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CITY COUNCIL PUBLIC HEARING
CITY HALL 515 NORTH AVENUE
CITY OF NEW ROCHELLE
COMMITTEE OF THE WHOLE SESSION
TUESDAY, MARCH 12, 2013

DEIS ECHO BAY CENTER WATERFRONT
REDEVELOPMENT PROJECT
COMMENCING 8:00 P.M.

MAYOR NOAM BRAMSON
ALL MEMBERS OF COUNCIL PRESENT

DOUGLASS REPORTING COMPANY
8 Edsam Road
Valley Cottage, New York 10989
(914) 426-2400

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 MAYOR NOAM BRAMSON: Our next public
3 hearing, if you'll bear with me:

4 Notice is hereby given that the
5 City Council of the city of New Rochelle,
6 New York, will hold a public hearing concerning
7 the completion of a draft environmental impact
8 statement for the Echo Bay Center Waterfront
9 Redevelopment.

10 Full text of this matter was in the
11 official city newspaper on February 22, 2013.

12 Now, before I call up speakers who
13 have registered, let me say that it has been
14 our longstanding practice in New Rochelle, when
15 considering environmental impact statements or
16 major developments, to give the applicants
17 approximately 10 minutes or so in which to
18 offer an initial presentation of information
19 for our benefit and for the public's benefit.

20 And in that spirit, I will invite the
21 representatives from Forest City Residential.

22 I see Mark Weingarten to address us
23 and offer the presentation of which I just
24 spoke.

25 MR. WEINGARTEN: We're going to hand

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2 out the PowerPoint copy. If you would like,
3 you can use this.

4 Thank you.

5 Good evening, Mr. Mayor, members of
6 the Board.

7 My name is Mark Weingarten. I am a
8 member of the law firm of DelBello, Donnellan,
9 Weingarten, Wise & Wiederkehr.

10 It's my pleasure to be here this
11 evening representing Forest City
12 Residential, Inc. in connection with its
13 application for amendments to the zoning code,
14 the marine Echo urban renewal area, a request
15 for acquisition of certain city-owned
16 properties, for a special permit, and for its
17 site-plan approval at the property located at
18 224 and 260-70 East Main Street, in order to
19 facilitate a beautiful new waterfront
20 development consisting of 285 apartments,
21 25,000 square feet of retail, and approximately
22 5 acres of brand new waterfront park.

23 I'm joined this evening by the people
24 at Forest City: Abe Naperstek and
25 Jonathan Gerkman [ph.], as well as our

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2 engineering planners at Divney Tung Schwalbe,
3 you'll hear shortly from Andy Tung, and
4 Lisa Baker is here as well.

5 Briefly, the site is currently, and
6 has been for quite some time, contaminated and
7 entirely inaccessible to the public.

8 Inappropriate waterfront uses dominate the
9 site.

10 That is why the City, more than
11 10 years ago, put forth a planning process
12 involving dozens of meetings and public
13 participation which culminated in the selection
14 of Forest City as the developer for the site.

15 While Forest City's project has had
16 some fits and starts, it is now right-sized, it
17 is ready to go, the market is ready, and the
18 project is consistent with the original City's
19 version over this past 10 years.

20 I'm just going to give you a few of
21 the highlights before we go into the DEIS.

22 First of all, we're cleaning up the
23 waterfront, and we're creating a public park
24 with over five acres, with a waterfront
25 promenade;

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Two, easy access to the waterfront from East Main Street;

Three, creative and attractive play areas for children and families along the water;

Four, attractive and interesting architectural design for the buildings which will help activate that corridor of your city;

Next, new neighborhood-scaled restaurants along the street for people to activate the pedestrian access along this side of the city, and to bring people there;

Also, in addition to the restaurants, shopping;

Next, high-quality luxury rental housing. People with income living in your town, not only spending money here in the development, but throughout your city, and adding to the economic base of the city.

10 percent of the units will be affordable housing, workforce housing, in accordance with the City's Affordable Housing policy;

And, finally, an improved streetscape

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2 along Main Street which will enhance the
3 walkability of the general area, and, again,
4 opening up the sight views to the water which
5 had been blocked to date.

6 As I mentioned, this will also add to
7 the economic viability and strength of your
8 city. There will be over a million dollars of
9 fees paid upon construction. There will be
10 over \$5 million -- up to \$5 million contributed
11 in connection with the City's removal of the
12 City Yard off the water and over to another
13 part of the city.

14 A pilot agreement will be in effect
15 to give tax dollars over to your taxing
16 entities.

17 And, specifically, I want to give
18 some emphasis to your school district. It is
19 designed in a way to make sure that the
20 educational requirements created by the people
21 living there will be paid for. We believe
22 there will be net significant benefit.

23 It's important to note, that out of
24 the 285 units, 71 are studios, 137 are
25 one-bedrooms -- we don't anticipate very many

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1 school children at all -- and 77 two-bedroom.
2 No threes, no fours.

3
4 In addition, there will be revenues,
5 such as library tax, residential refuse fee,
6 utility taxes, and, of course, sales taxes
7 which the City benefits from the retail space.

8 Finally, there will be construction
9 jobs. We need those.

10 There will be permanent jobs.

11 There will be resident shopping, as
12 we said, and being a part of your city.

13 Finally, as we mentioned, this has
14 now been right-sized. Echo Bay, the project
15 has now been designed and scalable.

16 What we hope, is to build upon its
17 success, as far as city, and once designed, it
18 is done in a way so that the surrounding areas
19 can grow around it, and new projects can follow
20 us.

21 I'm going to turn it over now to
22 Andy Tung, who's going to go through the DEIS,
23 give you, briefly, what's in it, so that we can
24 then hear from you, and which we will be
25 answering in an FEIS, in writing, at a later

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1
2 date.

3 Thank you.

4 MR. TUNG: Thank you, Mark.

5 Thank you, Mark.

6 Good evening, Mr. Mayor, members of
7 the Council, members of the public.

8 [Start of PowerPoint presentation.]

9 MR. TUNG: First slide, please.

10 The DEIS has been prepared in
11 accordance with the DEIS scope which was
12 adopted by this Council for the project, and
13 goes into an extensive discussion of the
14 project itself, which is also known as the
15 "proposed action," as well as a number of
16 environmental issues related to existing
17 conditions at the site, what the project has
18 proposed, what effect that would have on those
19 conditions, as well as what type of mitigation
20 measures might be appropriate to make those
21 measures -- or, to make those the projects fit
22 into the city, the neighborhood, and the site.

23 Next slide, please.

24 The other important component of
25 the -- or, section of the DEIS is something

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1
2 called "alternatives," in which we've reviewed
3 various different scenarios for both the
4 project and the two parcels that are involved,
5 in accordance with the outline prepared by the
6 City.

7 Next slide.

8 The existing site is 9.4 acres in
9 size, and consists of two properties, the
10 City Yard and the armory site, both of which
11 would have what we -- what we call
12 "unappreciated frontage," both on
13 U.S. Route 1/Main Street and on Echo Bay.

14 Main Street runs along here, along
15 this front; and on the south side, Echo Bay.

16 In the proposal by Forest City, this
17 site sits right in the center of the Echo Bay
18 planning area, which Mark Weingarten described,
19 which has long been studied by the City.

20 This is in the center, and is called
21 "Echo Bay Center," but also it's called that
22 because we look to greatly improve the
23 conditions, both along Route 1 and Echo Bay, to
24 serve as a catalyst for spreading the
25 redevelopment of Echo Bay both to the east and

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2 the west.

3 Next slide.

4 This is a slide of the proposed plan,
5 the illustrative plan, which is in green, and
6 brown in the center, overlaying on an aerial
7 photo of the area.

8 It shows the building in brown, and
9 the open space in green.

10 And I would like to talk about the
11 open space first, because access to the
12 waterfront has been a key component of all
13 planning for Echo Bay for many years within the
14 city, and should be a key component of any
15 proposal for Echo Bay, going forward.

16 In order to create that waterfront
17 access and that waterfront open space, we need
18 to first stabilize the shoreline itself, which
19 has, if you've been in this area, or you've
20 seen this area from the south, has been -- has
21 fallen in, in many areas. It's deteriorating
22 and eroding, and must be stabilized
23 structurally, first, with a combination of
24 RipWrap, bulkhead, and a new wetland planting
25 shelf that we're proposing along the south

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2 side.

3 After that stabilization, we can
4 create both an esplanade, which is connoted by
5 this tan line that wraps around the shoreline,
6 as well as a landscaped open space either side
7 of the promenade, for people to engage in
8 various types of activities.

9 Thus far, we've shown seating areas,
10 and a dock extending from the promenade out to
11 the water, for kayaks and other non-motorized
12 vehicles -- non-motorized boats, rather.

13 Next slide.

14 This is a view from the southwest,
15 looking back toward Echo Bay.

16 You can see the stabilized shoreline.
17 You can see the walkways and the landscaped
18 areas.

19 This is an existing building, a stone
20 building, that was part of the armory functions
21 early on. We believe it may have been used to
22 house munitions.

23 And we're looking to restore it and
24 use it for a public use.

25 You can see here the armory

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2 barrel-holding building on the left, as well as
3 the four-story mixed-use Forest City building
4 that Mark described.

5 Connections are also an important
6 component of this projects; connections for
7 now, and for the future.

8 And you can see here, the promenade
9 extending, both, to the west boundary, and
10 beyond the slide to the east boundary, for
11 future connections to adjoining parcels as they
12 become redeveloped.

13 Next slide, please.

14 Now, let's talk about the building.

15 As Mark mentioned, 25,000 square feet
16 of retail space. The full front is along
17 Main Street will have a ground-floor retail
18 component that will have a mix of shops and
19 restaurants;

20 285 residential apartments in a
21 four-story building, and that wraparound, in
22 what we call the "interior courtyard," in a
23 square, and extend out in a south wing towards
24 Echo Bay.

25 That mix of one-bedroom, studio, and

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2 two-bedroom apartments have been analyzed in
3 the DES -- DEIS, in terms of all of their
4 potential impacts on the city and its services,
5 and others elements of the neighborhood.

6 Next slide, please.

7 The architecture of this building,
8 because it is in the center of the Echo Bay
9 planning area, we feel is critical to
10 establishing a strong visual presence for a
11 mixed-use building.

12 And this architecture, which is
13 designed by KSQ Architects of White Plains,
14 shows the ground-floor retail along
15 Main Street.

16 This is standing in the island in
17 front of the armory, looking east, along the
18 face of the building; three stories of
19 residential above; a mix of brick, metal panel,
20 and glass, to reflect the combination of
21 commercial, with residential above, in a
22 waterfront location, with special design
23 elements at the corners and at the end of the
24 building, to raise up and mark the presence of
25 this building along Main Street.

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2 The creation of that streetscape,
3 putting the building right up on the public
4 sidewalk, and having store windows that people
5 will walk along and be interested in looking
6 into, we feel is very critical to establishing
7 a presence in this location.

8 Next slide, please.

9 I talked about connections.

10 Access to the site is available to
11 the promenade from two sidewalks that walk in
12 from Main Street, but not everybody will be
13 walking.

14 What we propose, is to utilize the
15 existing driveway that served the armory; widen
16 that driveway, and create what we call
17 "Armory Place."

18 That will lead to a public parking
19 area in the center of the armory site, to be
20 constructed by Forest City, that will serve,
21 initially, for public access to the open space
22 through a pathway that connects down to the
23 waterfront promenade. So you can drive in,
24 park in this area, and walk down, have access
25 to the promenade.

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2 In the future, for whatever program
3 use goes into the armory, that parking can also
4 be shared for that use.

5 And depending on that, on that use,
6 it may need additional parking, but this is a
7 start.

8 Armory Place is also what we believe
9 to be the invitation -- the public invitation
10 to Echo Bay.

11 So, we have shown landscaping along
12 the cliff.

13 And one of the alternative plans that
14 I will touch on briefly, we also show a
15 variation of a plan that expands that
16 invitation, expands the width of that
17 Armory Place.

18 It's also -- right now, if you drive
19 into the armory, if you've had occasion to
20 drive into the armory, you know it's, right
21 turn in, right turn out, only, because of the
22 split in Route 1 at Main Street and Huguenot.

23 In order to make this a true
24 invitation to Echo Bay, we felt it important
25 that there be two-way access, both in and out

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2 of the site.

3 So, we proposed an improvement here
4 at the intersection of the driveway and
5 Main Street.

6 Next slide.

7 That improvement consists of:

8 Adding a traffic signal here, and,
9 here, on Huguenot, to control the flow in both
10 directions;

11 And to re-striping, so that the
12 left-turn lane in, coming from the north, can
13 turn into Armory Place, and a left-turn out is
14 provided onto Huguenot.

15 This gives full access to this
16 driveway, and will help serve, both, the access
17 to the public parking, to the future use of the
18 armory, and to the access to the upper level of
19 parking.

20 I forgot to mention, when I was
21 talking about the architecture, there are two
22 levels of parking underneath the residential
23 and the retail space.

24 The top level will be used as an
25 access off of Armory Place.

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2 The other level, the lower level, is
3 access off the former driveway to the
4 DPW Yard -- or, to the current driveway to the
5 DPW Yard, which will be improved, and provide
6 access to that lower level.

7 Next slide, please.

8 Also in the DEIS are an extensive
9 series of visual analyses that take advantage
10 points around the site, both to the north and
11 the south, from public vantage points, and look
12 to see what you see now, and what you would see
13 in the future with the construction of this
14 project.

15 Next slide.

16 So these are just a couple of
17 examples of -- that are included within the
18 DEIS.

19 In both of these exhibits, the
20 existing view is at the top.

21 And this is a view from looking down
22 Main Street from Lispenard.

23 And at the top here, looking at the
24 site, and looking across Main, the DPW
25 buildings, from Stephenson Boulevard.

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2 And what we've done, is to drop the
3 building -- a 3D model of the building, scaled
4 down to fit into the photograph, into those
5 locations, so you can see what the view would
6 be from all those vantage points.

7 Next slide, please.

8 Oh, can you go back for just a
9 second?

10 Here you can begin to see what we
11 believe to be the importance of establishing
12 that streetscape along Main Street, where there
13 really is nothing today, and, you don't really
14 get a sense of either a street wall or some
15 activity there which would draw people to walk
16 along Main Street;

17 Neither do you get an invitation to
18 the waterfront, or any real sense that there is
19 a waterfront beyond the DPW Yard, today.

20 Next slide.

21 This again shows an existing
22 condition.

23 This is a view of the armory annex
24 building, the two-story annex building,
25 connected to the barrel-hold of the armory to

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2 the right.

3 And this is the existing driveway,
4 that right turn in, and right turn out.

5 To the left, you can see the fence
6 that borders the DPW Yard, as well as some
7 scrub growth alongside that driveway.

8 You really have no sense, looking
9 down this driveway today, of what's beyond, and
10 you don't know that Echo Bay is there.

11 And so, in the first view, down at
12 the bottom left, we've dropped the building in
13 as its 3D model, and we've improved that
14 driveway, widened it slightly onto the DPW Yard
15 site, in order to provide some inkling, some
16 invitation, to the waterfront beyond.

17 And you can begin to see those
18 existing trees which are on the slope behind
19 the existing armory.

20 Here, as an alternative, as I was
21 describing, we show a version of the plan that
22 would remove the annex building.

23 You can see the annex building here,
24 and it's been removed here. The tower and the
25 barrel-hold of the armory remain.

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2 And in doing so, you're able to open
3 up that corridor -- that view corridor, and
4 provide for a landscaped boulevard that's a
5 little bit more inviting than the condition
6 without the annex remaining in place.

7 This is provided for the Council and
8 the public's review, and in the instance that
9 the annex may or may not be required, going
10 forward, in the future.

11 That's it?

12 Thanks a lot.

13 Thank you, Mr. Mayor. That's our
14 summary of the DEIS.

15 MAYOR NOAM BRAMSON: Thank you,
16 Mr. Tung, and Mr. Weingarten. We appreciate
17 very much the presentation.

18 With that, I'll note, just for the
19 record, that we did receive a letter from the
20 Westchester Land Trust, expressing support for
21 the project.

22 I know the Council has that letter in
23 hand.

24 And now I can move on to our
25 registered speakers, the first being,

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1 James O'Toole.

2 Mr. O'Toole.

3 JAMES O'TOOLE: Again, good evening;
4 James O'Toole.

5 This plan all sounds good.

6 It sounds good on the pictures we
7 just saw, but, 200-plus homes, they're only
8 going to have 22 kids? I don't think so.

9 We were promised that with the
10 Avalon buildings. We got more kids in there
11 than we ever had.

12 Our school district is going to
13 suffer. We're going to have to pay more as
14 citizens, pay more taxes, to support this
15 project.

16 I cannot be in support of that, for
17 that reasonable.

18 Another thing is, Forest City, you
19 got a lot of money. Us, the taxpayers, are
20 going to have to pay to move the City Yard.

21 I think you guys should pay for it.

22 If you want that property so bad,
23 come down and give the City a big fat check.

24 [Applause.]
25

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2 JAMES O'TOOLE: Another thing, that
3 armory building has been there for years and
4 years and years, before I was born. Probably
5 before Forest City was even a company.

6 A lot of guys in this room went
7 through it when they were young.

8 My brother went through it when he
9 was in CAP (Civil Air Patrol).

10 That building is a landmark in this
11 city, and we want it to stay there.

12 [Applause.]

13 JAMES O'TOOLE: Forest City, give
14 that building to the veterans.

15 Pay to have it fixed up, if you want
16 our land.

17 Pay the City of New Rochelle, pay
18 these veterans, what they want for that
19 building, and keep it.

20 You will get more support in that
21 way, if you support our veterans, than to say,
22 just leave the building and give it to some
23 fruit market.

24 I mean, come on!

25 [Applause.]

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2 JAMES O'TOOLE: I'm sure somebody,
3 one of your ancestors, were a veteran of war.

4 Support us, and we will support you,
5 but don't tried to take something for nothing
6 from this city, 'cause we're sick of giving
7 free deals.

8 As residents, we are sick of it.

9 Thank you.

10 [Applause.]

11 MAYOR NOAM BRAMSON: Thank you

12 Mr. O'Toole.

13 I'm going to begin the practice of
14 inviting three speakers at a time to come down,
15 so that we simply cycle through speakers more
16 quickly.

17 So, we're going to begin with:
18 Robert Cox, followed by Leslie Mignone [ph.],
19 and followed by Marissa Brett.

20 So, Ms. Mignone and Ms. Brett can
21 stand next to the podium as Mr. Cox speaks.

22 Go ahead, Mr. Cox.

23 ROBERT COX: I contend that
24 Forest City should agree to pay taxes based on
25 the actual number of students from the

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2 development enrolled in the New Rochelle public
3 schools, because the school district will incur
4 the costs of these students for decades,
5 regardless of any projections, predictions, or
6 forecasts made today.

7 The projections are not, and will no
8 longer be a fact.

9 The actual students enrolled each
10 year, and the money spent to educate them, and
11 the taxes raised to pay for that, will be a
12 fact.

13 Forest City has projected there will
14 be 22 public-school students residing in their
15 Echo Bay development.

16 The issue for New Rochelle is not
17 whether there will or won't be 22 students at
18 Echo Bay, but, rather, the number should be
19 fixed; fixed at 22, or at any other level.

20 The Mayor has asserted that those who
21 question the figure of 22 students are basing
22 them on two things: myth and politics, and not
23 on fact.

24 For the Mayor, there can be no
25 principle disagreement with him on this issue,

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1 just superstition and political gamesmanship.

2 That is not a very productive
3 starting point for a dialogue, so I'm not going
4 to waste your time to address the Mayor or his
5 sweeping statements, except to say:
6

7 That I believe many in the school
8 community want to know why the City Council is
9 writing a rather large check today that the
10 New Rochelle Board of Education will have to
11 cash tomorrow?

12 A Boston lawyer once famously argued
13 that facts are stubborn things, and whatever
14 may be our wishes, our inclinations, or the
15 dictates of our passions, they cannot alter the
16 state of facts and evidence.

17 The Mayor wants facts? I have some.

18 It's a fact that these projections
19 are just that; projections, predictions about
20 the future.

21 These projections are not actual
22 numbers. Predictions can often be wrong, and
23 have often been so.

24 It is a fact that, under the current
25 deal structure, the district will bear the full

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2 cost of every student above twenty-two.

3 Forest City will seek a 20-year tax
4 abatement.

5 The deal is predicated on a per-pupil
6 cost of \$17,005.

7 It is simple math then, that for
8 every 10 students above 22, the school district
9 will be deprived of \$175,000 a year, for
10 20 years, or, \$3 1/2 million.

11 Under the current deal structure, the
12 present value of about \$1.2 million.

13 It is a fact that Avalon today has
14 90 students more than originally forecasted,
15 the forecast that Councilman Bramson, up until
16 recently, has vigorously defended is accurate.

17 It is a fact that using the City's
18 figure of seventeen-five on 140 students --
19 146 students that are there has deprived the
20 school district of \$2 1/2 million.

21 Now, the cost of -- and additional
22 costs over prior years.

23 It is a fact that the cost of
24 educating the Avalon students makes up
25 65 percent of the \$3.9 million increase in this

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2 year's school budget.

3 It is a fact that the school board
4 vice president, Deirdre Polow, said,
5 "The district cannot afford to take these kind
6 of risks."

7 Mr. Mayor, I agree.

8 These are a few unalterable facts
9 that I would ask the Council to consider.

10 Thank you.

11 [Applause.]

12 MAYOR NOAM BRAMSON: Thank you,
13 Mr. Cox.

14 Ms. Mignone.

15 LESLIE MIGNONE [ph.]: I'm
16 Leslie Mignone.

17 I'm happy that this City Yard, which
18 has been contaminated for most of my lifetime,
19 is going to be cleaned up.

20 If nothing else happened, that would
21 already be a big win for New Rochelle.

22 I'm thrilled that Echo Bay is going
23 to generate a bike and walking paths,
24 affordable and luxury housing, and construction
25 and retail jobs.

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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.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Mignone.

Ms. Brett.

MARISSA BRETT: Hi, I'm Marissa Brett, and I actually represent the Westchester County Business Association.

The county association has an economic-development initiative underway, and that is my focus; and my focus is economic

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development for Westchester County.

So on behalf of the county association, and our economic-development initiative, the blueprint for Westchester, we are actively working to transform areas of Westchester's cities and towns into places where our young professionals can work and live.

Westchester needs true mixtures development to accommodate our young professionals. We need desirable residential space where young professionals, like I said, can live and work, where there is retail and restaurants where they would want to be.

Keeping and retaining our young talent is a blueprint for Westchester priority, and it's critical for Westchester business, because in order to get business to come into Westchester County, to pay the ratables, we need to have the talent here.

We do a great job of educating talent in Westchester County. We're known as the intellectual capital of New York State, but now we need to focus on retaining our talent, and

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1
2 in doing so, we need places where they want to
3 be.

4 Echo Bay represents a true mixtures
5 development of this piece in the New Rochelle
6 waterfront, providing easy access to the
7 public.

8 With the majority of the apartments
9 being one-bedroom or studios, we believe this
10 development would appeal to the young
11 professional community, being that the retail
12 and restaurants would be there.

13 The project's going to create over
14 100 construction jobs which are so desperately
15 needed in our community, over 69 permanent
16 jobs, and generate the \$1.2 million in annual
17 tax revenues, which is not happening right now
18 on the state -- on the site.

19 So I ask the City Council to consider
20 all of these facts.

21 [Applause.]

22 MAYOR NOAM BRAMSON: Thank you,
23 Ms. Brett.

24 Our next three speakers are:
25 Alexi Brock, Byron Gray, and

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PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 Joanna Schaumburg [ph.]

3 ALEXI BROCK: Good evening. My name
4 is Alexi Brock. I live on 57 Stonelea Place,
5 so I'm right around this neighborhood where
6 this is going to be.

7 My husband and I are very concerned
8 with the quality of education offered in our
9 public schools in New Rochelle.

10 We're writing to ask the New Rochelle
11 City Council to vote no on the DEIS as
12 structured, and demand that Forest City,
13 rather, come back with a modified plan that
14 better reflects the value of how their project
15 will impact the public schools.

16 We know from past experience, this
17 will mean less teachers, larger class sizes,
18 and higher taxes for property owners.

19 My husband, Steve, is a lifelong
20 resident of New Rochelle, and a New Rochelle
21 High-School alumni.

22 I have lived in New Rochelle with him
23 for 15 years, and I've worked at New Rochelle
24 High-School as a teacher for 22 years.

25 My son Max has been in the system

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 now, from K through 8.

3 I've witnessed the poor handling of
4 the tax abatements in past businesses in
5 New Rochelle, and I've personally felt that
6 effect as a homeowner, parent of a student, and
7 teacher in the system.

8 At the high school, we've lost over
9 40 positions in the last three years, and I
10 witness daily, my colleagues at their breaking
11 point with class sizes and increasing State
12 demands.

13 Many have stepped in and taken over
14 programs that have been lost due to lost jobs,
15 such as WISE [ph.]; Today's Students Tomorrow's
16 Teachers; and, IGNITE.

17 And along will their daily
18 responsibilities, you know, doing all those
19 programs, you can't get blood from a stone, and
20 I can't see how we're going to face any more
21 cuts.

22 And I've heard now, we're going to
23 have over 50 teachers cut in the district,
24 K through 12.

25 In the past 10 years, my home taxes

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 have doubled. My taxes are now, currently,
3 20 percent of my salary. My raise has
4 consistently been half or less of my tax
5 increase, so I've now been taxed out of my
6 home.

7 We're placing our home on the market
8 in April, and I'm moving to Stamford, and my
9 son will be attending AITE in September.

10 This is not what we imagined when we
11 bought our home 15 years ago. I love where I
12 work, and I was able to do so by being a
13 resident, but now I will be a Connecticut
14 commuter.

15 Thank you for your attention in this
16 serious matters.

17 [Applause.]

18 BYRON GRAY: Good evening,
19 Mayor Bramson, and City Manager.

20 I'm here --

21 My name is Byron Gray,
22 219 Sickles Avenue.

23 I'm here to speak as the UFFA
24 president and spokesperson, and, I have some
25 comments that I want to go on the record with

PUBLIC HEARING RE. ECHO BAY / DEIS

1 about the impact of the Echo Bay.

2 Section 4, the study states:

3 Due to age, three engines are
4 currently beyond service life, and one tower
5 ladder is at the end of its service life.
6

7 One of the three engines is currently
8 on order, but the tower ladder which responds
9 out of Station 1 is now due for replacement.
10 Its replacement cost is \$1.2 million, and the
11 two engines need to be replaced prior to the
12 tower ladder.

13 Failure to replace this tower ladder
14 will put the community of firefighters at
15 greater risk.

16 The study also states:

17 The New Rochelle Fire Department
18 estimates it would respond to 100 calls per
19 year for the project.

20 Station 1 is currently expected to
21 respond to approximately 3,000 calls this year,
22 just over 3 percent of the total calls for
23 Station 1.

24 The fire department indicates the
25 cumulative impact of overall development in the

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 Station 1 area would increase the need for
3 increased department resources.

4 The fire department notes that
5 Station 1 must be bolstered or would have a low
6 availability rate.

7 Currently, the call volume at
8 Station 1 is maximum. And while another
9 hundred calls does not sound like much, it will
10 have an impact on our State-mandated training
11 and City Council-mandated fire inspections. It
12 will reduce the availability to respond to
13 existing buildings in its district, which will
14 require surrounding districts to be stripped to
15 cover it.

16 The study fails to mention that close
17 to half the calls will require a minimum of
18 two engines and two ladders to respond.

19 That means Station 2 in the west end
20 will pick up additional calls.

21 Last fall, the City Council was
22 debating over closing the ladder at Station 2,
23 and the year before that it had been browned
24 out.

25 If this were to occur, the north-end

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PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 coverage would regularly be affected by this
3 development.

4 Past developments, such as New Rock,
5 Trump, and Avalon, all stated no fire
6 department impact and the need for more fire
7 department personnel.

8 Instead, we saw major impact in our
9 services and a reduction in personnel.

10 Last fall, the City Council
11 questioned why our call volume keeps going up,
12 and how we can reduce the call volume and
13 personnel.

14 We can't reduce the call volume.
15 It's more people -- as Mr. Weingarten stated,
16 it's more people, it's just more problems.

17 We respond to emergencies, and the
18 more you respond, the more guys you need to do
19 it.

20 We are not against this development,
21 but as new projects are added, the need for
22 services increases.

23 You cannot have it both ways.

24 I appreciate some decisions made
25 recently to bolster our staffing with the

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 Safer Grant, and to keep our staffing at
3 twenty-seven.

4 And those were wise decisions.

5 I hope you can continue to make more
6 wise decisions.

7 Thank you.

8 [Applause.]

9 MAYOR NOAM BRAMSON: Thank you,
10 Mr. Gray.

11 Ms. Schaumburg.

12 JOANNA SCHAUMBURG [ph.]: My name is
13 Joanna Schaumburg. I live at
14 25 Petersville Road. I live right across the
15 street from the Echo Bay development.

16 I'm not going to repeat a lot of the
17 things that were already stated, but I am also
18 worried about the economic impact on the school
19 district.

20 Not only am I a resident of the
21 New Rochelle, I have children in the school,
22 and I'm also a teacher, 17 years, at
23 New Rochelle High School.

24 And, again, the overcrowding is
25 definitely a problem.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 A few of the things that I have
3 issues with, when I was looking over the DEIS,
4 is the parking situation.

5 If I read it correctly, it states
6 that it's going to have 428 parking spots for
7 its residents, while only giving one parking
8 spot per unit.

9 That's 285 units.

10 To me, that's not enough parking.

11 If you have two people living in an
12 apartment, a husband and wife, a couple,
13 whoever, you need at least two parking spots;
14 you have two cars.

15 So I think they need to rethink the
16 parking situation, and maybe adding parking
17 spots to the development.

18 Another issue that I have, which has
19 impacted us with the water-treatment plant,
20 with that being under construction, is, they're
21 going to add 106 construction jobs to -- for
22 the Echo Bay development.

23 Where are the construction workers
24 going to park during the construction?

25 Just like the water-treatment plant,

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 they're parking in my neighbor, in front of my
3 house.

4 When they leave work at the end of
5 the day, I've caught them urinating in my
6 bushes. I've seen them throwing garbage on my
7 lawn.

8 And, we've had multiple problems with
9 the City, where, they park so poorly in the
10 neighborhood, the garbage trucks cannot get up
11 and down the streets.

12 And the only solutions that the City
13 has found for that, is removing parking spots.

14 And that has impacted people going to
15 church on Saturday mass and Sunday mass.
16 There's not enough parking spots on
17 Petersville Road.

18 So I really think that you also need
19 to look at where the construction workers are
20 going to park, because we're still being
21 impacted by the water-treatment plant's parking
22 problems.

23 My husband has e-mailed you numerous
24 times about that.

25 So, I think that needs to be looked

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 at also during the construction phases.

3 Thank you.

4 [Applause.]

5 MAYOR NOAM BRAMSON: Thank you,
6 Ms. Schaumburg.

7 Our next three speakers are:
8 Deidre Polow, Jeffrey Hastie, and
9 Mary Jo Jacobs.

10 DEIDRE POLOW: My name is
11 Deidre Polow, 150 Woodlawn Avenue.

12 Tonight I am speaking as the
13 vice president of the New Rochelle Board of
14 Education.

15 On behalf of our board, we appreciate
16 this opportunity to be heard on the important
17 subject of the DEIS for the proposed Echo Bay
18 Redevelopment Project.

19 As I believe you are aware, the month
20 of March is when our board reviews the
21 superintendent's preliminary school budget, and
22 the board president and the remainder of the
23 board are, at this moment, engaged in a
24 budget-review session at New Rochelle
25 High School.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 The board of education has always
3 supported economic development in our great
4 city.

5 However, when an
6 economic-redevelopment project is proposed that
7 will have an impact upon either the number of
8 children in our schools or the amount of school
9 tax collected on the property, or both, we
10 believe we are duty-bound to appear before
11 City Council or the IDA as circumstances
12 warrant.

13 The board of education acknowledges
14 that, here, for the first time in recent
15 memory, the City has undertaken to structure
16 some type of school-tax recapture in an
17 economic-redevelopment initiative.

18 We hope that this will be a model for
19 all future development projects.

20 Nevertheless, we do have concerns
21 related to Echo Bay, and these can be
22 summarized into three points.

23 First, without debating the
24 methodology or reliability of the Rutger's
25 model, or whether it might be the best model

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 for determining the number of school-aged
3 children in a housing complex, the figure that
4 emerges is just an estimate.

5 As a duty to our community, we
6 respectfully maintain that the school district
7 must be kept whole in any agreement reached
8 with the developer of this project.

9 By the end of the proposed 20-year
10 tax-abatement period, the number of children
11 living in Echo Bay could exceed the number
12 projected in the DEIS.

13 We believe that some studio and
14 one-bedroom units could be inhabited by a
15 single parent or a family with a young
16 school-aged child, and that the number of
17 two-bedroom units that will be inhabited by one
18 or more school-aged children could be greater
19 than projected.

20 We urge the City Council to structure
21 the school-tax payment for this particular
22 development with this variable in mind.

23 Second, while the stated figure of
24 \$17,500 per pupil, for the amount of school tax
25 to recapture, might be adequate for the

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PUBLIC HEARING RE. ECHO BAY / DEIS

earliest years of this development, we respectfully suggest that the school-district costs will not remain fixed over the course of time.

We urge that the final per-pupil figure be indexed to reflect proportional increases in the actual per-pupil-expenditure number, adjusted accordingly over time.

Third, we would be remiss if we did not express our concern about Trinity Elementary and Isaac Young Middle School, which are the neighborhood school zones for Echo Bay.

We urge the City Council to be mindful of what our education infrastructure is able to absorb in the same way that it considers the impacts of new development on our public-works and emergency-responder infrastructure.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Polow.

JEFFREY HASTIE: Good evening.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 My name is Jeffrey Hastie. I live at
3 254 Beechmont Drive.

4 I too am representing the school
5 board of New Rochelle.

6 I would like to say that the board
7 hopes -- we hope -- the board hopes we can
8 apply all of our collective experience from
9 this project to improve coordination between
10 the City and the school district on future
11 development initiatives. We would like to work
12 with the City earlier in the planning process
13 so that each DEIS of the future will already
14 address and accommodate the kinds of concerns
15 we express today.

16 We are encouraged to hear that the
17 school district will be invited to participate
18 in the upcoming development of a new
19 New Rochelle comprehensive plan, and we look
20 forward to being involved substantially in that
21 process from the earliest stages.

22 Again, thank you for the opportunity
23 to present our concerns.

24 As members of the board of education
25 and the school district administration, we

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 remain willing and ready to discuss these
3 concerns further as the City Council deems
4 appropriate.

5 [Applause.]

6 MAYOR NOAM BRAMSON: Thank you,
7 Mr. Hastie.

8 Ms. Jacobs.

9 MARY JO JACOBS: Good evening.

10 My name is Mary Jo Jacobs. I live at
11 33 Bon Air.

12 I am in support of the Echo Bay
13 development.

14 I'm focused on the tax revenue that
15 having Echo Bay development will generate,
16 because there isn't any tax being generated
17 from there now.

18 Also being the co-chair of the
19 Open Space Committee, in the drafting of the
20 New Rochelle comprehensive plan, clearly, the
21 5 acres of open space, the public promenade,
22 the launching pad for kayaks and other
23 non-motorized boats are really appealing to
24 New Rochelle.

25 I'm glad to know that the methodology

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 used to project total number of students in our
3 public schools is a different model -- or, a
4 specific model of the Rutger's model, which is
5 different from what was used when the outline
6 was projected, and that the pilot agreement
7 will cover the costs of those students.

8 However, if the configuration of
9 those rental spaces change between now and the
10 time that this opens, I would really like to
11 have the option of the City to go back and
12 renegotiate that price.

13 The rentals of 25,000 square feet of
14 retail space, an open-space promenade,
15 visibility to the waterfront, money to cover
16 students, tax revenue, I say, bring it on.

17 Thank you.

18 [Applause.]

19 MAYOR NOAM BRAMSON: Thank you
20 Ms. Jacobs.

21 Our next speakers are:
22 Robert McCaffrey, Toryn Landrine, and
23 John Ravitz.

24 ROBERT MCCAFFREY: Robert McCaffrey,
25 157 Mount Joy Place, New Rochelle.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 The City Council, having voted to
3 accept the document at the February 12th
4 meeting, the DEIS was not available until the
5 afternoon of February 22nd, again, a Friday
6 afternoon.

7 If you're asking for a public
8 hearing, where is the detail?

9 Why is it always to follow or will be
10 posted on the City website?

11 Why is it that the content is
12 produced several days later, shortening the
13 time for the public to review the details?

14 If a public hearing is asked for,
15 then the information should already be in hand
16 to distribute.

17 Echo Bay project area consists of
18 about 10 acres.

19 Back in 2008, Forest City Residential
20 proposed to develop, rezone, 26 acres.

21 Delay and extensions ensued.

22 Good profit is chosen, the deal falls
23 through.

24 How can a project go from 26 acres
25 to 6?

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PUBLIC HEARING RE. ECHO BAY / DEIS

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2 The developer for the armory backs
3 out. No new developers are given a chance to
4 submit proposals.

5 Council, the process is flawed.

6 And for that reason alone, the
7 developer and the DEIS should be in question
8 regardless of content.

9 Anyone's DEIS will show the same
10 needs and effects.

11 If you steamroll the entire area and
12 plant grass, that would be an improvement.

13 And I'm being sarcastic on that.

14 It is not the DEIS that should be
15 rejected, but the developer and the current
16 plan.

17 [Applause.]

18 ROBERT MCCAFFREY: Please think twice
19 before moving forward. Show the courage that
20 you did when you saw the process for the police
21 commissioner was flawed.

22 You only get one chance.

23 Take the time, a new direction -- a
24 new direction does not have to take long for
25 this area to be developed and moved forward.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 It just needs to be handled the right way.

3 Now is a new season of possibilities
4 and promise upon us. There's much more we can
5 do by enhancing partnership with community
6 throughout the region.

7 We can deliver greater value in
8 exchange for every dollar, and chart a course
9 of physical sustainability.

10 And through forward-looking planning,
11 we can strengthen our business climate, improve
12 our environment, and help more people achieve
13 their potential goal.

14 And, Mr. Mayor, those are your words,
15 and I don't mean that sarcastically, but we
16 need those words to ring true, for these people
17 out here, for us.

18 Because, like the other people, my a
19 taxes are doubled. I'm being forced out of my
20 family home of over 55 years, because my taxes
21 went up 100 percent over 5 years.

22 I can't handle it anymore.

23 Thank you.

24 [Applause.]

25 MAYOR NOAM BRAMSON: Thank you,

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 Mr. McCaffrey.

3 Mr. Landrine.

4 TORYN LANDRINE: Good evening.

5 I'm Toryn Landrine, 361 Main Street.

6 I'm a representative of the New York
7 State Youth Works program.

8 I'm a representative from the
9 New York State Works program.

10 I was granted the opportunity and
11 became a selected individual from this program,
12 to get in contact with a hands-on field method
13 at the Heritage Homes construction site.

14 I personally think my past, and I
15 being a youth, and especially the ones going
16 forward with this New York State Youth Works
17 program, and not just only us, but a lot of
18 young New Rochelle residents, need work.

19 We're willing to work, and by
20 completing this program, become OSHA-certified.

21 Echo Bay will be the next upcoming
22 big thing to keep.

23 Youths, ages 17 to 24, my peers,
24 occupied, and working, and being part of a
25 waterfront development that could impact our

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 lives in a major way.

3 Another thing is, that I understand
4 this Echo Bay project could affect schools. I
5 understand that it can affect other residential
6 areas.

7 But one thing is, is a lot of
8 New Rochelle residents, my peers and I, a lot
9 of youths that are out of work, and we're
10 looking for it.

11 Thank you.

12 [Applause.]

13 MAYOR NOAM BRAMSON: Thank you,
14 Mr. Landrine.

15 Mr. Ravitz.

16 JOHN RAVITZ: Good evening,
17 Mr. Mayor, and members of the City Council.

18 My name is John Ravitz. I'm the
19 executive vice president and chief operating
20 office for the Business Council of Westchester.

21 The Business Council of Westchester
22 is the county's largest and most influential
23 business membership organization that works to
24 enhance wealth, profitability, and economic
25 opportunity for all its Westchester County

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 members by helping them market, learn,
3 advocate, and grow.

4 Our membership reflects the diverse
5 makeup of Westchester's business community.

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

10 As many of you know, the
11 Business Council of Westchester president,
12 Dr. Marsha Gordon, is a member of the
13 governor -- Governor Cuomo's Mid-Hudson
14 Regional Economic Development Council, which,
15 for the last two years, has been given the
16 responsibility to select and award funding for
17 projects that will increase economic
18 development for Westchester County and the
19 lower Hudson Valley.

20 Last December, our region was given
21 the Best Plan Award, and received \$92.8 million
22 to fund 81 projects, 20 of those projects --
23 21 of those projects were based in
24 Westchester County.

25 One of the top-priority projects to

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 receive funding from the Mid-Hudson Regions
3 Economic Development Council last December, was
4 the Echo Bay development -- Redevelopment
5 Project, which was awarded \$1.5 million to the
6 city of New Rochelle, to transform presently
7 underutilized and industrial land on the Long
8 Island Sound into a vital mixed-use community,
9 with public open space, housing, and shopping.

10 The award was given to the Echo Bay
11 Redevelopment Project because it met many of
12 the key goals of the strategic plan that the
13 Mid-Hudson Economic Development Council had put
14 forth.

15 And some of those goals I think are
16 important to remember:

17 Improve key regional infrastructure
18 to make the region more business-ready;

19 Foster housing investment to attract
20 jobs to the region;

21 Create construction jobs, and support
22 overall health of the regional economy to a
23 vibrant housing market;

24 Support the revitalization of our
25 urban centers for engines of regional

PUBLIC HEARING RE. ECHO BAY / DEIS

prosperity;

And 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 walkways on the Long Island Sound.

The project will open and activate New Rochelle's shoreline with eventual links to existing waterfront parks, and have the ability to launch non-motorized boating from the new park, and create attractive play areas for children and families as well.

The project will create high-quality luxury rental housing in which 10 percent of the new housing units will be workforce-affordable and consistent with the City's housing policy.

The project also creates numerous

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 economic benefits to the city that cannot be
3 overlooked, including the construction -- the
4 contributions it will bring to the city's
5 long-term tax base, new construction jobs, and
6 permanent service jobs, with the creation of
7 new restaurants and stores, which will help
8 increase the taxes for the city's revenue.

9 Thank you.

10 MAYOR NOAM BRAMSON: Thank you,
11 Mr. Ravitz. Appreciate it very much.

12 Our next three speakers are:
13 Adam Eagleburg, Kyle Rhett [ph.], and
14 Charles Morgan.

15 ADAM EAGLEBURG: Distinguished
16 members of the City Council, I'm here to --

17 Adam Eagleburg, 550 Forest Avenue.

18 I'm here to respectfully request that
19 we not go forward with the Echo Bay project if
20 tax abatements are going to be part of the
21 deal.

22 The draft environmental impact
23 statement shows an astonishing \$20 million in
24 tax abatements given to the developer over a
25 period of 20 years.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 Most of that will come out of the
3 hide of our schools.

4 The opportunity cost of moving
5 forward with this deal is enormous.

6 To start, I believe the value of the
7 tax abatements far exceeds what is shown in the
8 DEIS.

9 For example, the report assumes that
10 fully loaded taxes would grow only
11 2 1/2 percent per year, but that is well below
12 what we are likely to see.

13 In fact, the growth in school taxes
14 alone are going to cause the project's total
15 tax bill, if fully loaded, to grow more than
16 2 1/2 percent per year.

17 At full assessment, this property
18 would provide more than \$960,000 to our schools
19 in the first year, but as currently
20 contemplated, Echo Bay would pay only \$385,000
21 in the first year, for a shortfall of \$575,000.

22 That shortfall is worth 5 full-time
23 teachers or 10 teaching assistants.

24 Economic developments are supposed to
25 provide positive economic benefits to the

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 community.

3 Not only will Echo Bay not pay a fair
4 market rate of taxes to the school district,
5 but it will add children to the system causing
6 a net economic loss on day one.

7 The \$17,500 per-student figure to be
8 paid to the schools is woefully inadequate,
9 since average school spending already exceeds
10 \$22,000 per student, but we shouldn't even work
11 with averages, since our schools are already
12 overcrowded.

13 Any proposal to bring population into
14 New Rochelle should really be done with an eye
15 towards raising sufficient revenue to build
16 another school building.

17 In that sense, we should demand a
18 significantly higher tax figure for any
19 proposed residential development, perhaps one
20 that even exceeds our standard tax rates.

21 We will get one shot to develop this
22 property appropriately. Once that deal is a
23 done, it's done, and we will have forever lost
24 the opportunity to develop one of our hidden
25 jewels in a way that provides tangible economic

PUBLIC HEARING RE. ECHO BAY / DEIS

benefits to the city.

We have squandered several years, working with the same developer on, essentially, the same concept which always had suspect economic benefits.

It's time for some fresh thinking on this one.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Eagleburg.

KYLE RHETT [ph.]: My name is Kyle Rhett. I'm from 590 Fifth Avenue.

I'm here on behalf of the New York State Youth Works program.

I've been a member of the program since September of last year, and we've done a variety of phases. We went through our bookwork phase. And about now, we're finishing up the construction phase of actual hands-on training.

What they did was, they took a building in Mount Vernon, an abandoned building, a building that masons were done

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 with, and we're turning it into a
3 construction-program building.

4 And what that construction-program
5 building is, they take a variety of
6 professions, and they teach us everything:
7 plumbing, electrical, roofing, carpentry.
8 You know, all the construction basics.

9 The point that we're at now is, we're
10 starting to get to the point where the building
11 is done, and all the people in the program are
12 really feeling very confident about our work
13 and our work ability.

14 And this project going on at the
15 riverfront really gives us a chance to show our
16 community what we can do, and the value of what
17 this program adds to our community.

18 This program here could take the
19 youth of our community to a whole nother level.
20 It could show -- it could show us a way out of
21 the way that we've been taught since we were
22 little. It can keep people out of the dangers
23 of what we're doing, and it can keep people in
24 the job community.

25 This job is about a lot more than

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 taxes and everything that you guys thinks it's
3 about. It's about giving your community a
4 chance to prove what it can do to you.

5 And I think, given this chance, and
6 given this opportunity, you'll be proud of what
7 this program can do, and what it's done for
8 your community.

9 Thank you.

10 [Applause.]

11 MAYOR NOAM BRAMSON: Thank you,
12 Mr. Rhett.

13 Mr. Morgan.

14 CHARLES MORGAN: Mr. Mayor, Council
15 members, attendees:

16 My name is Charles Morgan. I'm here
17 representing the New Rochelle Housing
18 Authority, but also the New York Youth Works
19 program, and you've heard a lot of talk about
20 that.

21 I just want to give you a brief
22 synopsis of what this program consists of.

23 It's a -- it was a grant out of the
24 New York Department of Labor. It offers young
25 people, 16 to 24 years of age, an opportunity

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 to go to work.

3 And through a partnership with the
4 City of New Rochelle, we were 1 of 32 cities
5 throughout New York State that received this
6 grant.

7 The young people in the back, if you
8 will take a minute, just so stand up, please,
9 the New York Youth Works program participants.

10 (Some audience members stand.)

11 CHARLES MORGAN: Thank you.

12 Let's give them a round of applause.

13 [Applause.]

14 CHARLES MORGAN: This program is
15 designed to address the unemployment -- high
16 unemployment rates in the cities throughout
17 New York -- throughout the state of New York.
18 And we understand that there's a strong
19 correlation between high unemployment, crime,
20 and public-safety issues.

21 These young people have dedicated
22 themselves to going to work, but most
23 importantly, we took a twist on this program,
24 to gear it toward the construction industry.

25 So each and every one of these

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 individuals, after they complete the program,
3 will be able to work as a laborer, as an
4 electrician, as a plumber.

5 So we're not trying to just give them
6 jobs. We're trying to give them a career,
7 something that they can be with the rest of
8 their life.

9 This program at Echo Bay would afford
10 them the opportunity to take what they've
11 learned to another level, and I think that's
12 important.

13 Not only would this project enhance
14 the physical structure of the city, but enhance
15 the economic base in this city, but it will
16 directly impact the lives of these young
17 people.

18 We have 22 people that have already
19 signed up and are participating in this program
20 in various phases, and we would like to
21 continue in this venue.

22 And I guess last, but not least,
23 these young people, they don't want a handout.
24 They're just asking for a helping hand.

25 And I think Echo Bay will be the hand

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 that extends to them to achieve that goal.

3 Thank you very much.

4 [Applause.]

5 MAYOR NOAM BRAMSON: Thank you,
6 Mr. Morgan.

7 Our next speakers are:

8 Rhonda Hamilton, Eileen Taus, and Jason Klein.

9 Ms. Hamilton.

10 RHONDA HAMILTON: Thank you,
11 Mr. Mayor.

12 My name is Rhonda Hamilton.

13 I actually do not reside here, but I
14 own a business on Division Street. I've made a
15 considerable investment in New Rochelle over
16 the past years.

17 I have a daughter who's graduated
18 from Ursuline a few years ago, and my son is a
19 junior at Sailsian High School, and we're
20 actually in the process of selling our home in
21 Yonkers to relocate to New Rochelle.

22 I am for the Echo Bay project.

23 And I agree -- so I'll be brief -- I
24 agree with much of what was said by those who
25 came before me, but one of the things that I

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2 would like to say is, I find it really sad, as
3 a retailer, that the community, it has to leave
4 New Rochelle to purchase a gift.

5 [Applause.]

6 RHONDA HAMILTON: We don't attract
7 anyone from other cities, and it's sad.

8 So I think that the project, opening
9 up room for retailers to come, will attract,
10 and it will be bring revenues to the city, and
11 it will give us a place to shop, and enjoy it.

12 And I love New Rochelle, but the
13 Queen City is turning into a place that's
14 overrun by nail salons and discount stores.

15 And, so, I would really like to see
16 it revitalized and brought back to what it used
17 to be, which was an amazing place.

18 [Applause.]

19 MAYOR NOAM BRAMSON: Thank you,
20 Ms. Hamilton.

21 Ms. Taus.

22 EILEEN TAUS: Good evening, all.
23 My name is Eileen Taus. I live at
24 15 Leffingwell Place.

25 I've been a real-estate broker for

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 over 30 years, and I'm speaking in favor of the
3 Echo Bay project.

4 My common stress, a few of the
5 real-estate concerns that some of my colleagues
6 have expressed.

7 Two of the most important aspects in
8 the sale of the real estate are curb appeal and
9 community. First impressions can make or break
10 someone selling or investing in New Rochelle.

11 The east side of -- or, the east side
12 of Route 1 is one of the major thoroughfares
13 coming into New Rochelle. The current
14 condition is depressing, it's unappealing, and
15 it's not the impression that we want to project
16 to newcomers coming into the area.

17 The priceless waterfront is
18 inaccessible, and a lot of people don't even
19 know it exists behind all of the -- I guess the
20 commercial and industrial facilities that are
21 down there.

22 The Echo Bay project will clean up
23 the contamination, bring in high-end housing
24 with architectural appeal. A percentage of the
25 units will be affordable according to workforce

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 criteria.

3 The waterfront area, which in my
4 opinion, is New Rochelle's strongest asset,
5 will be accessible to New Rochelle residents,
6 and is a strong selling point for attracting
7 newcomers.

8 I would love to live in this project.

9 Okay?

10 Overall, I think the project is long
11 overdue, and it will be a real asset for the --
12 for all New Rochelle residents.

13 Thank you.

14 [Applause.]

15 MAYOR NOAM BRAMSON: Thank you,
16 Ms. Taus.

17 Mr. Klein.

18 JASON KLEIN: Good evening.

19 My name is Jason Klein. I am the
20 president of the board of the Federated
21 Conservationists of Westchester County.

22 FCWC was founded in 1965 as a
23 not-for-profit coalition of dozens of local
24 environmental groups and individuals, whose
25 purpose was to form a unified voice regarding

PUBLIC HEARING RE. ECHO BAY / DEIS

Westchester's environmental concerns and issues.

In forming the new organization, FCWC's goals were to promote environmentally sound planning and decision-making throughout the county, and to educate the public and government officials on the need to protect Westchester's environment.

I want to thank you for the opportunity to submit comments regarding the environmental aspects of this project.

Redevelopment of an industrial property that is environmentally, economically, and socially sound and responsible is laudable.

The current proposal seems to address these goals in their draft EIS, and FCWC encourages New Rochelle to adhere to these concepts as a project -- as the project progresses.

The reclamation and cleaning of abandoned and semi-industrial use in this waterfront for public use will benefit the citizens of New Rochelle, and the entire county, by improving the environment while also

PUBLIC HEARING RE. ECHO BAY / DEIS

1 providing significant -- sorry -- public access
2 to Long Island Sound.
3

4 A big concern of any development
5 project is whether cost factors can limit the
6 implementation of the progressive environmental
7 initiatives throughout the planning and
8 construction process.

9 Safeguards need to be in place to
10 ensure that what is promised is, in fact, what
11 is delivered.

12 We hope that New Rochelle will refer
13 to the Green NR Sustainability Plan often as
14 this process continues, and that the
15 residential and retail aspects of the plan will
16 include leave compliance, alternative energy
17 ideas, and sustainability measures.

18 We also want to voice our support for
19 the public-access elements of the proposed
20 development.

21 This project includes the cleanup and
22 restoration of the Echo Bay shoreline and the
23 development of a new waterfront park and
24 walkway along Long Island Sound.

25 Increased public access to the

PUBLIC HEARING RE. ECHO BAY / DEIS

1 waterfront is something that FCWC has advocated
2 throughout our history. We feel that a
3 proposed walkway can provide eventual links to
4 exiting waterfront parks, and can provide even
5 greater access to the beauty of
6 Long Island Sound to all of
7 Westchester County's residents.

9 A non-motorized boat-launch area has
10 also been proposed, where more people will
11 physically be able to get out on the Sound.

12 Bringing people to the Sound will
13 further the appreciation and, hopefully, the
14 protection of this precious resource.

15 In conclusion: If this project
16 follows New Rochelle's Green NR Sustainability
17 Plan that encourages the undertaking of capital
18 improvements, and encourages best practices to
19 improve the Long Island Sound ecosystem, and
20 restore the health, beauty, retention capacity,
21 and recreational value of the Sound, we believe
22 this project could have numerous environmental
23 benefits over the existing property, to
24 New Rochelle and Long Island Sound.

25 [Applause.]

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 MAYOR NOAM BRAMSON: Thank you very
3 much, Mr. Klein.

4 Our next three speakers are:
5 John Delois [ph.], Peter Parenti, and
6 James Warren.

7 Mr. Delois.

8 JOHN DELOIS [ph.]: Good evening,
9 everybody.

10 John Delois, 41 Pratt Street.

11 Let me just say, it's not the
12 product, it's the process.

13 There are a couple of items listed
14 during the original scoping section that have
15 either been -- not been addressed or not
16 properly described.

17 The shadow effect of the proposed
18 buildings on sunlight can only be described as
19 critical to the way and quality of life for the
20 east-end community.

21 The early morning sun that helps
22 define the quality of life for the east end
23 will forever be altered.

24 There will be a marked effect on the
25 lifestyle, environment, and property values of

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 an overridden shadow.

3 The traffic, the study is dated as of
4 July, historically, a slow period for traffic
5 in the area. Fall and winter bring about
6 increased traffic along the
7 Stephenson Boulevard corridor.

8 Commercial and school bus traffic has
9 an overall effect on the flow of the vehicles.

10
11 The study should reflect seasonal
12 difference in patterns, to determine, if, and
13 when, critical mass along Stephenson Boulevard
14 will be reached, and that may determine
15 removing from Stephenson Boulevard.

16 There's been a failure to include
17 accidents along Pratt Street. The street has a
18 higher rate of accidents as a result of
19 spillover traffic from Stephenson Boulevard,
20 and any increase in Stephenson Boulevard
21 traffic will statistically increase the
22 accident rates in the absence of a plan for
23 mitigation.

24 Construction parking and
25 post-build-out parking concerns have not been

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PH2003

PH2004

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 addressed.

3 If the place is very successful,
4 there just isn't enough parking for all these
5 people to come down here and enjoy the place.

6 And with the schools, whatever
7 metrics were utilized to define the magic
8 number of "22" students is purely speculation.
9 It's a guide, and nothing more.

10 The pram of this can fluctuate
11 greatly as the project unfolds towards its
12 final iteration.

13 Proper funding for the children of
14 this city is essential to the quality of life
15 for generations to come, and the numbers must
16 reflect the final reality of the burdens to the
17 school system. Anything less is stealing from
18 our future.

19 In a city that lacks the resources to
20 properly fund police, fire, and essential
21 services, it can only be seen as outrageous
22 that the school system, as in taxpayers, to be
23 expected to subsidize a multi-billion-dollar
24 enterprise such as Forest City Ratner.

25 Now is the time to claw back the

PH2004
(contd)

PH2005

PH2006

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 economic loss to our schools because it cannot
3 be done retroactively.

4 Discussion must be broader, to
5 include the true costs, including
6 infrastructure of the buildings.

7 Why should the billionaire get the
8 free ride at the expense of the taxpayer?

9 And, again, preservation of the metes
10 and bounds of the armory property are critical
11 to assure a proper reuse of a historic icon of
12 this city.

13 There's been no evaluation of the
14 air-quality impact, either during construction
15 or post construction. Contaminants, irritants,
16 allergens, stirred up during construction and
17 the effort to mitigate them has not been
18 addressed.

19 I would hope these issues get the
20 proper evaluation.

21 Thank you.

22 [Applause.]

23 MAYOR NOAM BRAMSON: Thank you,
24 Mr. Delois.

25 Mr. Parenti.

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PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 PETER PARENTI: My name is
3 Peter Parenti. I reside at 95 Brookside Place
4 here in New Rochelle. I'm a lifelong resident.

5 I'm the president of the
6 United Veterans Memorial and Patriotic
7 Association of New Rochelle; --

8 [Applause.]

9 PETER PARENTI: -- commander of VFW
10 Post 439 here in New Rochelle; --

11 [Applause.]

12 PETER PARENTI: -- past first vice
13 commander of Post 8, American Legion, here in
14 New Rochelle.

15 I would like to thank my comrades for
16 coming tonight. We have several dozen veterans
17 that are here from all over this city, and all
18 over the area.

19 [Applause obscuring speaker] see to
20 support the efforts of us saving the armory.

21 And, speaking of saving the armory,
22 and I use this --

23 Can I use this? Do you mind?

24 -- the armory, back here, all this
25 green, is all belong to the armory.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 This parking lot, all belongs to the
3 armory.

4 The annex in the front of the armory,
5 belongs to the armory.

6 If you take all this away from the
7 projected armory, there's nothing left to do
8 with the armory.

9 So, obviously, the armory will just
10 have to go to waste, as you have been doing for
11 the last 15 years of doing business here,
12 Mr. Mayor. Okay?

13 [Applause.]

14 PETER PARENTI: We're sick of it.

15 We're sick of it.

16 [Applause.]

17 PETER PARENTI: I commend these young
18 men and women that want to come here and work.

19 Why don't we take this project and
20 move it to where IKEA is supposed to be, and
21 maybe they can make it work over there?

22 Okay?

23 You're going to have been all these
24 people in the schools, and the schoolteachers
25 are going to be on the same stressful level as

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 the police department and the fire department,
3 because there's not enough money, because of
4 you, Mr. Mayor.

5 [Applause.]

6 PETER PARENTI: That's why we're
7 going through all of this.

8 [Applause.]

9 PETER PARENTI: You're giving away
10 the city.

11 You're giving away the city for your
12 own personal gains, and the time has come to
13 end your reign here in New Rochelle.

14 It's sickening.

15 [Applause.]

16 PETER PARENTI: Forest City, for
17 those of you who don't know, with all due
18 respect to Abe, he's a good man, but his
19 company is also the company that ratted out the
20 two councilmen in Yonkers that got indicted for
21 briberies.

22 So those are the people that the
23 Mayor likes to take contributions from. Those
24 are the people that the Mayor likes to do
25 business with.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 And you know what? I wouldn't do
3 business with these people. You might as well
4 do business with the mafia.

5 [Applause.]

6 MAYOR NOAM BRAMSON: You got a tough
7 act to follow, Mr. Warren.

8 JAMES WARREN: I'm with the Echo Bay
9 project. I'm for it, because it's going to
10 create jobs for the youth, and it's going
11 create jobs for the people that are out of
12 work, like me right now.

13 I've been in construction for
14 25 years, and I started from a program
15 Rhoda Clark [ph.] started. And I'm still, you
16 know, affiliated with construction.

17 And I think it's going to be good.
18 It's going to boost up New Rochelle.

19 It's going to create jobs, and
20 New Rochelle is dead right now. There's
21 nowhere to go.

22 New Roch City has the fire building,
23 and, you know, that's just one spot.

24 I think, when Echo Bay is done,
25 New Rochelle is going to be back on the map,

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 and we're going to like it.

3 I know there's a lot of things that,
4 you know, are going to be hurt, but I'm sure
5 the city is worth it.

6 Thank you.

7 [Applause.]

8 MAYOR NOAM BRAMSON: Thank you,
9 Mr. Warren.

10 Our next three speakers are: Theresa
11 Leghorn [ph.], Shira Manning [ph.], Elizabeth
12 Freh [ph.]

13 UNKNOWN SPEAKER: Ms. Leghorn left,
14 Mr. Mayor.

15 MAYOR NOAM BRAMSON: Ms. Leghorn's
16 not here, then, Shira Manning, Elizabeth Freh,
17 and Frank Capaso [ph.].

18 SHIRA MANNING [ph.]: Hi, my name is
19 Shira Manning, and I live at
20 151 Central Avenue.

21 Before I moved here, actually, I
22 lived in Manhattan, since I immigrated here as
23 a student. And I moved to Yonkers, on a
24 month-to-month lease, because I wanted to find
25 a permanent place.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 I'm very happy I've been a resident
3 since 2009 in New Rochelle.

4 I am in support of this Echo Bay
5 project. I think the direct project benefits a
6 new public waterfront park and the walkway on
7 Long Island Sound, to open and activate the
8 New Rochelle shoreline, with eventual links to
9 existing waterfront park.

10 An easy access to waterfront from
11 East Main Street, and new neighborhood-scale
12 restaurants and shopping along
13 East Main Street, because we all like
14 restaurants here in New Rochelle.

15 As a previous resident in Manhattan,
16 there's, everywhere you can walk.

17 Here, you can't -- we don't have any
18 places to walk, except, tonight, I walked all
19 the way here just to have a little exercise.

20 So I go to that area to shop, to buy
21 food.

22 And in this Echo Bay area, it's a
23 dark area. It's kind of, like, dangerous. I
24 always try to walk on the other side.

25 MAYOR NOAM BRAMSON: Ms. Manning, if

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 you could suspend just a moment?

3 Can I ask all who are present to
4 please give respect to all speakers, and
5 suspend all discussion while the hearing is
6 underway.

7 Thank you, Ms. Manning.

8 SHIRA MANNING [ph.]: So I really
9 would like to see that area opened up, and have
10 more restaurants, have been more high-quality,
11 luxury rental housing, suitable for both young
12 people and the retirees.

13 The fact that 10 percent of the
14 housing units to be -- to give to
15 workforce-affordable, consistent with the City
16 housing policy.

17 Improved streetscape on
18 East Main Street, where you have the
19 walkability and general major traffic arteries.

20 And the economic benefits, I think
21 the city of New Rochelle will generate a lot of
22 sales tax, because, every time when I have
23 visitors coming over to New Rochelle to visit
24 me, I want to take them to restaurants, we
25 don't have any choices. We have to go to

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 somewhere else.

3 And I also ask, why can't we have
4 more restaurants here, so that we can -- you
5 know, New Rochelle can be benefited.

6 And I think the project also helps
7 strengthen local economy.

8 New construction jobs, there's a lot
9 of kids here looking for it. And permanent
10 service jobs.

11 And new resident shopping,
12 New Rochelle restaurants, stores, would
13 increase tax revenues.

14 [Applause.]

15 MAYOR NOAM BRAMSON: Thank you very
16 much.

17 Ms. Freh.

18 ELIZABETH FREH [ph.]: Good evening.

19 I'm Elizabeth Freh. I live at
20 17 Eck Place in New Rochelle.

21 I believe that the development of the
22 Echo Bay project is just what New Rochelle
23 needs to open up public access to the water for
24 both residents and visitors alike.

25 The building of new residential and

PUBLIC HEARING RE. ECHO BAY / DEIS

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.

Echo Bay would open up New Rochelle's shoreline to the rest of the city.

The planned buildings fit the surroundings in both scale and design.

We welcome new restaurants and shops, luxury rental housing, as well as new affordable housing for New Rochelle.

In addition, in the future, we can expect further waterfront development to strengthen the surrounding community, increase property values from the investment in the infrastructure, contributions to the long-term tax base, and significant revenues from fees, sales taxes, and new job creation.

I support the Echo Bay Development Project.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Freh.

PUBLIC HEARING RE. ECHO BAY / DEIS

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Mr. Capaso.

FRANK CAPASO [ph.]: Good evening.

I'm Frank Capaso. I live at
48 Pratt Street in New Rochelle.

I'm also the co-president of the
East End Civic Association.

I'm not going to speak that long,
because I do agree with people who have
objected to the tax abatements that you're
giving to Forest City Ratner for this.

What happens at the end of the
20 years when the tax abatement is over?

Do we generally jump to 100 percent
taxes at that time?

Why isn't it incremental increases so
that we can afford this project?

I also object to the height of the
building and the various zoning variances you
are going to give, for height, and the number
of apartments per square acre.

Is that going to increase?

And the fact that the parking will be
a problem, because there will be less parking
spaces than there are apartments.

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PH2502

PH2503

PH2504

PUBLIC HEARING RE. ECHO BAY / DEIS

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I live in that neighborhood.
There's, like, 469 houses, and we have parking problems already. And this is just going to increase it.

Also, we talked -- we read so much about the idea of, what is the open space going to be used for?

Right now, we have Stephenson Park in our neighborhood that's overused, especially on the weekends.

And we should think that we need more fields -- playing fields in the Echo Bay side, so that our young people have someplace to go.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you,
Mr. Capaso.

Our next three speakers are:
Derrick Williams -- Derrick Williams [ph.],
Peggy Godfried [ph.], and Susan Newman [ph.].

Is Mr. Williams present?

DERRICK WILLIAMS [ph.]: I'm here.

MAYOR NOAM BRAMSON: Oh, I'm sorry.

Thank you, sir.

PH2504
(contd)

PH2505

PH2506

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 DERRICK WILLIAMS [ph.]: I'm getting
3 old.

4 Thank you.

5 Good evening.

6 My name is Derrick Williams,
7 10 Hemingway Avenue.

8 I'm the executor director for
9 National Builders Association.

10 I support the Echo Bay project.

11 And I know there's a lot of
12 indifferences within the community, but, if we
13 do nothing, what happens?

14 I used to work for Habitat For
15 Humanity, and we had the armory for, I think
16 about 8 to 10 years. We piled stuff there, and
17 it's been sitting there, and nothing's
18 happening with that property. It's an eyesore.
19 It's contaminated.

20 I got sick from working over there.

21 And that property's just been there
22 for years, and I know, at some point, something
23 has to change.

24 If we don't do nothing, everything's
25 going to stay the same.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 Our schools are going to grow no
3 matter what we do. People have kids,
4 communities grow, people move, people retire.
5 It's a constant change.

6 So, I support the project.

7 And I think the developers need to
8 have an understanding with the community
9 because, if developers come into the
10 communities and they build -- and my main
11 concern, as a contractor for 30 years, and an
12 administrator for another 15 years -- when
13 developers come to communities, they build, but
14 they bring a lot of outside people in when they
15 build.

16 My main concern is, that they have
17 some kind of contract agreement. That way,
18 they use the community and employ the community
19 for the jobs that they're going to be bringing
20 here, and not just bring their own people in.

21 That way, we can benefit from it.

22 That way, our kids and programs can
23 benefit from the construction projects and
24 jobs.

25 We had the same agreement up at

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 Hardly Park when they did that project. They
3 only took five or six kids.

4 We have a lot of kids that are
5 trained, and they -- the workforce development
6 is there for whatever trade that they're going
7 to be doing, so they can't say: We can't find
8 a carpenter. We can't find a plumber.

9 They're there.

10 Just like there's a lot of
11 unemployment within the community with itself,
12 from people that do the same trades and
13 associations, so they can pick from our
14 community workforce first before they go
15 outside. Sort of like the unions, sort of
16 liked the PAL, it's what everybody else does.

17 We need to protect our job forces
18 here.

19 What else is there?

20 There should be some kind of
21 compliance officer that's put into place to
22 oversee this, to make sure that that happens.

23 And it's just not -- before any
24 shovel goes into the ground, we need to have an
25 understanding with the developers and with the

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 contractors that some kind of compliance
3 officer will work with the developer, that's
4 going to be in place.

5 Otherwise, we shouldn't support the
6 project.

7 We need to know what the community is
8 going to get out of it; whether it's the taxes,
9 whether it's the waterfront use of it.

10 Are we going to need passes to use
11 the waterfront, just like Glenn Island?

12 We walk Glenn Island every day.

13 During the summertime, we can't get
14 in there as local residents.

15 If you don't have a park pass, you're
16 shut off from going into Glenn Island, if even
17 if you live here.

18 So I think we need to support the
19 project, but we need to make sure that it
20 benefits us.

21 Thank you.

22 [Applause.]

23 MAYOR NOAM BRAMSON: Thank you,
24 Mr. Williams.

25 Ms. Godfried [ph.].

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 PEGGY GODFRIED [ph.]: My name's
3 Peggy Godfried. I live at 29 Bayview Avenue.

4 Honorable Council members, Mayor:

5 The abbreviated time given to read
6 this voluminous report necessarily limits my
7 ability to comment on it; however, I do have a
8 number of questions to which answers are
9 needed.

10 If I cannot finish in the allotted
11 three minutes, I will hand in the questions I
12 have.

13 One: Amendments in the zoning code
14 are clearly a troublesome part of this report.

15 How can anyone say these changes are
16 part of the comprehensive plan?

17 I went to those meetings, and have
18 not seen any report which reflects the
19 sentiments of the people I have seen and have
20 spoken to at these meetings.

21 Is this a reference to an earlier
22 comprehensive plan?

23 Please specify which plan is being
24 referenced, and the date of that plan.

25 What zoning changes are needed?

PH2701

PH2702

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 People living in the east end of the
3 city deserve to have reasonable assurances that
4 their neighborhood will be stable.

PH2702
(contd)

5 Constantly changing zoning for
6 developers creates a climate of distrust of
7 government, because it destroys neighborhood
8 integrity.

9 What zoning changes are expected, and
10 does the Council feel these zoning changes will
11 impact the east end?

12 Two: What are the upper limits of
13 borrowing by the City, that would be tolerated
14 by the City Council, to allow for this
15 development?

PH2703

16 And there is a lot of money involved
17 here.

18 And how much money is the City
19 willing to spend for this developer?

PH2704

20 That's really a very key question.

21 Number 3: It was troubling to read
22 the questions raised by the Comprehensive
23 Environmental Responsibility and Liability Act
24 [sic].

PH2705

25 They claimed they will not guarantee

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 a defense for their client, which is
3 Forest City, on the full material and soil and
4 debris, because this is on the City Yard side,
5 because there is no environmental documentation
6 on how these items -- or, what these items
7 contain.

8 Further, any comments about
9 brownfields funding should be documented in
10 writing, since there is as well-known shortage
11 of funding available for the hundreds of sites
12 that need remediation.

13 And that's Section 3(a) [ph.] of
14 this.

15 [Applause.]

16 MAYOR NOAM BRAMSON: Thank you,
17 Ms. Godfried.

18 Ms. Newman.

19 SUSAN NEWMAN [ph.]: Mayor Bramson,
20 members of the City Council:

21 My name is Susan Newman,
22 618 Forest Avenue.

23 I'm an environmental lawyer --
24 environmental and insurance lawyer, and I'm
25 very familiar with the Echo Bay site, and I

PH2705
(contd)

PH2706

PH2801

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 want to strongly support the redevelopment plan
3 as outlined in the DEIS.

PH2801
(contd)

4 Years ago, I was part of a team, it
5 was years ago, that was interested in
6 redeveloping Echo Bay. We recognized that it
7 was a typical brownfield, a lightly to
8 moderately contaminated site, where the
9 development is complicated because of fear of
10 liability from the superfund, first, because of
11 real or perceived contamination.

12 We also saw that, unlike many
13 brownfields, it has a fantastic location, a
14 waterfront.

15 And we foresaw numerous public and
16 economic benefits from building a mixed-use
17 redevelopment, that had been mentioned here:
18 opening up the waterfront to the public,
19 raising property values, and contributing
20 significantly to the city's tax base.

21 However, nothing came of our efforts
22 because that was long before the enactment of
23 the New York State Brownfields Law, which made
24 brownfield redevelopment much easier through
25 liability relief and tax credits to finance

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 redevelopment.

3 I would just like to focus tonight on
4 how the existing contamination will be handled.
5 After all, one purpose of the DEIS is to clean
6 up the site.

7 And this DEIS has something that I've
8 never seen before.

9 It's a very thorough DEIS.

10 I've never seen anyone that had a
11 discussion of how the site is going to be
12 remediated.

13 In other words, it has a conceptual
14 approach to the remediation.

15 So if anyone is concerned about
16 building residential units on a contaminated
17 site, I can assure them that the remediation
18 will be handled correctly, under the State
19 Brownfields Program.

20 The areas of concern have been
21 identified in Phase 1.

22 Phase 2, is going to find the scope
23 of the contamination, and there will be
24 remedial action, or plan, approved of by the
25 Department of Environmental Conservation.

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 It's going to include active
3 remediation, which is going to be, largely,
4 soil removal from all of UST's petroleum
5 contamination.

6 The important point is, the active
7 remediation is going to be followed by
8 institutional and engineering controls over any
9 contamination that remains in place.

10 "Institutional controls" are written
11 documents, including zoning regulations that
12 contain land-use restrictions;

13 And "engineering controls" are
14 physical barriers, like paths.

15 And the purpose of both of these, are
16 to prevent exposure to hazardous substances.

17 The engineering controls for Echo Bay
18 will include a sublathe.

19 Anyway, these controls have to be
20 monitored and certified, and/or --

21 MAYOR NOAM BRAMSON: Thank you,
22 Ms. Newman. Appreciate it very much.

23 [Applause.]

24 MAYOR NOAM BRAMSON: Our next three
25 speakers are: Oliva Kaplan, John Lots [ph.],

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 and Rosemary Spillane [ph.].

3 OLIVIA KAPLAN: Olivia Kaplan,
4 lifelong resident of New Rochelle. This Echo
5 Bay development is just the sort of place where
6 I'd like to live.

7 And, also, as an environmental
8 professional, I'm not going to repeat what
9 Susan just said, but I would like to say that,
10 I think no one so far has spoken about, or not
11 directly about, this vision for New Rochelle,
12 which is, that it's, in part, I think a
13 question of the past versus the present.

14 And in -- we want, and by "we," I
15 mean some youth, I don't want to say all, but
16 certainly myself and many other of my friends,
17 colleagues, et cetera, would like a
18 New Rochelle where we have a waterfront, a
19 promenade, places to walk, places where --
20 because many people, you know, many young
21 couples, don't have two cars. We're not the
22 baby-boomer generation.

23 Our -- you know, we want -- this is
24 the type of land use that we would want for
25 New Rochelle. It represents, you know,

PUBLIC HEARING RE. ECHO BAY / DEIS

1 different things; so, a vision for future.

2 And -- so, you know, this
3 beautification, that access to the
4 Long Island Sound, this is the type of
5 development and the type of vision that we
6 would like for New Rochelle.
7

8 That's not to discard the concerns
9 that others have voiced, but just that, we need
10 to look for the future and to think about
11 youth, and to think about the needs of what --
12 you know, what are people going to live like in
13 30 years from now, in 50 years from now,
14 because we know how they lived 50 years in the
15 past.

16 The other thing is that,
17 New Rochelle, we want to use, you know, the
18 waterfront. Many people will go to other
19 towns, like, you know, to Larchmont or to
20 Mamaroneck, but, wouldn't it be wonderful if,
21 you know, we could develop our waterfront, and,
22 you know, the natural resources that we have?

23 And I think we've seen a pattern of,
24 really, a sort of palpable anger here against
25 the project, but just observing all of this

PUBLIC HEARING RE. ECHO BAY / DEIS

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2 and, you know, being here for quite some time
3 this evening, it seems that so much of this is
4 not really connected to this project. I mean,
5 so many people are angry about so many things,
6 but it's just not -- so much of the anger just
7 doesn't seem related to the project.

8 So I just wanted to express that, and
9 above -- I think that, you know, as an
10 environmental professional, like Susan said,
11 this is a -- it's a really comprehensive,
12 well-thought-out design, and it's a very
13 sophisticated one as well.

14 And I hope that it is implemented,
15 and that an amiable solution can be found out
16 that's satisfactory to all.

17 Thank you.

18 [Applause.]

19 MAYOR NOAM BRAMSON: Thank you
20 Ms. Kaplan.

21 Mr. Lots.

22 JOHN LOTS [ph.]: Good evening,
23 Mayor, Council, police and fire department,
24 ladies and gentlemen, and my fellow veterans.

25 My name is Jack Lots, and I'm a past

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 commander of the Korean War veterans.

3 [Applause.]

4 JOHN LOTS [ph.]: Thank you.

5 I'm a past commander, and I love
6 being a veteran.

7 I was also the grand marshal at 210,
8 and had a great parade in New Rochelle, but
9 that was yesterday. Let's start fresh from
10 today, on.

11 I'm here tonight to represent
12 veterans that cannot speak for themselves.
13 They're still overseas, buried.

14 [Applause.]

15 JOHN LOTS [ph.]: The veterans that
16 never came home.

17 There are veterans that came home in
18 a body bag.

19 The veterans that came home, and are
20 still in hospitals and nursing homes all over
21 the United States.

22 And the veterans that came home with
23 post-traumatic stress syndrome, they need a lot
24 of help, and they're getting through life with
25 a lot of help.

PUBLIC HEARING RE. ECHO BAY / DEIS

We're here to speak for them.

Not long ago, Mayor -- oh, I'm sorry again. I'm jumping ahead here.

You -- I lost part of my sheet.

Anyhow, let me go free.

You had a celebrity here, Ray Rice. Great, great ballplayer, and he deserved the accolades you gave him. He won in the Super Bowl.

We had another mayor -- another young man, Wing [ph.], with a basketball, with hundredths of a second left.

Now I'm asking you:

Mayor, with this armory, make this your Super Bowl. Run with the ball, and bring it home for the veterans.

[Applause.]

JOHN LOTS [ph.]: For the Council, you can run with that two seconds, or one second, on the clock, and you can score.

We need that.

Mayor, this can make you one of the most valuable players.

I hope.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 [Laughter.]

3 JOHN LOTS [ph.]: Oh, I got
4 40 seconds left.

5 Anyhow, I want you to start building
6 up for veterans, and do the thing that they
7 need.

8 I don't know how many veterans are
9 here in this building group. I don't know.

10 And I didn't hear anything about a
11 percentage of apartments for veterans.

12 [Applause.]

13 JOHN LOTS [ph.]: The other group had
14 at least 15 percent.

15 I didn't hear anything, guys.

16 I hope you put this in your
17 buildings.

18 Okay?

19 Anyhow, Mayor, I just want to say
20 thank you for letting me come here tonight.

21 I want to say, God bless you, God
22 bless the Council, and God bless America.

23 [Applause.]

24 MAYOR NOAM BRAMSON: Thank you,
25 Mr. Kaplan.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 Ms. Spillane.

3 ROSEMARY SPILLANE [ph.]:

4 Rosemary Spillane,
5 26 Woodbury Street.6 What I have been thinking has already
7 been said, so let me just kind of reiterate a
8 little bit.9 They're talking about public access
10 to the waterfront.

11 Where?

12 Honestly, where?

13 This building is going from border to
14 border. You cannot depend on the armory
15 driveway.16 Let's say your plan goes through, and
17 you widen that driveway.18 Suppose there's an event going on in
19 that building. The cars are going to be coming
20 and going. People are not going to walk down
21 that driveway to get to the waterfront.22 On the other side of the building, I
23 don't know about you, but when I walk by a
24 private property -- a building, a house -- I
25 don't just walk down a driveway alongside that

PH3101

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 building.

3 People aren't going to want to walk
4 next to the building. There's got to be
5 something in the middle; some open area that
6 invites people to come into the whole property.

7 I think this property, this whole
8 building, is too big. There are too many
9 apartment houses.

10 And if you open up the waterfront,
11 what waterfront?

12 You're talking about kayaks? That's
13 a mudhole back there.

14 I haven't heard anybody talking about
15 money to dredge it out.

16 [Applause.]

17 ROSEMARY SPILLANE [ph.]: You're
18 going to take a kayak out? You're going to
19 come home at low tide?

20 You're going to be trumped up to your
21 knees in mud trying to get back from the water.

22 The pilot, we can't afford 20 years
23 anymore. The 30 years of Avalon are killing
24 us.

25 And what did they -- they promised

PH3101
(contd)

PH3102

PH3103

PH3104

PUBLIC HEARING RE. ECHO BAY / DEIS

1 retail. Really?

2 What did we get, a coffee shop in the
3 first Avalon?

4 We've got nothing yet in the second
5 Avalon, to my knowledge.

6 Trump has, what, athletic club?

7 Where's the retail we've been
8 promised?

9 We need more retail, we need less
10 apartments, and we need a smaller scale.

11 Something of a little village might
12 be a lot better, and then we wouldn't have
13 students impacting the schools. The schools
14 are overcrowded now. It's a very, very, very
15 big concern.

16 Thank you.

17 [Applause.]

18 MAYOR NOAM BRAMSON: Thank you,
19 Ms. Spillane. Our next three speakers are:
20 Larry Talt, Ron Tocci, and
21 Vince Napolitano [ph.].

22 LARRY TALT: Good evening, everybody.

23 Larry Talt/Lawrence Talt, president
24 of Lawrence Talt Realty.
25

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 I presently live in Yonkers. Been a
3 resident of New Rochelle for 56 years, so I
4 know New Rochelle.

5 I've got some major concerns, you
6 know, regarding this project.

7 I specialize in commercial
8 real estate. I've been doing it for 35 years
9 throughout the Bronx and Westchester County.
10 I've done hundreds of deals. Maybe a thousand.

11 I've probably done the most
12 commercial deals in New Rochelle, from the
13 biggest to the smallest.

14 So, here's my concerns about
15 Echo Bay:

16 If you're going to get involved in
17 real estate, you have to figure out what is the
18 highest and best use for a piece of property.

19 That's rule number one.

20 You have a city that's dying, really
21 dying. Can't pay the bills. Taxpayers are
22 getting creamed.

23 You know, so what do you do?

24 I would say the highest and best use
25 for this property is a commercial development

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 with retail and office.

3 What does the retail do?

4 And you can't fall into the past
5 mistakes and traps that you did with the
6 Capelli [ph.] projects.

7 Hell, you got 16 acres in the center
8 of downtown. 500,000 square feet we were
9 promised for retail.

10 And what did they put in? An
11 entertainment center.

12 And then the Council says: How much
13 are we going to get on sales tax?

14 And the developer says: There is no
15 sales tax on entertainment.

16 This is great, but what do you
17 expect?

18 [Applause.]

19 LARRY TALT: No one has experience up
20 here.

21 Who can deal with Donald Trumps?
22 Nobody.

23 So you people are getting creamed,
24 and creamed, and creamed.

25 What needs to be done here, is to

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 have a -- 25,000 feet of retail.

3 That's a joke.

4 That's the size of a former Grant's
5 building.

6 That's the size of the C-Town, first
7 and second floor.

8 The -- and what limitations are --
9 what are you defining as "retail"? Another
10 gym, with zero sales tax?

11 You have to have definitions for
12 "retail."

13 You're current zoning requires
14 5 parking spaces per 1,000 square feet.

15 Are they accommodating 125 spaces
16 specifically for retail, or are we going to
17 give to them?

18 Another thing is, anybody in this
19 audience, if you're going to sell your
20 property, what's the first thing you do?

21 You contact a professional and you
22 say: What do you think it's worth?

23 Where's the appraisal on this
24 property?

25 How much did they actually pay for

PH3201

PH3202

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 this?

3 Or is this another Marinaro [ph.]
4 deal, a million-dollar piece of property that
5 was given away for a dollar, because he's
6 friends with a former City Council person?

7 You people better wake up, because
8 you're getting creamed here.

9 [Applause.]

10 LARRY TALT: I lifeguard at a
11 Glenn Island for three years -- apartment for
12 three years, and Lincoln Pool for two years.

13 And I like what this gentleman said:
14 You know, you drive down Main Street, and you
15 see a tree, so you build a beach --

16 MAYOR NOAM BRAMSON: Thank you,
17 Mr. Talt.

18 [Applause.]

19 RON TOCCI: I'm Ron Tocci, and I
20 represented only this community for almost
21 37 years.

22 I'm here now trying to represent your
23 best interests.

24 This is very difficult for me,
25 because I'm very angry and I'm very frustrated,

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 and most of you know that.

3 I respect you. I believe most of you
4 have good intentions, and you want to do the
5 right thing, and you have a vision.

6 However, I'd like to just talk, very
7 briefly, about Echo Bay.

8 Number one, I look at the proposal
9 and I see the armory site decimated with
10 parking, and a green area that they propose to
11 post the housing development.

12 First of all, that was a deed with
13 covenant restrictions. It's a parcel, and I
14 don't see how you're going to break that
15 without going to Albany and asking for a
16 special piece of legislation, and by a
17 legislative fiat in both houses, you may get it
18 done.

19 It's not going to happen.

20 I was up there today talking to
21 people, and I can tell you, honestly, if you
22 think that that's going to make that project
23 work, you have another thing coming.

24 [Applause.]

25 RON TOCCI: The other thing -- the

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 other thing, I remember Abe Naperstek and other
3 people talking about how they had no interest
4 in the armory.

5 All of a sudden, we see the DEIS, and
6 it shows that they're talking about taking down
7 the annex building.

8 They keep referring to the armory
9 itself as an annex building.

10 Those two buildings are together.

11 Underneath, there's a foundation.

12 The power plant for the armory is in
13 what you call "the annex building."

14 You take that down, you might as well
15 rip the armory down so there is no armory.

16 The other thing, I'd like to say
17 that, you know, you talk about this grandiose
18 plan, water views, and so on.

19 Well, anybody that thinks they're
20 going to kayak out in that mudflat, you better
21 have a good pair of mud-shoes to get back in.

22 Now, also, nobody mentions the fact
23 that, adjacent, there's a 10-story addition to
24 the sewage-treatment plant which is a monster
25 already.

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 So, there's no view in one direction
3 for about 60 degrees.

PH3303
(contd)

4 On top of all of that, I just want to
5 say:

6 We had every intention to try to work
7 with Forest City. We know they're a good
8 organization, they've done a lot of good
9 things.

10 But this particular plan really is a
11 slap in face to the veterans.

PH3304

12 The waterfront belongs to all the
13 people in New Rochelle, and it doesn't belong
14 to people who just have the money to buy and
15 live on top of it.

16 [Applause.]

17 RON TOCCI: There is no access to the
18 waterfront.

19 If you think people are gonna come
20 and park their cars on Stephenson Boulevard,
21 Pratt, Rhodes Street, and every other place,
22 and then walk over to this narrow corridor and
23 go down and sniff the waterfront, I believe
24 that that's not going to happen.

25 [Laughter.]

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 LARRY TALT: So I would implore you
3 to at least be fair, and allow the veterans the
4 opportunity to make the presentation, which
5 most of you ignored the last time.

6 And we also engaged our -- the shop
7 architect people, the same people that helped
8 Forest City put the apartment center together.

9 So I implore you to try to be fair.

10 The veterans deserve that.

11 Thank you.

12 [Applause.]

13 MAYOR NOAM BRAMSON: Thank you,
14 Mr. Talt.

15 VINCE NABLITANO [ph.]: Good evening.

16 Vince Napolitano, 9 Fairview Place.

17 I just came from a board of ed
18 meeting. I was told that some board members
19 were going to be here tonight, representing the
20 board of education's interests.

21 I came late, so I must have missed
22 Mr. Hastie's presentation to you, and the other
23 board member, as to the boys' concerns.

24 But in any case, the board, and
25 everybody else, there was crying about the

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 budget. About 100 or so more kids in the
3 district. We're going to have larger class
4 sizes, everybody. There's going to be layoffs.

5 There was just tangential reference
6 to what's going on here tonight.

7 That's, of course, one of the
8 failings of our government.

9 I know -- I believe, Mr -- and, you
10 were on the advisory committee for the board of
11 education budget, so I guess you had a hand in
12 some of those recommendations that are going to
13 lay some people off.

14 But in any case, my concern is this:

15 When I take a look at that
16 environmental impact statement briefly, I look
17 at some of these ridiculous numbers of
18 22 projected students for those hundreds of
19 apartments.

20 And in particular, I think they said
21 there were going to be 69 two-bedroom or
22 master-bedroom apartments, you know, big
23 apartments. Only 9 students projected for
24 those two-bedroom.

25 I guess, you know, the husband and

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 wife are going to live in separate bedrooms.

3 I don't know.

4 You know, I don't want to talk about
5 my own personal situation, but, you know, the
6 fact of the matter is, you know, maybe that's a
7 new life style. You get a two-bedroom
8 apartment, but you don't have any kids. I
9 guess you have a place to hide.

10 [Laughter.]

11 VINCE NABLITANO [ph.]: But, I mean,
12 let's talk reality here, people.

13 You know, we already have an Avalon.
14 I think there's a hundred-and-something kids in
15 there now.

16 And, what was it? Nine, or eight, or
17 some ridiculous low number?

18 You guys got taken to the cleaners,
19 unless, of course, you already knew that, and
20 you took us to the cleaners.

21 [Applause.]

22 VINCE NABLITANO [ph.]: All I know
23 is, my suit hasn't been cleaned in a while.

24 So, you know, somebody ought to go
25 and help me out here with this.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 But we need a little reality check in
3 this town, folks.

4 You know, I would like to know how
5 come nobody from Forest City Ratner got
6 indicted in that Yonkers scam.

7 You know, what's going on with you
8 guys?

9 We got council people in jail, but,
10 bribes, bribes were tendered.

11 Who did the bribing, guys?

12 Anybody want to get up in their
13 likeness?

14 You know, I don't know what's going
15 on around here, but, the fact of the matter is,
16 we're going to get hundreds of kids over there.

17 We're being lied to.

18 We all know it, but the vultures are
19 here tonight.

20 So, you know, 30 years in town,
21 scratching out a living, trying to make myself
22 get by. I put on my suit, and my "Andy of
23 Mayberry" tie, hoping for justice.

24 And I just pray to God some nice
25 people, some honest people, some forthright

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 people, stand up and put a stop to this
3 insanity.

4 Otherwise, I will be one of the
5 people down there sniffing the mudflats.

6 Thank you very much.

7 [Applause.]

8 MAYOR NOAM BRAMSON: Our next three
9 speakers are: Howard Stevens,
10 Lorraine Carl [ph.], and
11 Frank Morgenthal [ph.].

12 HOWARD STEVENS: Hi, Mr. Mayor,
13 City Council.

14 My name is Howard Stevens,
15 421 Grand Boulevard.

16 I think development is good. I don't
17 think keeping the property as a waste --
18 contaminated waste yard is good.

19 Development is good. Jobs are good.

20 The retail and jobs in the
21 construction, and thereafter, is all good.

22 Tax revenue, good.

23 The problem is, if our expenses
24 exceed our tax revenue, it's a failure, and
25 that's what we can't afford.

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 New Rochelle has had too many
3 failures. We can't afford another one.

4 Our schools are more strained than
5 ever before. The class sizes are larger.

6 Their school board met tonight.
7 They're talking about cutting teachers, sports,
8 extracurricular programs; everything that made
9 New Rochelle a desirable place to live.

10 The police department is strained.
11 The fire department is strained.

12 This can't go on.

13 New Rochelle receives 90 percent of
14 its tax revenue from residential property.

15 The average in America is 44 percent.

16 We need more commercial property in
17 New Rochelle, not residential. We're just
18 exacerbating an already large problem.

19 In evaluating any project, we need to
20 make sure that it addresses the systemic issues
21 that are plaguing New Rochelle before we end up
22 sliding into those mudflats ourselves.

23 Thank you.

24 [Applause.]

25 MAYOR NOAM BRAMSON: Thank you

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 Mr. Stevens.

3 Ms. Carl.

4 LORRAINE CARL [ph.]: Lorraine Carl,
5 43 Belmont Avenue, and I'm proud to say I live
6 in the east end, the side of New Rochelle that
7 we're just waiting for Forest City to make
8 better.

9 I would just like to know if
10 Forest City has ever walked our streets,
11 because the plan that they have put forward, as
12 far as coming out of Forest City, is not going
13 to work.

14 We have enough lights on
15 Huguenot Street. We have enough lights on
16 Main Street.

17 And I would like that to be
18 addressed, or maybe have it a little bit more
19 detailed.

20 And if I were Forest City, I would
21 put more retail in there, because we only have
22 two empty stores on my end of town.

23 And I think we're supporting most of
24 New Rochelle, with our two large grocery
25 stores; up and down Huguenot Street, the car

1 PUBLIC HEARING RE. ECHO BAY / DEIS

2 showrooms, and restaurants galore.

3 And for those of you who do not know,
4 who have no idea about our waterfront, we do
5 have waterfront.

6 It's Hudson Park. It's Davenport.
7 It's Fire Islands.

8 Where Forest City wants to build is
9 not waterfront.

10 It is not waterfront.

11 And I really think you have to think
12 about this construction. And I see there are
13 lots of young people that want jobs.

14 They could be refurbishing the
15 armory.

16 [Applause.]

17 LORRAINE CARL [ph.]: If any of you
18 have ever gone to Saint John the Divine, they
19 have a work program there that taught young
20 people the trades.

21 And, yes, these young people should
22 learn trades because we're losing it as we
23 speak.

24 And as far as having children in that
25 building, the south-end schools are not going

PUBLIC HEARING RE. ECHO BAY / DEIS

1
2 to be the only schools that suffer.

3 These children will be applying to
4 Barnard, they will be applying to Webster, and
5 then they will be going to Albert Leonard,
6 because, unfortunately, the real estate agents
7 in New Rochelle do not push the east end.

8 If a person comes to the east -- to
9 New Rochelle with young children, and they go
10 to a real estate agent, and they say they want
11 to buy a home, they are always shown homes in
12 the north end.

13 We do have wonderful schools.

14 Whether we're upper-middle class or
15 not, we have great schools in New Rochelle.

16 Let's keep it that way.

17 And let this project not sacrifice
18 our future, and the future of our children.

19 Thank you.

20 [Applause.]

21 MAYOR NOAM BRAMSON: Thank you,
22 Ms. Carl.

23 Mr. Morgenthal.

24 FRANK MORGANTHAL [ph.]: Good
25 evening, Mr. Mayor, members of the Council, and

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2 most importantly, my fellow citizens, the
3 people that this is all about.

4 My name is Frank Morgenthal. I live
5 in Hawthorne, New York.

6 I'm the commandant of the
7 Westchester County detachment of the
8 Marine Corps League, and I'm here tonight to
9 support my fellow veterans in their opposition
10 to this Echo Bay project.

11 And just a quick note, because I
12 heard it brought up a few times tonight, in
13 talking about this beautiful waterfront.

14 Any of my brother Marines here
15 tonight?

16 UNKNOWN SPEAKER: Yes, sir.

17 FRANK MORGANTHAL [ph.]: Anybody go
18 through Paris Island?

19 UNKNOWN SPEAKER: Yes sir.

20 FRANK MORGANTHAL [ph.]: Remember the
21 beautiful waterfront we had there?

22 UNKNOWN SPEAKER: Yes, sir.

23 FRANK MORGANTHAL [ph.]: We called it
24 "a swamp."

25 UNKNOWN SPEAKER: Yes, sir.

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2 FRANK MORGANTHAL [ph.]: It looks a
3 lot the same.

4 UNKNOWN SPEAKER: Oorah!

5 FRANK MORGANTHAL [ph.]: Anyway, you
6 know, we've been over this issue, time and time
7 again.

8 The City continues to dismiss the
9 veterans' proposals, but they jump at the ideas
10 of any developer that happens to blow through
11 town.

12 Remember one thing: The veterans are
13 the only group involved that's not looking to
14 make a profit off of this project.

15 [Applause.]

16 FRANK MORGANTHAL [ph.]: They simply
17 want to make things better for there community,
18 and they have throughout their lives in their
19 service to their country.

20 Their plan will serve to improve the
21 quality of life for many groups: children,
22 seniors, and others. The entire community.

23 And, again, they're not looking to
24 get rich off of this project as most others
25 are.

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2 Mr. Frank Gucci [ph.], I believe, if
3 I'm not mistaken, brought a motion up earlier
4 today, to allow the veterans to present their
5 proposal to the people here tonight.

6 Couldn't get a second from anybody on
7 that Council.

8 That's a disgrace.

9 These veterans deserve better, and
10 these veterans deserve your respect.

11 [Applause.]

12 FRANK MORGANTHAL [ph.]: Now, I would
13 like to touch on something else.

14 Forest City Ratner has a history.

15 Mr. Parenti referenced it before.

16 I'm a former residence of Yonkers,
17 very familiar with the Ridge Hill project which
18 they developed.

19 A lot of problems with that.

20 And another gentleman asked about,
21 Who made the payments?

22 Well, just so you know, that
23 investigation is not over by any stretch. It's
24 ongoing.

25 And, we know Ms. Annabi is now up in

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2 Danbury in federal prison. She made the deal,
3 made the vote on her council, okay, for a
4 price.

5 "For a price."

6 And she's now doing six years in
7 Danbury federal prison.

8 Mr. Gerris [ph.], the gentleman who
9 carried the money, and can tell you who paid
10 him -- but he won't yet, but he will soon --
11 okay, he's doing fours years now in
12 Pennsylvania in a federal prison.

13 So, you know, these gentlemen may be
14 fine gentlemen.

15 Their company, though, has a history.
16 It's not a good one.

17 I would be very, very careful, if I'm
18 a Council member, and I'm going to do business,
19 I would make sure all the I's are dotted and
20 the T's are crossed, because, you know, there
21 are a lot of people who thought they were
22 untouchable, elected officials, who were around
23 for a lot of years.

24 Maybe the name, Vinny Leibel [ph.],
25 might ring a bell.

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2 Vinny's in federal prison now.

3 Nicky Spano just went back.

4 So anybody on that board that thinks
5 they're untouchable, think again, because those
6 guys were way, way above you, and much better
7 connected.8 So, again, before you make a vote on
9 this issue, I would advise you to think very,
10 very carefully, and where you'd like to spend
11 your next five to ten.

12 Thank you very much.

13 [Applause.]

14 MAYOR NOAM BRAMSON: Our next
15 speakers are: Julia Cost [ph.],
16 Matthew Rooney, and James Kaplan.17 JULIA COST [ph.]: Mr. Mayor, good
18 evening, City Council.19 My name is Julia Cost, and I reside
20 at 39 Emerson Avenue.21 My apologies if I am echoing any of
22 the previous speakers. I arrived late, as I
23 also attended the high school, the board of
24 education meeting tonight.

25 While there, we heard that the

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2 budget -- the school budget, as proposed and
3 reviewed this evening, reflects proposed
4 personnel/teaching cutbacks of 8 in the
5 high school, 9 in the middle schools, and
6 16 teaching positions in the elementary
7 schools.

8 Class sizes will be increased, grade
9 sections will be decreased.

10 And there is a proposed cut, this
11 evening, of 10 percent to our award-winning
12 athletic and extracurricular programs.

13 As a parent of two young boys in the
14 New Rochelle school system, I'm exceedingly
15 concerned about the overcrowding in our
16 schools.

17 It would be directly impacted by an
18 Echo Bay project.

19 Our taxes continue to rise, our
20 services continue to decrease, and we as
21 parents are continuously asked to provide more
22 and more for our children in the school
23 buildings.

24 I was greatly heartened to see
25 Mr. Frank Trangucci, president at the board.

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2 I'm one of many parents in the
3 Trinity school system; one of many parents in
4 the Isaac Young system.

5 I just ask you to please reconsider
6 before you make any vote, make any final
7 decision: How many children are actually going
8 to be coming into this school system with the
9 development of this project?

10 We've heard many people talk about,
11 write about, what happened with Avalon.

12 Please don't make this our next
13 Avalon.

14 Please don't make me have to explain
15 to my boys, why they can't play baseball or why
16 they can't play soccer, why they can't continue
17 in the Kaleidoscope Program, because we are
18 being cut back here, and cut back there.

19 They don't have a voice.

20 I'm their voice. I'm here on behalf
21 of them tonight.

22 And I ask you to, please, please take
23 them into consideration.

24 They are the littlest ones, they are
25 the quietest ones, but they are the ones who

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2 are going to be most severely impacted by
3 whatever happens with this decision.

4 Thank you.

5 [Applause.]

6 MAYOR NOAM BRAMSON: Thank you,
7 Ms. Cost.

8 Mr. Rooney.

9 MATTHEW ROONEY: My name is
10 Matthew Rooney. I live at 55 Decatur Road in
11 the south-end neighborhood, right across the
12 street from the development.

13 I don't envy the position that the
14 Council is in, because what -- it seems like
15 what you have is a situation of: Is something
16 is better than nothing?

17 You guys have come down the road with
18 this development a long way. There's a lot of
19 issues to it, and there's a lot of pieces to be
20 considered.

21 I think the forward-thinking among us
22 understand that developers will get incentives.
23 All developers are incentivized.

24 And I also think that if we're going
25 to incentivize somebody, I would rather

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2 incentivize or finance a developer like
3 Forest City.

4 However, their past needs to be
5 answered for, both here, and some of the stuff
6 that they did in Brooklyn.

7 I don't like the fact that what they
8 say is taken as fact.

9 The people that were endorsing this
10 development here today, we're talking about a
11 boat ramp, a non-motorized boat launch.

12 They weren't from here, because
13 anybody that's from here, and anybody that
14 lives here, knows that that's not possible in
15 that area. Okay?

16 [Applause.]

17 MATTHEW ROONEY: If we could talk
18 about -- if we could talk about what's going on
19 on our side of the city, and we could say that
20 we have some issues there, as it pertains to
21 the quality of the waterfront, and some
22 pertaining to the schooling, and we could say
23 that we're going to address those issues and
24 hope that this development tries to fix them,
25 then I'm willing to listen to it.

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2 But I'm not so certain that what we
3 have here today is that.

4 I have -- I haven't seen a single
5 person, that is affected, that lives in that
6 general area, that's supporting the
7 development.

8 And that concerns me.

9 The support is coming from elsewhere.

10 [Applause.]

11 MATTHEW ROONEY: I'm not sure where
12 you guys have come as far as dredging. I know
13 that it's a very expensive project.

14 And I know that the people in my
15 neighbor were very excited about the original
16 plan, because it was going to include dredging,
17 and it was going to restore that for us.

18 The area down there at low tide is
19 horrible.

20 With all that said, I have to be
21 honest, and say, I'm not really certain where I
22 stand on this, because my neighbors, for
23 decades, have been looking back at something
24 that is a complete eyesore, and that's
25 horrible, and the area needs to be developed.

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2 Fortunately, our trust is in your
3 guys' hands, and we trust you to make the right
4 decision, and we ask that you take all into
5 account.

6 Every development that comes, no
7 matter where it is, promises more jobs, and
8 young professionals.

9 It's my opinion, that I don't think
10 that young professionals are going to move to
11 studios in the suburbs.

12 They might.

13 Forest City probably knows that
14 better than I do.

15 But I ask that you guys develop this,
16 responsibility, because we have one shot at it,
17 okay, and we trust that you make the right
18 decision.

19 Thank you.

20 [Applause.]

21 MAYOR NOAM BRAMSON: Thank you,
22 Mr. Rooney.

23 Mr. Kaplan.

24 JAMES KAPLAN: My name is
25 James Kaplan. I'm a lawyer, and sometimes a

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2 story writer, and I've lived in New Rochelle
3 for 30 years. I've had four children come
4 through the schools, many of whom still live in
5 our house on 191 Barnard Road.

6 It seems to me, a lot of the
7 discussion has been about the veterans, and how
8 this -- is this going to create a problem?

9 But, it doesn't look at the broad
10 picture.

11 To me, the city of New Rochelle needs
12 a waterfront. The waterfront is the guts of
13 any city, or should be.

14 And our waterfront has not been
15 developed the way it should, like many
16 waterfronts here in New York State.

17 It's time that we had some waterfront
18 development that would develop the water, and
19 take us out to the water the way it was in the
20 nineteenth century; not the way it was in the
21 twentieth century.

22 Now, this project may or may not be
23 the best project, but it's certainly
24 "a project."

25 And it's a project to push the -- as

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2 I understand it, it's a project to push the
3 city and its waterfront forward; and,
4 therefore, it seems to me that we should
5 support it.

6 With all due respect to the veterans
7 and people who were there, what about the
8 children?

9 What about my children who are in
10 their twenties who want to live here?

11 One of them spoke earlier today.

12 How are we going to -- it seems to me
13 we have to have a vision of the city of
14 New Rochelle, and a vision of our waterfront.

15 Now, there's been talk about
16 Forest City Ratner.

17 I can tell you, I don't know every
18 project they've done, but when I was -- I
19 was -- 25 years ago, I was the tax counsel in
20 the New York City law department, and I worked
21 on their early projects in Brooklyn,
22 particularly the Morgan Stanley building, and
23 some of the other buildings.

24 And I can tell you, when we began,
25 people used to say there was no decent neighbor

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2 in Brooklyn.

3 Today I once heard somebody say:
4 There isn't a bad neighborhood in Brooklyn.

5 I think we need this kind of
6 development to develop the future of this city,
7 for a young people, and for the whole city.

8 And, therefore, I urge the Council to
9 try to make this the best project it can be,
10 but to push it forward.

11 Let's not look backward.

12 Let's look forward to what the city
13 could be, and the waterfront should be.

14 And that's really what my children
15 want; and, hopefully your children will too.

16 Thank you.

17 MAYOR NOAM BRAMSON: Thank you,
18 Mr. Kaplan.

19 There are no additional registered
20 speakers for this public hearing; and,
21 therefore, I will call it to a close.

22 Now, we still do have citizens to be
23 heard, and we have quite a few speakers for
24 that segment of our public hearing, but I do
25 want to take a brief break.

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2 And those of you who came here
3 specifically to address Echo Bay, if you would
4 like, you can certainly excuse yourselves.

5 You are also quite welcome to stay,
6 for citizens to be heard, if you'd prefer to do
7 that.

8 So, we'll take a two-minute break.

9 Cameras will be turned off, and then,
10 two minutes, we will come back on and we will
11 resume with the program.

12 Thank you.

13 * * *

14 THIS IS TO CERTIFY THAT THE ABOVE TRANSCRIPT IS A
15 TRUE AND ACCURATE TRANSCRIPTION OF MY STENOGRAPHIC
16 NOTES.

17
18 -----
19 ERIC M. SANDERS
20 Senior Court Reporter
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