thank you.

17 MR. CLEARY: Those are all provided in the
18 final environmental impact statement in
19 writing. So you can follow your comment in the
20 final environmental impact statement and see a
21 written response to each of those items. So
22 unless it's a simple item for clarification
23 tonight, there won't be any answers tonight.

24 MR. McLAUGHLIN: Thanks, Pat. That's
25 helpful. Okay. All right.

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2 Glenn, are you done?

3 MR. ACCOCELLA: Yes, I am. Thank you so
4 much.

5 MR. McLAUGHLIN: Okay. Thank you.

6 Who's next?

7 MS. SARACINO: Okay. Now we have Sharon
8 Hearst. Sharon, I'll unmute you. Okay.
9 Sharon, can you hear us? I think we're having
10 trouble unmuting. She's here, but it's not
11 unmuting. Sharon, I can't unmute you. Can you
12 try to unmute yourself, please? All right.

13 MR. McLAUGHLIN: That's the problem with
14 this kind of format.

15 MS. SARACINO: Sometimes you both do it at
16 the same time. I can come back if we would
17 like.

18 Annmarie McGibney [ph.]. She's here as
19 well. Annmarie, would you like to say
20 something or pass? Okay. All right.

21 Next, we have Paul.

22 Rich Wisniewski, I'm going to unmute you
23 next. We can't hear you, please. I'm going to
24 try to unmute you.

25 MR. PIAZZA: He needs to unmute himself.

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2 MR. McLAUGHLIN: If it's Richard
3 Wisniewski, he's the guy that sent the
4 September 15th letter. And those comments, I
5 just indicated, are going to be included.

6 MS. SARACINO: Correct. For some reason,
7 I can't unmute. I mean, it worked for the
8 other people. All right.

9 I'll try Joseph Delpozza.

10 MR. McLAUGHLIN: All right. Let me stop
11 for a minute and apologize to the public. You
12 know, this stuff is new to all of us. None of
13 us is an expert in the use of Zoom. There
14 might be some out there who are. Teachers, for
15 instance. (Indiscernible.) So I do apologize
16 for whatever stiltedness or discomfort that may
17 result from the newness of this approach.

18 I see we have a gentleman who's ready to
19 speak to us.

20 MR. DELPOZZA: Yeah. This is Joe
21 Delpozza. I live in Valhalla, on Beech Place.
22 I read the report very clear. It's a very
23 positive project, I think. So I was just
24 voicing my satisfaction with it and see that
25 the benefit will be great for the community.

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2 MR. McLAUGHLIN: Okay. Is there anything
3 you want to add to the -- to the DEIS?

4 MR. DELPOZZA: No.

5 MR. McLAUGHLIN: No. Okay. Is that your
6 presentation?

7 MR. DELPOZZA: Yes.

8 MR. McLAUGHLIN: I don't want to rush you
9 off. Okay. Thank you very much.

10 Next.

11 MS. SARACINO: Okay. Mike, I received a
12 chat from Sharon Hearst. She does not want to
13 speak.

14 MR. McLAUGHLIN: Okay.

15 MS. SARACINO: So there's no confusion on
16 the record.

17 MR. McLAUGHLIN: Okay.

18 MS. SARACINO: I'm still trying to get
19 Annmarie McGibney.

20 MR. McLAUGHLIN: McGibney. All right.

21 MS. SARACINO: Yes, if she has anything to
22 say.

23 Mr. Losapio, if you have something to say,
24 you can please unmute yourself now. Bill
25 Losapio. Not unmuting.

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2 MR. LOSAPIO: Hello.

3 MS. SARACINO: Okay.

4 MR. LOSAPIO: Good evening.

5 MR. McLAUGHLIN: Good evening.

6 MR. LOSAPIO: Your words were -- good
7 evening. Your words were kindly received,
8 being new to all this. But I think it's a
9 tremendous asset that this project is,
10 North 60, to the community and surrounding
11 areas. And with anything new, there are a lot
12 of questions in reference to traffic, as was
13 stated before. But somehow or another, with
14 the proper due diligence, as I'm sure they're
15 doing, it will work out. It always seems to
16 work out. A little bit difficult in the
17 beginning, but with all of the research and
18 development that they're doing, I think it's
19 going to be a tremendous asset.

20 I've lived in the area for 35 years. Born
21 and raised in Westchester. And it's a
22 wonderful thing to see a positive impact on an
23 area like this, to have someone step up to the
24 plate and move on to a whole new horizon. So I
25 am in all favor of it. Thank you.

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2 MR. McLAUGHLIN: Is that it?

3 MR. LOSAPIO: That's it.

4 MR. McLAUGHLIN: Okay. Thank you, Bill.

5 MR. LOSAPIO: Thank you, sir.

6 MR. WISNIEWSKI: I don't want to
7 interrupt. Can you hear me now?

8 MS. SARACINO: Yes, Mr. Wisniewski.

9 MR. WISNIEWSKI: Yes, it is. Yeah. I
10 played some more. Would you mind if I just
11 took a couple of moments?

12 MR. McLAUGHLIN: No, not at all.

13 MR. WISNIEWSKI: Okay. Firstly, thank
14 you. I did overhear the fact that you did
15 receive my September 15th letter and
16 acknowledge that, so thank you. And the only
17 question I have is that -- I'm not familiar
18 with the process where -- and as you saw, most
19 of my concerns were traffic and transport
20 related and how the county, the town, and the
21 state interact, because we have a combination
22 of roads here in play. You have 9A and Route
23 100, which is a state road. Then you have this
24 west road, which would be above the
25 development, which is, I assume, a town road,

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2 and I assume that in the letter that I sent to
3 you. So I was just curious, how does that
4 interaction work, if you don't mind, or is it
5 inappropriate to bring it up here?

6 MR. McLAUGHLIN: I don't think that we can
7 answer it comprehensively for you here, but
8 suffice it to say that all of the involved
9 agencies, state, county, local, all must be
10 contacted. As you may have heard earlier, the
11 county has already chimed in with some fairly
12 extensive and -- to be honest with you,
13 comments that mirror not all, but some of your
14 comments. So --

15 MR. CHAFIZADEH: Mr. Chairman, this is
16 Darius, the town attorney.

17 MR. McLAUGHLIN: Yes.

18 MR. CHAFIZADEH: Those -- that question
19 will be answered in a comprehensive way in the
20 FEIS also. So I know people like to get
21 answers right away, but --

22 MR. WISNIEWSKI: Okay. That's fine.

23 MR. CHAFIZADEH: -- the process is that
24 the question will be made and will be answered
25 in the FEIS.

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2 MR. WISNIEWSKI: Okay. Thank you. Thank
3 you.

4 MR. CHAFIZADEH: If you have anything
5 else, let us know. We're more than happy to
6 have it part of the record.

7 MR. WISNIEWSKI: No. I tried to capture
8 whatever I thought were my key comments in that
9 letter. So thank you.

10 MR. McLAUGHLIN: Okay. All right. Thank
11 you very much. Next.

12 MS. SARACINO: Steven Kavee, do you want
13 to be heard on the application?

14 MR. KAVEE: No. Carolyn, can you hear me?

15 MS. SARACINO: Yes.

16 MR. KAVEE: Yeah -- no. I just -- we're
17 watching the proceedings. We will provide
18 written comments from the CAC during the
19 written comment period. We made our public
20 comments at the last public hearing.

21 MS. SARACINO: Okay.

22 MR. McLAUGHLIN: Next.

23 MS. SARACINO: That's it. I have -- the
24 people who are here and not speaking, they --
25 one of them sent a message. They don't want

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2 to. And the other ones, I cannot get through.
3 I tried email as well while we're sitting here
4 talking, and I got no reply. So --

5 MR. CHAFIZADEH: Mr. Chairman, what we can
6 do for this -- the people that are on this
7 call, you should know that you can submit a
8 written comment also, letter, email, to the
9 planning board, attention to town hall and the
10 planning secretary, and all those comments will
11 be part of the EIS.

12 MR. McLAUGHLIN: Thank you very much. You
13 took my -- took the words right out of my
14 mouth.

15 So what we have is a draft environmental
16 impact statement. We have lots of comments,
17 some verbal, some oral -- oral/verbal. In any
18 case, what our normal process is -- and we want
19 to move the process along so that we come to a
20 conclusion, one way or the other, on this
21 application.

22 MR. COLLINS: So, Mike, I just want to add
23 one comment to the EIS really quick --

24 MR. McLAUGHLIN: Yes.

25 MR. COLLINS: -- and it came to me this

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2 week. So this application is -- is a phased
3 project over a period of ten years, and any one
4 of these phases probably could have resulted in
5 the same process happening. So what makes me
6 slightly uncomfortable is the fact that it's a
7 ten-year period. So what I'd like to
8 understand, if there is a methodology that we
9 could use where we hit, sort of, thresholds for
10 traffic, sewer, any of these type of things
11 that this application would need to have some
12 kind of additional environmental study, because
13 ten years is an awfully long time to -- to sit
14 on one SEQRA process.

15 MR. CLEARY: Jim, that's a good point.

16 And what is occasionally done in instances like
17 this, when a project extends over a long period
18 of time, is to build proportional thresholds in
19 your findings, such that if any threshold
20 exceeds a certain percentage, it requires a
21 revisit of your findings or the environmental
22 impact statement. So that way, the phased
23 project still can move ahead in a timely
24 manner, provided it keeps within the
25 thresholds. But if it exceeds a threshold --

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2 and you can define them -- it requires a
3 revisit of the issues. And that can be
4 embedded in your findings statement.

5 MR. COLLINS: Okay. We can explore that.
6 I don't -- do we need to enter that for the
7 EIS, or we're going to hold off on that?

8 MR. CLEARY: That's really -- I think
9 Darius can speak to this, but I think it's the
10 way you produce your findings when -- you'd
11 address it in your findings.

12 MR. CHAFIZADEH: Agreed, Pat. For
13 instance, let's say there's a capacity for the
14 sewer at a hundred gallons, and by Year 5, they
15 reach a hundred gallons. Now, they want to go
16 to 200. That would be specific language in
17 your finding statement, that they would need to
18 come back and give an analysis of the sewer
19 capacity to ensure that it meets the
20 200 gallons.

21 MR. COLLINS: Okay. Yeah.

22 MR. CLEARY: When they get to 95, then
23 there's a revisit so that you can keep your
24 thumb on top of the issue.

25 MR. COLLINS: Okay. We'll address it

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2 there. Thank you.

3 MR. CHAFIZADEH: And your experts too will
4 look at this when we're reviewing the responses
5 in the FEIS and doing the findings statement.
6 They'll have those threshold areas marked out
7 for the planning board before you adopt the
8 findings statement.

9 MR. COLLINS: Got it.

10 MR. McLAUGHLIN: Okay. So where we are at
11 is, as I said, we have a DEIS. We've had two
12 public hearings where we've gotten input.
13 We've got some written comments. So I -- and I
14 think it's safe for us to consider closing the
15 hearing on the DEIS and leaving open a
16 significant written comment period. In the
17 event that we had -- that somebody who wanted
18 to speak wants to address the board, they can
19 do that via written comments.

20 So with that, I will ask for a motion from
21 the board.

22 MR. COLLINS: I'd like to make a motion to
23 close the public hearing for the DEIS
24 statement.

25 MR. McLAUGHLIN: Okay. Motion by Jim.

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2 MR. CLEARY: Mr. Chairman, you should
3 establish the period for the written comments.

4 MR. McLAUGHLIN: Yeah. Right.

5 MR. COLLINS: Let me just finish that
6 thought. So -- yeah. Let's do 30 days. And
7 with 30-day written statement period.

8 MR. McLAUGHLIN: 30?

9 MR. COLLINS: 30. Are you thinking
10 longer, shorter?

11 MR. CHAFIZADEH: I think that's good,
12 Mr. Chairman. That gives people plenty of
13 time.

14 MR. McLAUGHLIN: Yeah. Okay. 30. I'll
15 take 30. All right.

16 Motion by Jim. Need a second.

17 MS. ABBATE: Second.

18 MR. McLAUGHLIN: Seconded by Jane.
19 George?

20 MR. PAPPAS: Aye.

21 MR. McLAUGHLIN: Is that George?
22 Jane?

23 MS. ABBATE: Aye.

24 MR. McLAUGHLIN: Sorry. John?

25 MR. PIAZZA: Aye.

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MR. McLAUGHLIN: Jim?

MR. COLLINS: Aye.

MR. McLAUGHLIN: Patsy? I got an aye from Patsy, and you get an aye from me.

Okay. So we have a 30-day written comment period. Today is October 1st, so we go out to November 1st. So if there's anybody out there that wants to address the board, you should do that in writing or in an email, as Darius has indicated, because that's writing. And I thank you very much for the attention that you've paid, and we'll move on from here. Thanks very much.

(Time noted: 8:11 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

	113:18	99:8;104:16;	100:8	112:15;113:8,22;
[Annmarie (3) 104:18,19;106:19	113:18	busy (1) 98:18	115:2
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