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

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

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

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

And in that spirit, I will invite the representatives from Forest City Residential. I see Mark Weingarten to address us and offer the presentation of which I just spoke.

MR. WEINGARTEN: We're going to hand
out the PowerPoint copy. If you would like, you can use this.

Thank you.

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

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

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

I'm joined this evening by the people at Forest City: Abe Naperstek and Jonathan Gerkman [ph.], as well as our
engineering planners at Divney Tung Schwalbe, you'll hear shortly from Andy Tung, and Lisa Baker is here as well.

Briefly, the site is currently, and has been for quite some time, contaminated and entirely inaccessible to the public. Inappropriate waterfront uses dominate the site.

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

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

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

First of all, we're cleaning up the waterfront, and we're creating a public park with over five acres, with a waterfront promenade;
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
along Main Street which will enhance the walkability of the general area, and, again, opening up the sight views to the water which had been blocked to date.

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

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

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

It's important to note, that out of the 285 units, 71 are studios, 137 are one-bedrooms -- we don't anticipate very many
school children at all -- and 77 two-bedroom. No threes, no fours.

In addition, there will be revenues, such as library tax, residential refuse fee, utility taxes, and, of course, sales taxes which the City benefits from the retail space. Finally, there will be construction jobs. We need those.

There will be permanent jobs.

There will be resident shopping, as we said, and being a part of your city. Finally, as we mentioned, this has now been right-sized. Echo Bay, the project has now been designed and scalable.

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

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

MR. TUNG: Thank you, Mark.

Thank you, Mark.

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

[Start of PowerPoint presentation.]

MR. TUNG: First slide, please.

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

Next slide, please.

The other important component of the -- or, section of the DEIS is something...
PUBLIC HEARING RE. ECHO BAY / DEIS

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

Next slide.

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

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

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

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

Next slide.

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

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

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

In order to create that waterfront access and that waterfront open space, we need to first stabilize the shoreline itself, which has, if you've been in this area, or you've seen this area from the south, has been -- has fallen in, in many areas. It's deteriorating and eroding, and must be stabilized structurally, first, with a combination of RipWrap, bulkhead, and a new wetland planting shelf that we're proposing along the south
After that stabilization, we can create both an esplanade, which is connoted by this tan line that wraps around the shoreline, as well as a landscaped open space either side of the promenade, for people to engage in various types of activities.

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

Next slide.

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

You can see the stabilized shoreline. You can see the walkways and the landscaped areas.

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

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

You can see here the armory
barrel-holding building on the left, as well as
the four-story mixed-use Forest City building
that Mark described.

Connections are also an important
component of this project; connections for
now, and for the future.

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

Next slide, please.

Now, let's talk about the building.

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

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

That mix of one-bedroom, studio, and
two-bedroom apartments have been analyzed in the DES -- DEIS, in terms of all of their potential impacts on the city and its services, and others elements of the neighborhood.

Next slide, please.

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

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

This is standing in the island in front of the armory, looking east, along the face of the building; three stories of residential above; a mix of brick, metal panel, and glass, to reflect the combination of commercial, with residential above, in a waterfront location, with special design elements at the corners and at the end of the building, to raise up and mark the presence of this building along Main Street.
The creation of that streetscape, putting the building right up on the public sidewalk, and having store windows that people will walk along and be interested in looking into, we feel is very critical to establishing a presence in this location.

Next slide, please.

I talked about connections.

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

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

That will lead to a public parking area in the center of the armory site, to be constructed by Forest City, that will serve, initially, for public access to the open space through a pathway that connects down to the waterfront promenade. So you can drive in, park in this area, and walk down, have access to the promenade.
In the future, for whatever program use goes into the armory, that parking can also be shared for that use.

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

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

So, we have shown landscaping along the cliff.

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

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

In order to make this a true invitation to Echo Bay, we felt it important that there be two-way access, both in and out
of the site.

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

Next slide.

That improvement consists of:

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

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

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

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

The top level will be used as an access off of Armory Place.
The other level, the lower level, is access off the former driveway to the DPW Yard -- or, to the current driveway to the DPW Yard, which will be improved, and provide access to that lower level.

Next slide, please.

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

Next slide.

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

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

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

And at the top here, looking at the site, and looking across Main, the DPW buildings, from Stephenson Boulevard.
And what we've done, is to drop the building -- a 3D model of the building, scaled down to fit into the photograph, into those locations, so you can see what the view would be from all those vantage points.

Next slide, please.

Oh, can you go back for just a second?

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

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

Next slide.

This again shows an existing condition.

This is a view of the armory annex building, the two-story annex building, connected to the barrel-hold of the armory to
the right.

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

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

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

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

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

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

You can see the annex building here, and it's been removed here. The tower and the barrel-hold of the armory remain.
And in doing so, you're able to open up that corridor -- that view corridor, and provide for a landscaped boulevard that's a little bit more inviting than the condition without the annex remaining in place.

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

That's it?

Thanks a lot.

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

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

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

I know the Council has that letter in hand.

And now I can move on to our registered speakers, the first being,
PUBLIC HEARING RE: ECHO BAY / DEIS

James O'Toole.

Mr. O'Toole.

JAMES O'TOOLE: Again, good evening;

James O'Toole.

This plan all sounds good.

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

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

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

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

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

I think you guys should pay for it.

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

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

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

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

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

[Applause.]

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

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

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

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

I mean, come on!

[Applause.]
JAMES O'TOOLE: I'm sure somebody, one of your ancestors, were a veteran of war. Support us, and we will support you, but don't tried to take something for nothing from this city, 'cause we're sick of giving free deals.

As residents, we are sick of it.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you Mr. O'Toole.

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

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

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

Go ahead, Mr. Cox.

ROBERT COX: I contend that Forest City should agree to pay taxes based on the actual number of students from the
development enrolled in the New Rochelle public schools, because the school district will incur the costs of these students for decades, regardless of any projections, predictions, or forecasts made today.

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

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

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

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

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

For the Mayor, there can be no principle disagreement with him on this issue,
just superstition and political gamesmanship.

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

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

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

The Mayor wants facts? I have some.

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

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

It is a fact that, under the current deal structure, the district will bear the full
cost of every student above twenty-two.

Forest City will seek a 20-year tax abatement.

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

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

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

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

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

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

It is a fact that the cost of educating the Avalon students makes up 65 percent of the $3.9 million increase in this
year's school budget.

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

Mr. Mayor, I agree.

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Cox.

Ms. Mignone.

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

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

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

I'm thrilled that Echo Bay is going to generate a bike and walking paths, affordable and luxury housing, and construction and retail jobs.
Our waterfront is such an asset and so underutilized.

I think Echo Bay is going to be beautiful, and the people who live near it are going to like seeing their property values rise.

And, ultimately, I believe that opening up that part of East Main Street to the water is going to create a ripple effect that will carry apartment dwellings, restaurants, and service businesses back downtown.

I support this project for New Rochelle, and I'm really looking forward to using it.

[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
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
in doing so, we need places where they want to be.

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

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

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

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

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Brett.

Our next three speakers are:

Alexi Brock, Byron Gray, and
Joanna Schaumburg [ph.]

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

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

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

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

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

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

My son Max has been in the system...
now, from K through 8.

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

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

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

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

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

In the past 10 years, my home taxes
have doubled. My taxes are now, currently, 20 percent of my salary. My raise has consistently been half or less of my tax increase, so I've now been taxed out of my home.

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

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

Thank you for your attention in this serious matters.

[Applause.]

BYRON GRAY: Good evening,

Mayor Bramson, and City Manager.

I'm here --

My name is Byron Gray,

219 Sickles Avenue.

I'm here to speak as the UFFA president and spokesperson, and, I have some comments that I want to go on the record with
about the impact of the Echo Bay.

Section 4, the study states:

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

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

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

The study also states:

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

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

The fire department indicates the cumulative impact of overall development in the
Station 1 area would increase the need for increased department resources.

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

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

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

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

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

If this were to occur, the north-end
coverage would regularly be affected by this development.

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

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

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

We can't reduce the call volume.

It's more people -- as Mr. Weingarten stated, it's more people, it's just more problems.

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

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

You cannot have it both ways.

I appreciate some decisions made recently to bolster our staffing with the
PUBLIC HEARING RE. ECHO BAY / DEIS

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

And those were wise decisions.

I hope you can continue to make more wise decisions.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Gray.

Ms. Schaumburg.

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

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

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

And, again, the overcrowding is definitely a problem.
A few of the things that I have issues with, when I was looking over the DEIS, is the parking situation.

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

That's 285 units.

To me, that's not enough parking.

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

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

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

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

Just like the water-treatment plant,
they're parking in my neighbor, in front of my house.

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

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

And the only solutions that the City has found for that, is removing parking spots. And that has impacted people going to church on Saturday mass and Sunday mass. There's not enough parking spots on Petersville Road.

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

My husband has e-mailed you numerous times about that.
PUBLIC HEARING RE. ECHO BAY / DEIS

at also during the construction phases.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you,

Ms. Schaumburg.

Our next three speakers are:

Deidre Polow, Jeffrey Hastie, and

Mary Jo Jacobs.

DEIDRE POLOW: My name is

Deidre Polow, 150 Woodlawn Avenue.

Tonight I am speaking as the

vice president of the New Rochelle Board of

Education.

On behalf of our board, we appreciate

this opportunity to be heard on the important

subject of the DEIS for the proposed Echo Bay

Redevelopment Project.

As I believe you are aware, the month

of March is when our board reviews the

superintendent's preliminary school budget, and

the board president and the remainder of the

board are, at this moment, engaged in a

budget-review session at New Rochelle

High School.
The board of education has always supported economic development in our great city.

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

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

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

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

First, without debating the methodology or reliability of the Rutger's model, or whether it might be the best model
for determining the number of school-aged children in a housing complex, the figure that emerges is just an estimate.

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

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

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

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

Second, while the stated figure of $17,500 per pupil, for the amount of school tax to recapture, might be adequate for the
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.
My name is Jeffrey Hastie. I live at 254 Beechmont Drive.

I too am representing the school board of New Rochelle.

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

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

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

As members of the board of education and the school district administration, we
remain willing and ready to discuss these concerns further as the City Council deems appropriate.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Hastie.

Ms. Jacobs.

MARY JO JACOBS: Good evening. My name is Mary Jo Jacobs. I live at 33 Bon Air. I am in support of the Echo Bay development.

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

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

I'm glad to know that the methodology
used to project total number of students in our public schools is a different model -- or, a specific model of the Rutger's model, which is different from what was used when the outline was projected, and that the pilot agreement will cover the costs of those students.

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

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you Ms. Jacobs.

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

ROBERT MCCAFFREY: Robert McCaffrey,

157 Mount Joy Place, New Rochelle.
The City Council, having voted to accept the document at the February 12th meeting, the DEIS was not available until the afternoon of February 22nd, again, a Friday afternoon.

If you're asking for a public hearing, where is the detail? Why is it always to follow or will be posted on the City website? Why is it that the content is produced several days later, shortening the time for the public to review the details?

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

Echo Bay project area consists of about 10 acres.

Back in 2008, Forest City Residential proposed to develop, rezone, 26 acres. Delay and extensions ensued. Good profit is chosen, the deal falls through. How can a project go from 26 acres to 6?
The developer for the armory backs out. No new developers are given a chance to submit proposals.

Council, the process is flawed. And for that reason alone, the developer and the DEIS should be in question regardless of content.

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

If you steamroll the entire area and plant grass, that would be an improvement. And I'm being sarcastic on that.

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

[Applause.]

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

You only get one chance.

Take the time, a new direction -- a new direction does not have to take long for this area to be developed and moved forward.
It just needs to be handled the right way. Now is a new season of possibilities and promise upon us. There's much more we can do by enhancing partnership with community throughout the region.

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

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

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

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

I can't handle it anymore.

Thank you.
Mr. McCaffrey.

Mr. Landrine.

TORYN LANDRINE: Good evening.

I'm Toryn Landrine, 361 Main Street.

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

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

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

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

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

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

Youths, ages 17 to 24, my peers, occupied, and working, and being part of a waterfront development that could impact our
lives in a major way.

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

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Landrine.

Mr. Ravitz.

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

My name is John Ravitz. I'm the executive vice president and chief operating office for the Business Council of Westchester. The Business Council of Westchester is the county's largest and most influential business membership organization that works to enhance wealth, profitability, and economic opportunity for all its Westchester County
members by helping them market, learn, advocate, and grow.

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

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

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

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

One of the top-priority projects to
receive funding from the Mid-Hudson Regions Economic Development Council last December, was the Echo Bay development -- Redevelopment Project, which was awarded $1.5 million to the city of New Rochelle, to transform presently underutilized and industrial land on the Long Island Sound into a vital mixed-use community, with public open space, housing, and shopping.

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

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

- Improve key regional infrastructure to make the region more business-ready;
- Foster housing investment to attract jobs to the region;
- Create construction jobs, and support overall health of the regional economy to a vibrant housing market;
- Support the revitalization of our 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
economic benefits to the city that cannot be overlooked, including the construction -- the contributions it will bring to the city's long-term tax base, new construction jobs, and permanent service jobs, with the creation of new restaurants and stores, which will help increase the taxes for the city's revenue.

Thank you.

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

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

ADAM EAGLEBURG: Distinguished members of the City Council, I'm here to -- Adam Eagleburg, 550 Forest Avenue.

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

The draft environmental impact statement shows an astonishing $20 million in tax abatements given to the developer over a period of 20 years.
Most of that will come out of the hide of our schools.

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

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

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

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

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

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

Economic developments are supposed to provide positive economic benefits to the
Not only will Echo Bay not pay a fair market rate of taxes to the school district, but it will add children to the system causing a net economic loss on day one.

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

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

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

We will get one shot to develop this property appropriately. Once that deal is done, it's done, and we will have forever lost the opportunity to develop one of our hidden jewels in a way that provides tangible economic
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
with, and we're turning it into a construction-program building.

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

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

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

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

This job is about a lot more than
taxes and everything that you guys thinks it's about. It's about giving your community a chance to prove what it can do to you.

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Rhett.

Mr. Morgan.

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

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

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

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

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

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

(Some audience members stand.)

CHARLES MORGAN: Thank you.

Let's give them a round of applause.

[Applause.]

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

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

So each and every one of these
individuals, after they complete the program, will be able to work as a laborer, as an electrician, as a plumber.

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

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

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

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

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

And I think Echo Bay will be the hand
that extends to them to achieve that goal.

Thank you very much.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Morgan.

Our next speakers are:

Rhonda Hamilton, Eileen Taus, and Jason Klein.

Ms. Hamilton.

RHONDA HAMILTON: Thank you, Mr. Mayor.

My name is Rhonda Hamilton.

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

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

I am for the Echo Bay project.

And I agree -- so I'll be brief -- I agree with much of what was said by those who came before me, but one of the things that I
would like to say is, I find it really sad, as a retailer, that the community, it has to leave New Rochelle to purchase a gift.

[Applause.]

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

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

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

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

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Hamilton.

Ms. Taus.

EILEEN TAUS: Good evening, all.

My name is Eileen Taus. I live at 15 Leffingwell Place.

I've been a real-estate broker for
PUBLIC HEARING RE. ECHO BAY / DEIS

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

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

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

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

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

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

E.M. SANDERS, SR. COURT REPORTER
(914) 824-5763 / EMSREPORTER@YAHOO.COM
The waterfront area, which in my opinion, is New Rochelle's strongest asset, will be accessible to New Rochelle residents, and is a strong selling point for attracting newcomers.

I would love to live in this project.

Okay?

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Taus.

Mr. Klein.

JASON KLEIN: Good evening.

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

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

providing significant -- sorry -- public access
to Long Island Sound.

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

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

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

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

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

Increased public access to the

E.M. SANDERS, SR. COURT REPORTER
(914) 824-5763 / EMSREPORTER@YAHOO.COM
waterfront is something that FCWC has advocated throughout our history. We feel that a proposed walkway can provide eventual links to exiting waterfront parks, and can provide even greater access to the beauty of Long Island Sound to all of Westchester County's residents.

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

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

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

[Applause.]
MAYOR NOAM BRAMSON: Thank you very much, Mr. Klein.

Our next three speakers are:

John Delois [ph.], Peter Parenti, and James Warren.

Mr. Delois.

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

John Delois, 41 Pratt Street.

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

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

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

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

There will be a marked effect on the lifestyle, environment, and property values of
an overridden shadow.

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

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

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

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

Construction parking and post-build-out parking concerns have not been
addressed.

If the place is very successful, there just isn't enough parking for all these people to come down here and enjoy the place. And with the schools, whatever metrics were utilized to define the magic number of "22" students is purely speculation. It's a guide, and nothing more.

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

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

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

Now is the time to claw back the
economic loss to our schools because it cannot be done retroactively.

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

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

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

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

I would hope these issues get the proper evaluation.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Delois.

Mr. Parenti.
PETER PARENTI: My name is Peter Parenti. I reside at 95 Brookside Place here in New Rochelle. I'm a lifelong resident. I'm the president of the United Veterans Memorial and Patriotic Association of New Rochelle; -- 

[Applause.]

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

[Applause.]

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

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

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

And, speaking of saving the armory,

and I use this --

Can I use this? Do you mind?

-- the armory, back here, all this green, is all belong to the armory.
This parking lot, all belongs to the armory.

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

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

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

[Applause.]

PETER PARENTI: We're sick of it.

We're sick of it.

[Applause.]

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

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

Okay?

You're going to have been all these people in the schools, and the schoolteachers are going to be on the same stressful level as
the police department and the fire department, because there's not enough money, because of you, Mr. Mayor.

[Applause.]

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

[Applause.]

PETER PARENTI: You're giving away the city.

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

It's sickening.

[Applause.]

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

So those are the people that the Mayor likes to take contributions from. Those are the people that the Mayor likes to do business with.
And you know what? I wouldn't do business with these people. You might as well do business with the mafia.

[Applause.]

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

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

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

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

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

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

I think, when Echo Bay is done, New Rochelle is going to be back on the map,
and we're going to like it.

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

    Thank you.

    [Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Warren.

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

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

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

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

    Before I moved here, actually, I
lived in Manhattan, since I immigrated here as
a student. And I moved to Yonkers, on a
month-to-month lease, because I wanted to find
a permanent place.
I'm very happy I've been a resident since 2009 in New Rochelle.

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

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

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

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

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

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

MAYOR NOAM BRAMSON: Ms. Manning, if
you could suspend just a moment?

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

Thank you, Ms. Manning.

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

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

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

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

And I also ask, why can't we have more restaurants here, so that we can -- you know, New Rochelle can be benefited. And I think the project also helps strengthen local economy.

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

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

[Applause.]

MAYOR NOAM BRAMSON: Thank you very much.

Ms. Freh.

ELIZABETH FREH [ph.]: Good evening. I'm Elizabeth Freh. I live at 17 Eck Place in New Rochelle.

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

The building of new residential and
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.
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.
PUBLIC HEARING RE. ECHO BAY / DEIS

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

Thank you.

Good evening.

My name is Derrick Williams, 10 Hemingway Avenue.

I'm the executive director for National Builders Association.

I support the Echo Bay project.

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

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

I got sick from working over there.

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

If we don't do nothing, everything's going to stay the same.
Our schools are going to grow no matter what we do. People have kids, communities grow, people move, people retire. It's a constant change.

So, I support the project.

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

My main concern is, that they have some kind of contract agreement. That way, they use the community and employ the community for the jobs that they're going to be bringing here, and not just bring their own people in. That way, we can benefit from it. That way, our kids and programs can benefit from the construction projects and jobs.

We had the same agreement up at

E.M. SANDERS, SR. COURT REPORTER
(914) 824-5763 / EMSREPORTER@YAHOO.COM
Hardly Park when they did that project. They only took five or six kids.

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

Just like there's a lot of unemployment within the community with itself, from people that do the same trades and associations, so they can pick from our community workforce first before they go outside. Sort of like the unions, sort of liked the PAL, it's what everybody else does. We need to protect our job forces here.

What else is there?

There should be some kind of compliance officer that's put into place to oversee this, to make sure that that happens. And it's just not -- before any shovel goes into the ground, we need to have an understanding with the developers and with the
contractors that some kind of compliance
officer will work with the developer, that's
going to be in place.

Otherwise, we shouldn't support the
project.

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

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

We walk Glenn Island every day.

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

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

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you,
Mr. Williams.

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

Honorable Council members, Mayor:

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

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

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

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

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

Is this a reference to an earlier comprehensive plan?

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

What zoning changes are needed?
People living in the east end of the city deserve to have reasonable assurances that their neighborhood will be stable.

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

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

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

And there is a lot of money involved here.

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

That's really a very key question.

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

They claimed they will not guarantee
PUBLIC HEARING RE. ECHO BAY / DEIS

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

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

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

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Godfried.

Ms. Newman.

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

My name is Susan Newman, 618 Forest Avenue.

I'm an environmental lawyer -- environmental and insurance lawyer, and I'm very familiar with the Echo Bay site, and I
want to strongly support the redevelopment plan as outlined in the DEIS.

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

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

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

However, nothing came of our efforts because that was long before the enactment of the New York State Brownfields Law, which made brownfield redevelopment much easier through liability relief and tax credits to finance
PUBLIC HEARING RE. ECHO BAY / DEIS

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

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

It's a very thorough DEIS.

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

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

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

The areas of concern have been identified in Phase 1.

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

E.M. SANDERS, SR. COURT REPORTER
(914) 824-5763 / EMSREPORTER@YAHOO.COM
PUBLIC HEARING RE. ECHO BAY / DEIS

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

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

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

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

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

The engineering controls for Echo Bay will include a sublathe.

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

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

[Applause.]

MAYOR NOAM BRAMSON: Our next three speakers are: Oliva Kaplan, John Lots [ph.],
and Rosemary Spillane [ph.].

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

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

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

Our -- you know, we want -- this is the type of land use that we would want for New Rochelle. It represents, you know,
different things; so, a vision for future.

And -- so, you know, this

beautification, that access to the
Long Island Sound, this is the type of
development and the type of vision that we
would like for New Rochelle.

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

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

And I think we've seen a pattern of,
really, a sort of palpable anger here against
the project, but just observing all of this
and, you know, being here for quite some time this evening, it seems that so much of this is not really connected to this project. I mean, so many people are angry about so many things, but it's just not -- so much of the anger just doesn't seem related to the project.

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

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you Ms. Kaplan.

Mr. Lots.

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

My name is Jack Lots, and I'm a past
commander of the Korean War veterans.

[Applause.]

JOHN LOTS [ph.]: Thank you.

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

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

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

[Applause.]

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

There are veterans that came home in a body bag.

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

And the veterans that came home with post-traumatic stress syndrome, they need a lot of help, and they're getting through life with a lot of help.
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.
[Laughter.]

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

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

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

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

[Applause.]

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

I didn't hear anything, guys.

I hope you put this in your buildings.

Okay?

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

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

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Kaplan.
Ms. Spillane.

ROSEMARY SPILLANE [ph.]:

Rosemary Spillane,

26 Woodbury Street.

What I have been thinking has already been said, so let me just kind of reiterate a little bit.

They're talking about public access to the waterfront.

Where?

Honestly, where?

This building is going from border to border. You cannot depend on the armory driveway.

Let's say your plan goes through, and you widen that driveway.

Suppose there's an event going on in that building. The cars are going to be coming and going. People are not going to walk down that driveway to get to the waterfront.

On the other side of the building, I don't know about you, but when I walk by a private property -- a building, a house -- I don't just walk down a driveway alongside that
building.

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

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

And if you open up the waterfront, what waterfront?

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

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

[Applause.]

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

You're going to be trumped up to your knees in mud trying to get back from the water. The pilot, we can't afford 20 years anymore. The 30 years of Avalon are killing us.

And what did they -- they promised
retail. Really?

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

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

Trump has, what, athletic club?

Where's the retail we've been promised?

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

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

Thank you.

[Applause.]

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

LARRY TALT: Good evening, everybody.

Larry Talt/Lawrence Talt, president of Lawrence Talt Realty.
I presently live in Yonkers. Been a resident of New Rochelle for 56 years, so I know New Rochelle.

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

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

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

So, here's my concerns about Echo Bay:

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

That's rule number one.

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

You know, so what do you do?

I would say the highest and best use for this property is a commercial development.
PUBLIC HEARING RE. ECHO BAY / DEIS

with retail and office.

What does the retail do?
And you can't fall into the past
mistakes and traps that you did with the
Capelli [ph.] projects.

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

And what did they put in? An
entertainment center.

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

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

This is great, but what do you
expect?

[Applause.]

LARRY TALT: No one has experience up
here.

Who can deal with Donald Trumps?

Nobody.

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

What needs to be done here, is to
have a -- 25,000 feet of retail.

That's a joke.

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

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

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

You have to have definitions for "retail."

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

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

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

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

Where's the appraisal on this property?

How much did they actually pay for
PUBLIC HEARING RE. ECHO BAY / DEIS

this?

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

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

[Applause.]

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

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

MAYOR NOAM BRAMSON: Thank you, Mr. Talt.

[Applause.]

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

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

This is very difficult for me, because I'm very angry and I'm very frustrated,
and most of you know that.

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

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

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

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

It's not going to happen.

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

[Applause.]

RON TOCCCI: The other thing -- the
other thing, I remember Abe Naperstek and other people talking about how they had no interest in the armory.

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

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

Those two buildings are together.

Underneath, there's a foundation.

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

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

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

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

Now, also, nobody mentions the fact that, adjacent, there's a 10-story addition to the sewage-treatment plant which is a monster already.
PUBLIC HEARING RE. ECHO BAY / DEIS

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

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

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

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

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

[Applause.]

RON TOCCI: There is no access to the waterfront.

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

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

And we also engaged our -- the shop architect people, the same people that helped Forest City put the apartment center together. So I implore you to try to be fair. The veterans deserve that.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Talt.

VINCE NABLITANO [ph.]: Good evening. Vince Napolitano, 9 Fairview Place. I just came from a board of ed meeting. I was told that some board members were going to be here tonight, representing the board of education's interests.

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

But in any case, the board, and everybody else, there was crying about the
budget. About 100 or so more kids in the
district. We're going to have larger class
sizes, everybody. There's going to be layoffs.

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

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

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

But in any case, my concern is this:

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

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

I guess, you know, the husband and
wife are going to live in separate bedrooms.

I don't know.

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

[Laughter.]

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

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

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

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

[Applause.]

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

So, you know, somebody ought to go and help me out here with this.
But we need a little reality check in this town, folks.

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

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

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

Who did the bribing, guys?

Anybody want to get up in their likeness?

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

We're being lied to.

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

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

And I just pray to God some nice people, some honest people, some forthright
people, stand up and put a stop to this insanity.

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

Thank you very much.

[Applause.]

MAYOR NOAM BRAMSON: Our next three speakers are: Howard Stevens, Lorraine Carl [ph.], and Frank Morganthal [ph.].

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

My name is Howard Stevens, 421 Grand Boulevard.

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

Development is good. Jobs are good. The retail and jobs in the construction, and thereafter, is all good.

Tax revenue, good.

The problem is, if our expenses exceed our tax revenue, it's a failure, and that's what we can't afford.
New Rochelle has had too many failures. We can't afford another one.

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

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

The police department is strained.
The fire department is strained.

This can't go on.

New Rochelle receives 90 percent of its tax revenue from residential property.
The average in America is 44 percent.

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

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

Thank you.

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

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

We have enough lights on Huguenot Street. We have enough lights on Main Street.

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

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

And I think we're supporting most of New Rochelle, with our two large grocery stores; up and down Huguenot Street, the car
showrooms, and restaurants galore.

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

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

Where Forest City wants to build is not waterfront.

It is not waterfront.

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

They could be refurbishing the armory.

[Applause.]

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

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

And as far as having children in that building, the south-end schools are not going
to be the only schools that suffer.

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

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

We do have wonderful schools.

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

Let's keep it that way.

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Carl.

Mr. Morganthal.

FRANK MORGANTHAL [ph.]: Good evening, Mr. Mayor, members of the Council, and
most importantly, my fellow citizens, the people that this is all about.

My name is Frank Morganthal. I live in Hawthorne, New York.

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

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

Any of my brother Marines here tonight?

UNKNOWN SPEAKER: Yes, sir.

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

UNKNOWN SPEAKER: Yes sir.

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

UNKNOWN SPEAKER: Yes, sir.

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

UNKNOWN SPEAKER: Yes, sir.
FRANK MORGANTHAL [ph.]: It looks a lot the same.

UNKNOWN SPEAKER: Oorah!

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

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

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

[Applause.]

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

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

And, again, they're not looking to get rich off of this project as most others are.
Mr. Frank Gucci [ph.], I believe, if I'm not mistaken, brought a motion up earlier today, to allow the veterans to present their proposal to the people here tonight. Couldn't get a second from anybody on that Council. That's a disgrace. These veterans deserve better, and these veterans deserve your respect. 

[Applause.] FRANK MORGANTHAL [ph.]: Now, I would like to touch on something else. Forest City Ratner has a history. Mr. Parenti referenced it before. I'm a former residence of Yonkers, very familiar with the Ridge Hill project which they developed. A lot of problems with that. And another gentleman asked about, Who made the payments? Well, just so you know, that investigation is not over by any stretch. It's ongoing. And, we know Ms. Annabi is now up in
Danbury in federal prison. She made the deal, made the vote on her council, okay, for a price.

"For a price."

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

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

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

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

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

Maybe the name, Vinny Leibel [ph.], might ring a bell.
PUBLIC HEARING RE. ECHO BAY / DEIS

Vinny's in federal prison now.
Nicky Spano just went back.
So anybody on that board that thinks they're untouchable, think again, because those guys were way, way above you, and much better connected.

So, again, before you make a vote on this issue, I would advise you to think very, very carefully, and where you'd like to spend your next five to ten.

Thank you very much.

[Applause.]

MAYOR NOAM BRAMSON: Our next speakers are: Julia Cost [ph.], Matthew Rooney, and James Kaplan.

JULIA COST [ph.]: Mr. Mayor, good evening, City Council.
My name is Julia Cost, and I reside at 39 Emerson Avenue.

My apologies if I am echoing any of the previous speakers. I arrived late, as I also attended the high school, the board of education meeting tonight.

While there, we heard that the
budget -- the school budget, as proposed and reviewed this evening, reflects proposed personnel/teaching cutbacks of 8 in the high school, 9 in the middle schools, and 16 teaching positions in the elementary schools.

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

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

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

It would be directly impacted by an Echo Bay project.

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

I was greatly heartened to see Mr. Frank Trangucci, president at the board.
I'm one of many parents in the Trinity school system; one of many parents in the Isaac Young system.

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

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

Please don't make this our next Avalon.

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

They don't have a voice.

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

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

They are the littlest ones, they are the quietest ones, but they are the ones who
are going to be most severely impacted by whatever happens with this decision.

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Ms. Cost.

Mr. Rooney.

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

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

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

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

And I also think that if we're going to incentivize somebody, I would rather
incentivize or finance a developer like Forest City.

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

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

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

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

[Applause.]

MATTHEW ROONEY: If we could talk about -- if we could talk about what's going on on our side of the city, and we could say that we have some issues there, as it pertains to the quality of the waterfront, and some pertaining to the schooling, and we could say that we're going to address those issues and hope that this development tries to fix them, then I'm willing to listen to it.
But I'm not so certain that what we have here today is that.

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

And that concerns me.

The support is coming from elsewhere.

[Applause.]

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

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

The area down there at low tide is horrible.

With all that said, I have to be honest, and say, I'm not really certain where I stand on this, because my neighbors, for decades, have been looking back at something that is a complete eyesore, and that's horrible, and the area needs to be developed.
Fortunately, our trust is in your guys' hands, and we trust you to make the right decision, and we ask that you take all into account.

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

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

They might.

Forest City probably knows that better than I do.

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

Thank you.

[Applause.]

MAYOR NOAM BRAMSON: Thank you, Mr. Rooney.

Mr. Kaplan.

JAMES KAPLAN: My name is James Kaplan. I'm a lawyer, and sometimes a
story writer, and I've lived in New Rochelle for 30 years. I've had four children come through the schools, many of whom still live in our house on 191 Barnard Road.

It seems to me, a lot of the discussion has been about the veterans, and how this -- is this going to create a problem? But, it doesn't look at the broad picture.

To me, the city of New Rochelle needs a waterfront. The waterfront is the guts of any city, or should be.

And our waterfront has not been developed the way it should, like many waterfronts here in New York State.

It's time that we had some waterfront development that would develop the water, and take us out to the water the way it was in the nineteenth century; not the way it was in the twentieth century.

Now, this project may or may not be the best project, but it's certainly "a project."

And it's a project to push the -- as
I understand it, it's a project to push the city and its waterfront forward; and, therefore, it seems to me that we should support it.

With all due respect to the veterans and people who were there, what about the children?

What about my children who are in their twenties who want to live here?

One of them spoke earlier today.

How are we going to -- it seems to me we have to have a vision of the city of New Rochelle, and a vision of our waterfront.

Now, there's been talk about Forest City Ratner.

I can tell you, I don't know every project they've done, but when I was -- I was -- 25 years ago, I was the tax counsel in the New York City law department, and I worked on their early projects in Brooklyn, particularly the Morgan Stanley building, and some of the other buildings.

And I can tell you, when we began, people used to say there was no decent neighbor
in Brooklyn.

Today I once heard somebody say:
There isn't a bad neighborhood in Brooklyn.

I think we need this kind of
development to develop the future of this city,
for a young people, and for the whole city.

And, therefore, I urge the Council to
try to make this the best project it can be,
but to push it forward.

Let's not look backward.

Let's look forward to what the city
could be, and the waterfront should be.

And that's really what my children
want; and, hopefully your children will too.

Thank you.

MAYOR NOAM BRAMSON: Thank you,
Mr. Kaplan.

There are no additional registered
speakers for this public hearing; and,
therefore, I will call it to a close.

Now, we still do have citizens to be
heard, and we have quite a few speakers for
that segment of our public hearing, but I do
want to take a brief break.
And those of you who came here specifically to address Echo Bay, if you would like, you can certainly excuse yourselves. You are also quite welcome to stay, for citizens to be heard, if you’d prefer to do that.

So, we’ll take a two-minute break. Cameras will be turned off, and then, two minutes, we will come back on and we will resume with the program.

Thank you.

*               *              *

THIS IS TO CERTIFY THAT THE ABOVE TRANSCRIPT IS A TRUE AND ACCURATE TRANSCRIPTION OF MY STENOGRAPHIC NOTES.

____________________________
ERIC M. SANDERS
Senior Court Reporter