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October 26, 2021

Mayor Timothy Tenke and
Members of the Glen Cove City Council
9 Glen Street
Glen Cove, NY 11542

Re: RXR's Amended PUD Plan for Blocks D, E, F

Dear Mayor Tenke and Members of the
Glen Cove City Council:

We have attended the three public hearings that have been held thus far regarding RXR's requested amendment to the PUD for the Garvies Point development project. As part of the requested amendment, RXR has proposed to move 56 condominium units of workforce housing originally designated for Block F to 1 Garvies Point Road or the Konica/Minolta property. The properties are not owned by RXR and would require cleanup of hazardous wastes. 55 rental units of workforce housing have already been approved for construction at Block G by Georgica Green.

We are alarmed at the size of RXR's potential buildout that would result from consolidating Blocks D, E, and F and moving the workforce housing offsite. If approved, these aspects of the requested amendment to the PUD could push the area to a tipping point where water-quality improvements would be reversed and other environmental stressors would be exacerbated.

For reasons outlined in comments that the Coalition to Save Hempstead Harbor has submitted to the Planning Board, we requested that the Planning Board compel RXR to keep the workforce housing within the original PUD boundary or move it to an area away from Glen Cove Creek, where it would not trigger further (1) development beyond the original PUD and (2) potential adverse impacts to Glen Cove Creek and Hempstead Harbor.

Because RXR has expressed its intent to purchase and develop one of the properties named above, the Planning Board requested that RXR provide a preliminary review of the properties and the potential buildout of each. If the Planning Board approves the request to move the workforce housing, this sets a precedent for continued amendment of the original PUD Master Plan without review of the city's overarching Master Plan. Moreover, without knowing the full impact that the original PUD will have on environmental and other resources, this amendment could give the developer carte blanche to continue to develop sites around Glen Cove Creek that have the potential to more than double the 1,110 residential units that were approved under the original PUD.

Visit www.coalitiontosavehempsteadharbor.org for information about our programs.

In addition, the requested amendment to move the workforce housing to a site outside of the original Garvies Point PUD does not consider other development proposals that have been submitted for Garvies Point Road.

The Planning Board has suggested that many of our comments and requests are more appropriate for City Council review. We therefore appeal to you to:

- Ensure that the appropriate requirements are in place to consider the cumulative impact of all development proposals around Glen Cove Creek;
- Avoid piecemeal treatment of development proposals through unlimited amendment of the Garvies Point PUD;
- Review the attached water-quality data regarding current observed trends for Glen Cove Creek;
- Enact a building moratorium on further development in Glen Cove, and more critically around Glen Cove Creek, until the buildout of the original Garvies Point PUD is completed and the environmental impact of every fully occupied building can be evaluated.

We have attached the comments that we submitted to the Planning Board.

We appreciate your attention in this matter.

Sincerely,



Kay Bromberg
Vice President



Carol DiPaolo
Programs Director, Water-Monitoring Coordinator