

## II. RESPONSES TO DEIS COMMENTS

### Miscellaneous Comments

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#### INTRODUCTION

A number of commenters submitted general comments that were not specific to identified impacts, alternatives, mitigation or new environmental issues not previously addressed in the Draft Environmental Impact Statement. Substantive comments are addressed in the following sections of the FEIS: Sections II. Responses to DEIS Comments – DEIS Sections IV.A through IV.L and DEIS Section V. The comments below do not relate to specific sections of the DEIS, are not substantive, and reflect general objections to the proposed Project or general support for the proposed Project. These comments were reviewed, assigned a comment number and given due consideration as part of the record of public comments on the DEIS, but individual responses have not been responded to herein.

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| COMMENT NUMBER  | COMMENT  |
|---|--|
| <b><u>GENERAL COMMENTS OPPOSED TO PROPOSED PROJECT</u></b>  |  |
| 601   | The City should not plunge the taxpayer deeper into debt. Especially in times when our police and fire departments are not adequately staffed and property taxes are continuously increasing.  |
| 1405  | There are other objections, expressed more eloquently than I can. Let the project die.   |
| PH1401  | I'm here to respectfully request that we not go forward with the Echo Bay project if tax abatements are going to be part of the deal.  |
| PH3902  | I have – I haven't seen a single person, that is affected, that lives in that general area, that's supporting the development.   |
| <b><u>GENERAL COMMENTS IN FAVOR OF PROPOSED PROJECT</u></b> |  |
| 201   | Westchester Land Trust enthusiastically supports the new Echo Bay development in New Rochelle. This plan has all the elements of smart growth; new residential development which includes new affordable housing, new retail development which addresses the need to clean up a contaminated site and significant parkland with walking trails, playgrounds and access to Long Island Sound. The ability to provide open space and such significant parkland has been hampered by the lack of government funding partners and the tightening of local budgets. This public private partnership is truly a creative model for our region. It is exciting to think of public access to the Long Island Sound and the contribution of open space to all residents. We support this public |

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park as part of Echo Bay development.

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PH1301

The Business Council of Westchester supports the proposed Echo Bay Center Waterfront Development Project that is on your agenda for this evening's session.

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PH1302

One of the top priority projects to receive funding from the Mid Hudson Region's Economic Development Council last December was the Echo Bay Redevelopment Project which was awarded \$1.5 million dollars to the City of New Rochelle to "transform presently underutilized and industrial land on the Long Island Sound into a vital mixed-use community with public open space, housing and shops." The award was given to the Echo Bay Redevelopment Project because it met many of the key goals of the Strategic Plan for the Mid-Hudson Economic Development Council including:

- \*Improve key regional infrastructure to make the region more business-ready.
- \*Foster housing investment to attract jobs to the region, create construction jobs, and support overall health of the regional economy through a vibrant housing market.
- \*Support the revitalization of our urban centers of engines of regional prosperity.
- \*Make the Mid-Hudson region more attractive to young educated professionals in order to stop the "youth flight" and "brain drain" in the region.

The Echo Bay Project incorporates the above mentioned goals of the Mid-Hudson Economic Council in numerous ways including; taking over a site that is contaminated and entirely inaccessible to the public and creating a new public waterfront park and walkway on the Long Island Sound. The project will open and activate New Rochelle's shoreline with eventual links to existing waterfront parks, have the ability to launch non-motorized boating from the new park and create attractive play areas for children and families, as well as introduce new neighborhood-scale restaurants and shopping along East Main Street. The project will create high quality luxury rental housing in which 10% of the new housing units will be workforce affordable; consistent with the City's housing policy. The project also creates numerous economic benefits for the city that can not be overlooked including the contribution it will bring to the city's long-term tax base, new construction jobs and permanent service jobs and the creation of new restaurant and stores which will help increase the city's tax revenues. As we look to increase economic development throughout Westchester County it is critical that projects that will bring positive transformative and sustainable change be supported. The Business Council of Westchester supports the Echo Bay Center Redevelopment Project for those reasons and urges the City Council to support the plan which will be a "win-win" for the City of New Rochelle.

701

As a citizen of the City of New Rochelle, and a nearby neighbor this Echo Bay property, I urge the City Council to look favorably on the submission of the DEIS for the Echo Bay project. The Echo Bay project needs to proceed... Please, as someone who can see this entire area from my porch, I urge the City Council to accept this DEIS and move forward with the knowledge that the end product will benefit everyone in the City.

901

I have lived in New Rochelle more than 30 years. I have reviewed much of the DEIS and heard many of the arguments at the public hearing. I strongly support the development proposal. I believe it will be a beautiful project for residents of the community and a big plus for the citizens of New Rochelle.

1001

It is a personal and professional pleasure for me to see that the policies, design guidelines and land use regulations that I drafted over a period of 6 years, and which were uneventfully adopted in sequence by the City Council, are now translating into a sensitive and contextual development at Echo Bay. As many of you know, my

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involvement and development of these land use policies began with the drafting of the 1996 Comprehensive Plan, followed by the Local Waterfront Revitalization Program and Harbor Management Plan, and finally with amendments made to the Zoning Ordinance by Council in creating the Planned Waterfront Zoning District. All four of these regulatory documents are referenced in the Echo Bay Center Waterfront Redevelopment DEIS. And, to my great satisfaction, only minor variances are being requested to the adopted PWD zoning. I support those requests for variances.

- 1225 Independent of my comments it's important to acknowledge that this development is incredibly important to NR. With that being said I would hope improvements could be made to the current plan to make it even better.
- 1301 Overall, I agree that this is a very important development for the City of New Rochelle and is a defining moment in terms of the future of the shoreline. I very much support the City's efforts in this and am pleased that we have been asked to provide our comments.
- PH301 I'm happy that this City Yard, which has been contaminated for most of my lifetime, is going to be cleaned up. If nothing else happened, that would already be a big win for New Rochelle. I'm thrilled that Echo Bay is going to generate a bike and walking paths, affordable and luxury housing, and construction and retail jobs. Our waterfront is such an asset and so underutilized. I think Echo Bay is going to be beautiful, and the people who live near it are going to like seeing their property values rise. And, ultimately, I believe that opening up that part of East Main Street to the water is going to create a ripple effect that will carry apartment dwellings, restaurants, and service businesses back downtown. I support this project for New Rochelle, and I'm really looking forward to using it.
- PH1001 I am in support of the Echo Bay development. I'm focused on the tax revenue that having Echo Bay development will generate, because there isn't any tax being generated from there now.
- PH1601 Not only would this project enhance the physical structure of the city, but enhance the economic base in this city, but it will directly impact the lives of these young people.
- PH1701 So I think that the project, opening up room for retailers to come, will attract, and it will be bring revenues to the city, and it will give us a place to shop, and enjoy it.
- PH1801 The priceless waterfront is inaccessible, and a lot of people don't even know it exists behind all of the - I guess the commercial and industrial facilities that are down there. The Echo Bay project will clean up the contamination, bring in high-end housing with architectural appeal. A percentage of the units will be affordable according to workforce criteria. The waterfront area, which in my opinion, is New Rochelle's strongest asset, will be accessible to New Rochelle residents, and is a strong selling point for attracting newcomers.
- PH2201 I'm with the Echo Bay project. I'm for it, because it's going to create jobs for the youth, and it's going create jobs for the people that are out of work, like me right now.
- PH2301 I am in support of this Echo Bay project. I think the direct project benefits a new public waterfront park and the walkway on Long Island Sound, to open and activate the New Rochelle shoreline, with eventual links to existing waterfront park.

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- PH2401 I believe that the development of the Echo Bay project is just what New Rochelle needs to open up public access to the water for both residents and visitors alike. The building of new residential and commercial projects on the water is the best use of the waterfront. I support the proposed mixed-use development, including apartments, retail space, and public park land.
- PH2801 I'm an environmental lawyer – environmental and insurance lawyer, and I'm very familiar with the Echo Bay site, and I want to strongly support the redevelopment plan as outlined in the DEIS.
- PH2901 And – so, you know, this beautification, that access to the Long Island Sound, this is the type of development and the type of vision that we would like for New Rochelle.
- PH4001 To me, the city of New Rochelle needs a waterfront. The waterfront is the guts of any city, or should be. And our waterfront has not been developed the way it should, like many waterfronts here in New York State. It's time that we had some waterfront development that would develop the water, and take us out to the water the way it was in the nineteenth century; not the way it was in the twentieth century. Now, this project may or may not be the best project, but it's certainly "a project." And it's a project to push the – as I understand it, it's a project to push the city and its waterfront forward; and, therefore, it seems to me that we should support it.
- PH4002 I think we need this kind of development to develop the future of this city, for a young people, and for the whole city. And, therefore, I urge the Council to try to make this the best project it can be, but to push it forward. Let's not look backward. Let's look forward to what the city could be, and the waterfront should be. And that's really what my children want; and, hopefully your children will too.