

# The Greens at Half Hollow

Town of Huntington, New York

---

**FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT**

RECEIVED  
TOWN OF HUNTINGTON, N.Y.

00 AUG 21 PM 4: 11

Saccardi & Schiff, Inc.  
August 2000

# **The Greens at Half Hollow**

Town of Huntington, New York

## **FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT**

### **Lead Agency**

Town of Huntington Town Board  
Huntington Town Hall  
100 Main Street  
Huntington, New York 11743  
Contact: Richard Machtay, Director of Planning  
(516) 351-3196

### **Applicant**

SBJ Associates, L.L.C.  
337 Oak Street, Suite 401  
Garden City, New York 11530  
Contact: Kurt Mohr, AICP  
(516) 745-0150

### **DGEIS Preparation and Coordination, Master Plan Development**

Saccardi & Schiff, Inc.  
Planning and Development Consultants  
245 Main Street  
White Plains, New York 10601  
Contact: John Saccardi, AICP and Margaret H. Uhle, AICP  
(914) 761-3582

Date Submitted: August 21, 2000

Date Accepted: \_\_\_\_\_

Copies of the FGEIS are available at the offices of the Lead Agency in Town Hall. Comments may be submitted to the lead agency until \_\_\_\_\_, 2000.

The following consultants contributed to the preparation of this report

**Site Engineering and Utilities**

Barrett, Bonacci & Van Weele, P.C.  
175A Commerce Drive  
Happaugue, NY 11788  
(631) 435-1111

**Site Planning and Architecture**

Ehasz, Giacalone Architects, P.C.  
431 Conklin Street  
Farmingdale, NY 11735  
(516) 420-8383

**Golf Course Design**

William (Buddy) Johnson  
Golf Course Design - Landscape Architecture  
2350 Clearview Avenue  
Southold, NY 11971  
(631) 765-1793

**Landscape Architecture**

R. B. Ignatow  
Landscape Architect  
91 Green Street  
Huntington, NY 11748-6918  
(516) 271-4124

**Traffic Engineering**

Eschbacher & Associates Engineering, P.C.  
532 Broad Hollow Road  
Melville, NY 11747  
(631) 249-8822

**Hydrogeology**

Malcolm Pirnie, Inc.  
One International Boulevard  
Mahwah, NJ 07495  
(201) 529-4700

**Turf Management Consultant**

A. Martin Petrovic, PhD  
62 East Seneca Road  
Trumansburg, NY 14884  
(607) 255-1796

**Sewage Treatment**

Nelson & Pope, LLP  
572 Walt Whitman Road  
Melville, NY 11747-2188  
(516) 427-5665

**Cultural Resources**

Jo-Ann Mc Lean, Inc.  
Archaeological Consultants  
4 Dunne Place  
Lynbrook, NY 11563  
(516) 887-2430

**Vegetation**

Edwards & Kelcey  
Birmingham Executive Center  
1380 Wilmington Pike  
West Chester, PA 19382  
(610) 701-7000

**Legal Services**

Morton Weber & Associates  
210 North Service Road, Suite 300  
Melville, NY 11747  
(516) 549-2000

Farrell Fritz  
EAB Plaza

Uniondale, NY 11556-0120  
(516) 227-0700

## Table of Contents

- I. Introduction and Summary**
- II. Comments and Responses**
  - A. General Support
  - B. Senior Housing
  - C. Schools
  - D. Affordable Housing
  - E. Smart Growth
  - F. Miscellaneous
  - G. DGEIS
  - H. Comprehensive Planning, Zoning and Open Space

### Appendices

- A. Public Hearing Transcript, July 25, 2000**
- B. Correspondence Received**

- Letter #1. From Jim Morgo, Long Island Housing Partnership, Inc., to the Huntington Town Board, May 16, 2000.
- Letter #2. From Bernadette DiMatteo to the Huntington Town Board, June 1, 2000.
- Letter #3. From Mrs. Joanne Bianco to Jo-Ann Raio, Town Clerk, June 7, 2000.
- Letter #4. From Mr. & Mrs. Leon F. Miadinich and Mrs. Marguerite Jones to Jo-Ann Raio, Town Clerk, June 10, 2000.
- Letter #5. From Michael Warren to the Huntington Town Board, June 13, 2000.
- Letter #6. From Richard A. Koch and Mary R. Koch to Jo-Ann Raio, Town Clerk, June 18, 2000.
- Letter #7. From Michael Wigutow, Staff Attorney, Nassau Suffolk County Law Services Committee, Inc., to Frank P. Petrone, Town Supervisor, Town of Huntington, June 20, 2000.
- Letter #8. From Patty Dinnen to the Huntington Town Board, June 30, 2000.
- Letter #9. From Carol P. Eckert to the Huntington Town Board, July 5, 2000.
- Letter #10. From Rabbi Neil Kurshan, The Huntington Hebrew Congregation of the Huntington Jewish Center, to Supervisor Frank Petrone and the Huntington Town Board, July 5, 2000.
- Letter #11. From Stephen M. Jones, Director of Planning, Suffolk County Department of Planning to Town Clerk, Town of Huntington, July 10, 2000.
- Letter #12. From Mary Jane Schmidt, Director, HalfHollow Hills Community Library, to Margo Myles, Huntington Planning Department, July 18, 2000.
- Letter #13. From Duncan Elder, President, Senior Citizens Housing Committee, Inc., to Frank Petrone, Supervisor, Steven J. Israel, Councilman, Marlene Budd, Councilwoman, and Mark Cuthbertson, Councilman, July 24, 2000.

- Letter #14. From Mary Jane Schmidt, Director, Half Hollow Hills Community Library, to Richard Machtay, Director of Planning and Environment, July 24, 2000.
- Letter #15. Bud Peyton, Notes Submitted at the Public Hearing, July 25, 2000.
- Letter #16. Larry McNally, Notes Submitted at the Public Hearing, July 25, 2000.
- Letter #17. Janet Allen, Notes Submitted at the Public Hearing, July 25, 2000.
- Letter #18. From Sonya Bradley, President, Triangle Civic Association, to the Huntington Planning Department, July 25, 2000.
- Letter #19. From Stuart Tane to Supervisor Frank Petrone, July 26, 2000.
- Letter #20. From Larry McNally, Long Island CAN, to the Huntington Town Board, July 28, 2000.
- Letter #21. From Rev. Peter S. Sanborn, Moderator, Huntington Township Housing Coalition, to Supervisor Frank Petrone, August 1, 2000.
- Letter #22. From Bud Peyton, Member of LICAN, to Supervisor Frank Petrone, August 2, 2000.
- Letter #23. From Sonya Bradley, President, Triangle Civic Association, to the Huntington Planning Department, August 4, 2000.
- Letter #24. From Richard Machtay, Director, Huntington Department of Planning and Environment, For the Planning Board, to the Town Board, August 4, 2000.
- Letter #25. From John C. Bacc, Director of Handicap Services, Town of Huntington Office of Handicap Services, to the Huntington Planning Department, August 4, 2000.
- Letter #26. From Councilman Mark Cuthbertson, August 4, 2000.
- Letter #27. From Carol J. Schuster to Richard Machtay, Huntington Planning Department, August 6, 2000.
- Letter #28. From the Huntington Department of Planning Staff, Comments on the Greens at Half Hollow DGEIS, August 11, 2000.

**C. Correspondence/Studies Referenced in the FGEIS**

**D. PUD Zoning Text**

## I. INTRODUCTION AND SUMMARY

---

---

## I. INTRODUCTION AND SUMMARY

---

### A. General Scope

The Generic Environmental Impact Statement (GEIS) for The Greens at Half Hollow development assesses the environmental impacts related to the proposed zoning and subsequent development of a predominantly senior citizen/golf course community on approximately 382 acres of land located within the Town of Huntington, New York, and formerly known as the Long Island Developmental Center (LIDC) site. The Final Generic Environmental Impact Statement (FGEIS) provides responses to comments on the Draft Generic Environmental Impact Statement (DGEIS) which was accepted by the Town Board of the Town of Huntington on June 20, 2000. A public hearing was held on the DGEIS on July 25, 2000. The public hearing provided an opportunity for members of the community to comment on the DGEIS, The Greens at Half Hollow Master Plan and the proposed zoning of the site.

The record remained open for ten days after the conclusion of the public hearing, providing an opportunity for written comments. This FGEIS addresses all substantive comments on the DGEIS (written and verbal). The DGEIS is incorporated into this FGEIS by reference.

*Social* As more fully discussed below, the Applicant, in response to comments raised during the DGEIS review process, agreed to construct 100 units of rental housing for low and moderate income citizens on the site. It is anticipated that these rental units will be managed by the Huntington Senior Housing Committee. These units would replace the 150 assisted living units referenced in the DGEIS. Accordingly, the proposed PUD statute contained in the DGEIS has been amended to permit senior rental units in the sub-district designated for the assisted living use (the "ALC sub-district"). See FGEIS Appendix D.

A substantial number of comments addressed the issue of affordable housing. Many of these comments, made by a limited number of professional housing organizations, such as the Huntington Housing Coalition, expressed a general opinion regarding affordable housing issues in the context of regional and the local needs. Virtually no comments demanded that the zone change application for the project be denied for reasons pertaining to affordable housing. Rather, the overwhelming majority of affordable housing comments requested that a substantial component of the project, ranging from 20 percent to 30 percent, be mandated to include affordable family housing. Although the term "affordable" was not subject to a uniform definition by the various speakers, the term generally included a spectrum of affordability ranging from "starter homes" to non-age restricted housing for individuals with "very low income" and "lower income" as defined by HUD.

These opinions and policy positions, for SEQRA purposes, are properly viewed as comments regarding "existing patterns of population concentration, distribution or growth" and "existing community or neighborhood character". See SEQRA regulations, section 617.2

(1). Relatedly, these comments can also be viewed as requests to mitigate what the commentators view as a negative environmental impact. However, it is clear that the project does not have any adverse impacts on housing patterns or the existing character of the community. To the contrary, the project has been carefully designed to minimize impacts, while at the same time providing for a substantial public benefit in the form of critically needed senior citizen housing, including low-cost senior ownership units and HUD 202 senior rental units. Moreover, the project includes a responsible contribution to off-site affordable housing issues in the form of a \$2.5 million contribution to a housing trust fund. ~~Q~~ These public benefits pertaining to affordable housing would not be available if the property were developed according to its present two-acre zoning classification. Under that existing zoning classification, the property would be limited to 125 very large and very expensive luxury homes, with no affordable housing component for seniors, families or others. Consequently, the project enhances the affordable housing inventory of the Town by providing for critically needed affordable housing for seniors. Indeed, only approximately 300 unregulated independent senior living units exist in the Town of Huntington. Those units are all occupied and waiting lists are long. This project will greatly alleviate this significant deficiency in Huntington's housing inventory. ?

Additionally, it is important to note that this is not a case where a proposed project has the effect of displacing an existing low income community or eliminating affordable housing stock. Quite the contrary, this project involves recycling a vacant blighted site for the purpose of providing much needed senior housing, including affordable senior housing, in connection with creating a community where none currently exists.

Under such circumstances, <sup>it</sup> is clear the project does not have any adverse environmental impacts on any environmental issue reasonably associated with public policy concerns regarding affordable family housing. Thus, the call by some commentators for "mitigation" in the form of a specific type of affordable housing is misplaced and not cognizable under SEQRA. ?

Additionally, those policy concerns, regardless of their merit on a regional basis, are incompatible with the senior community proposed by the Applicant. The societal need for the type of senior community proposed by the Applicant has been specifically recognized by the U.S. Congress when enacting the Fair Housing Act and the Older Persons Housing Act of 1995. Similarly, the municipalities of the State of New York have recognized the societal need for senior citizen housing by adopting "golden age" and retirement community zoning districts. The resulting planned retirement communities, as well as the ordinances under which they were created, serve the laudatory purpose of ensuring that the population group intended to be served (i.e., seniors 55 years of age and older) have a place to live and are granted exclusive use of such communities.

**B. The Project**

The Greens at Half Hollow Master Plan has been designed to create a golf course/retirement community with five different housing types: single-family homes, golf course villas, townhomes, condominiums and the rental housing units. All but 75 of the dwelling units would be age-restricted and specifically designed for seniors. The development plan has been designed to include several neighborhood areas that are linked together with a common open space system which includes small parks, pedestrian walkways, streetscape amenities and a landscape plan designed to create a fully integrated community. The open space focuses on a large community center and adjacent golf course club house, both of which function as the symbolic and functional center of the retirement community. The proposed plan is a refinement of the planned residential plan, known as C-1, recommended in 1995 by the LIDC Task Force (the "Task Force") in a lengthy master plan issued after years of study (i.e., the **Preliminary Master Plan for the Long Island Developmental Center** or the "LIDC Master Plan"). The Task Force, comprised of State, County and Town officials, as well as local community leaders, was charged with the duty of determining a use of the property that would be beneficial while minimizing negative impacts on the established community and its infrastructure, including schools and roads.

Approximately 247 acres, or more than 64 percent of the site, will be preserved as open space (including the golf course, parks, lawns and landscaped buffers). Approximately 31 acres of the property located on the southwest side of Old South Path Road will be offered for dedication to the Town for parkland suitable for soccer fields. The existing sewage treatment facility will be upgraded by the Applicant and the approximately 15.5-acre site will be dedicated to the Suffolk County Department of Public Works to operate and maintain the facility.

The 18-hole executive golf course, for use primarily by residents of The Greens at Half Hollow, will be organically maintained in accordance with a natural turf management and monitoring program.

The proposed development requires rezoning by the Town Board of the Town of Huntington from its current R-80 zoning designation, which allows single-family homes on two-acre lots, to a new Planned Unit Development District (PUD) specifically designed for, and limited to, the subject site. The PUD and its accompanying The Greens at Half Hollow Master Plan establish overall design and density parameters for The Greens at Half Hollow. Individual site plans and subdivision plans will then follow the PUD and Master Plan guidelines, both of which would be adopted by the Town Board at the culmination of the SEQRA process.

A more detailed description of the Proposed Action is provided in Section II of the DGEIS.

C. **Affordable Housing Components of the Proposed Plan**

The proposed plan provides for a substantial affordable housing component which would be unavailable if the property were developed according to its existing R-80 zoning. Indeed, the existing zoning would result in approximately 125 large and expensive luxury homes without any affordable housing for families, seniors or otherwise. As previously noted, the project's affordable housing program described in the DGEIS has been enhanced by the inclusion of 100 senior rental units for very low income seniors constructed under the HUD 202 program, or such other analogous state and federal programs available for the construction of senior rental units. As a result of this addition, the project offers the following affordable housing features:

1. 400 condominium units offered at a price of \$175,000 and under.
2. 100 of those condominium units reduced in price from \$175,00 to \$150,000-\$145,000 which with subsidies can be offered to the buyer at \$125,000.
3. 100 affordable senior rental units previously described above.
4. \$2.5 million contributed to the Town's affordable housing trust fund to be used to assist first-time buyers of homes in the Town of Huntington.

Given the above, it is clear that the project, as modified, now includes 500 units (i.e. 400 condominiums, plus 100 senior rental units) which can be considered affordable under various affordable housing formulas, including the formulas previously used by the Town's Planning Board in connection with the approval of previous projects containing an affordable component. This affordable inventory constitutes 36 percent of total number of units proposed for the site. Additionally, using HUD regional standards of affordability as a guide, coupled with affordable housing credits reasonably assigned to the project by virtue of the \$2.5 million contribution to the Town's housing trust fund, the project clearly contains a strong affordable program.

By virtue of the foregoing, there can be no question that the project provides a substantial public benefit in the form of affordable housing which would not be available under the property's current two-acre zoning classification.

Moreover, other properties on which affordable housing can be constructed in accordance with recommendations contained in the Town's Comprehensive Plan Update of 1993 exist in the vicinity of the project. For example, an 8.5-acre property is located on Ruland Road in Melville in an area which is recommended for high density housing for town residents of "more modest means". FGEIS for Melville Area, April 11, 1989, p.11. Thus, if that property were to be rezoned by the Town Board on its own motion, or on application of the owner,

to a higher housing density as recommended by the Comprehensive Plan Update, at least 100 units of affordable housing, consisting of 1 bedroom and studios, would be available to individuals and young couples working in the Route 110 Corridor and surrounding areas. Such a rezoning, of course, would be an action entirely separate from the current project, and necessarily would be subject to its own environmental review.

#### D. Public Benefits of the Proposed Action

As recognized in the DGEIS, the Town Comprehensive Plan recommends an analysis of public benefits when sites are proposed to be rezoned for multi-family development. In addition to the affordable housing program described above (which, as previously demonstrated, would not be available under the property's existing 2-acre zoning classification), the Proposed Action contains many other public benefits, include the following items, which for SEQRA purposes have been identified in the DGEIS as mitigation:

- The project has an open space design that preserves over 60% of the site, or 247 acres, as open space. *Some of what is "vacant" as golf course.*
- The project includes a mix of housing types and prices that will appeal to seniors with various income levels. The provision of senior housing addresses needs for the fastest growing segment of the population, for which a critical shortage of this type of housing exists.
- The project includes the offer of a 31-acre parcel in the southwest corner of the property for dedication to the Town as <sup>Soccer</sup> parkland to mitigate for the loss of the existing soccer fields on the property. In addition, the Applicant will create a firefighters' recognition park in the northwestern corner of the site along Old East Neck Road, and will replace existing playground equipment next to the former LIDC administration building with new equipment on Small Residential Unit sites, subject to the consent and wishes of the SRU community.
- The proposed construction of a new fire station on the triangular-shaped parcel formed by New York Avenue, Old South Path and Old East Neck Road just west of the existing site entrance onto North Road as mitigation for the demolition of an existing on-site station (currently used by the Fire Department for storage only). Details regarding the proposed fire station and additional measures proposed by the Applicant to mitigate for potential impacts to emergency services are provided in Section III.I.3 of the DGEIS.

- The proposed upgrade of the existing Sewage Treatment Plant to more effectively service the proposed development, as well as the existing SRU's and Sagamore Children's Psychiatric Center and to maximize SGPA protection as mitigation for increased residential densities on the site as recommended in the 1992 **Long Island Comprehensive Special Groundwater Protection Area Plan**. A detailed description of proposed improvements to the STP are described in Section III.M.1 of the DGEIS.
- The proposed replacement and/or upgrade of existing water, stormwater, and sanitary sewer systems serving the site to ensure that these systems are sufficient to accommodate the proposed development. Proposed improvements to utility systems are described in detail in Section III. M. of the DGEIS.
- Proposed residential units have been clustered to maximize the amount of open space on the site and to maximize SGPA protection as recommended in the 1992 **Long Island Comprehensive Special Groundwater Protection Area Plan**. The extensive proposed open space system, which includes an organically maintained 18-hole executive golf course, an interconnected system of common greens, parks, lawns, and the 31-acre parcel to be dedicated to the Town for parkland, will ensure that the existing open space character of the site will not only be maintained, but, in the Applicant's opinion, enhanced.
- The golf course will operate with an Natural Turf Management Program that focuses on organic pesticides. This exceeds the recommendation of the **Special Groundwater Protection Area (SGPA) Plan** and further protects water resources.
- On and off-site road improvements to mitigate potential traffic impacts to the surrounding community and to address existing roadway problems. Proposed traffic mitigation measures are described in detail in Section III.K. of the DGEIS. The proposed development will generate significant tax revenues, particularly to the local school district, far outweighing costs to educate the limited number of school-age children generated by the project.
- The Greens at Half Hollow development will mitigate the potential blighting influence to the surrounding community of the existing vacant, obsolete, deteriorating, and in the Applicant's opinion, unattractive buildings on the property.

#### **E. Structure of this FGEIS**

Most of the comments received in response to the DGEIS were statements in support of the project or statements in favor of adding affordable family housing to the proposed development. There were relatively few comments on the proposed site development plan,

the open space system, proposed pedestrian and vehicular circulation, or the architectural design.

All of the comments received are responded to in Chapter II of this FGEIS, grouped by major topic to facilitate an understanding of the issues and concerns. Many of the comments were similar in nature. The following is a summary of the substantive comments raised.

1. **Smart Growth**

*The proposal's consistency and inconsistency with Smart Growth Principles need to be further examined, particularly principles that call for diversity of housing type, income and age of residents. A more traditional neighborhood should be created on the site, with on-site commercial uses.*

The DGEIS indicates where The Greens at Half Hollow Master Plan is consistent and inconsistent with town and regional planning documents, including the Smart Growth Principles. As shown on Table 7, item 6, from the DGEIS (attached hereto), the Applicant contends that the Master Plan is consistent with the majority of the Smart Growth Principles. Although it is recognized that a number of Smart Growth Principles are not met, including those dealing with the inclusion of on-site affordable housing for families, there is no requirement that every project satisfy every Smart Growth principle in every circumstance. Such a rigid approach would be unworkable and unwise given the uniqueness of each project and the need for flexibility to meet various exigencies. However, in this case, many of the Smart Growth principles are fully or partially met, particularly those related to the open space and pedestrian aspects of the project's Master Plan and the broad based community planning for the site which began in 1994.

Although The Greens at Half Hollow will not be a traditional neighborhood as suggested by Smart Growth advocates, it will offer a variety of housing types, open spaces, active and passive recreation and community facilities and services that are similar to, but far more expansive than, those available in residential neighborhoods throughout Long Island.

The linked open space or greenway system is patterned after Radburn, New Jersey and Greenbelt, Maryland, two pioneering examples of cluster development that focused on pedestrian circulation. The proposal includes a number of traffic calming techniques to further enhance opportunities for walking, biking and jogging through the site. Although not a neo-traditional design, as suggested by some Smart Growth advocates, the pedestrian friendly environment at The Greens at Half Hollow clearly meets a number of important Smart Growth Principles.

DGEIS Table 7\*

\*This table is from the DGEIS and does not reflect the proposal to replace the 150-unit assisted living facility with 100 affordable senior rental units.

Smart Growth (1999)	
Relevant Proposals	Consistency Response
1. The Town of Huntington encourages comprehensive land use planning that is ongoing, community-based and consistent with the needs and objectives of the local community, adjacent communities, and the region as a whole.	The proposed plan is directly derived from the C-I recommendation of the LIDC Task Force, which included representatives from State, County and Town government and local civic associations. The plan reflects the objectives of the local community and meets housing needs for seniors in the Town and in the market area that includes eastern Nassau and western Suffolk Counties.
2. The Town of Huntington encourages development that contains a mix of uses essential to the daily life of its residents, which includes housing, shopping, work places, schools, parks, and civic facilities ideally situated within easy walking distances of each other or otherwise within short travel distances.	<p>As a retirement community, the proposed mixture of uses includes five different housing types and a variety of recreation facilities, including a golf course, two tennis courts, two community centers, indoor and outdoor pools, walking and jogging paths and extensive open space areas. A central community center provides a variety of on-site social and recreational opportunities, as well as services for residents of The Greens at Half Hollow including an indoor swimming pool, health club, library and computer center, creative arts room, theatre, bank/automated teller machine etc., all to support and enhance the daily living activities of the senior population. The pedestrian path system links all areas of the retirement community together.</p> <p>Residents of the proposed development will shop and work off site. A proposed jitney bus service will provide residents of the development access to nearby shopping centers along Route 110, to minimize potential traffic impacts. Since The Greens at Half Hollow is an age-restricted community (with the exception of 75 single-family homes), a school facility would not serve the needs of the residents.</p>
3. The Town of Huntington encourages land uses that link economic development decisions with environmental quality of life, and protect the property values of its residents.	Employment opportunities will be available at the golf course and community centers and at the proposed assisted living development. The golf course-oriented development has been designed to enhance property values in the surrounding community. A significant tax surplus will be derived from the proposed housing, benefitting all taxing jurisdictions and particularly the local school district. Fiscal benefits to the school district will enhance property values in the area.
4. The Town of Huntington encourages efficient development that is pedestrian-friendly, is attractive, reduces automobile dependency, provides transportation alternatives, and is focused around existing or newly designed transportation centers.	The Greens at Half Hollow has been designed as a traditional (Radburn-like) cluster development, with an extensive open space and pedestrian trail system linking the community together. The development plan includes traffic calming measures to slow vehicular traffic and utilizes a gated entry to preclude use of the road system as a through-road for east-west traffic from outside the development. A proposed jitney bus service will provide residents of the development access to the proposed clubhouse and nearby shopping centers and will further minimize traffic impacts in the area.

Relevant Proposals	Consistency Response
<p>5. The Town of Huntington encourages development that enhances existing communities, and which particularly targets downtown and neighborhood centers for expanded or new development. Development should be directed toward areas of existing infrastructure or where infrastructure can be upgraded or introduced to foster redevelopment, rather than toward areas of open spaces, and, when consistent with the community goals, include the recycling of existing structures.</p>	<p>The Greens at Half Hollow proposes an upgrading of existing water and sanitary sewage disposal systems and fosters the redevelopment of obsolete buildings.</p>
<p>6. The Town of Huntington encourages a sufficiency of housing to meet the needs of the residents of the Town, and which includes a natural diversity of housing types and facilities to enable citizens from a wide range of age groups, ethnic backgrounds, and economic levels to live within the neighborhood boundaries and interact.</p>	<p>The plan includes assisted living, condominiums, townhouses, golf course villas and single-family detached homes that will be attractive to a variety prospective residents, including seniors of various age groups. In order to insure a mix of seniors with varied interests, backgrounds and economic resources, the project's various housing types will be offered at different price levels. Housing prices will range from \$145,000-\$175,000 for condominiums to \$275,000 for townhouses and \$375,000 for golf course villas (in 1999 dollars). The prices of the single-family homes will respond to market conditions. The costs within the assisted living development, which will include services for older seniors, including meals, will likely be \$3,000 or more per month.</p> <p>The proposed development includes 400 condominium units which are considered to be affordable. 300 of these units will have a sales price of \$175,000. In addition, the Applicant proposes an innovative affordable housing program which includes 100 condominium units, the majority of which will be two-bedroom units, placed in an affordable program. Eligibility of buyers relative to the program's 100 units will be subject to income levels and other means testing. Contemporaneously with the sale of each of the program's 100 affordable units, the Applicant will pay the sum of \$25,000 (totaling a maximum of \$2.5 million) into a dedicated housing trust fund. The concept for an affordable housing trust fund is set forth in the Town's Comprehensive Plan. The fund will be used for the purpose of assisting first-time home buyers who are under contract to purchase a home in the Town of Huntington. The participation of first-time home buyers will be subject to income levels and other means testing. Both the program and the fund will be administered by the Town of Huntington, the Long Island Housing Partnership, and/or their designees.</p> <p>The condominiums will be affordable for many households who sell existing single-family homes in the area, and utilize the proceeds for the purchase of the condominium unit.</p>

0

Relevant Proposals	Consistency Response
<p>7. The Town of Huntington encourages planning, decision-making, and development practices that emphasize extensive and broad-based community participation, dialogue, the use of visual models consensus-building and envisioning.</p>	<p>The Greens at Half Hollow has been designed in accordance with the guidelines for the C-1 plan as proposed in the 1995 Master Plan for the Long Island Development Center. That plan was devised through a community-based planning process where a Task Force that included local civic associations representatives worked closely with a professional planning team and Town, County and State officials. In addition, The Greens at Half Hollow plan has been the subject of three community meetings where additional local input was provided.</p>
<p>8. The practices of Smart Growth &amp; Livability in Huntington should result in:</p> <ul style="list-style-type: none"> <li>• protection of open space and the environment</li> <li>strengthening of the local economy</li> <li>• an improved sense of community</li> <li>• a decrease or stabilizing of traffic congestion</li> <li>• a reduction in auto dependency</li> <li>• preservation of historic structures</li> <li>• enhancement of the community character and aesthetics</li> <li>• efficient use of public money</li> <li>• safe and secure communities</li> <li>• an improvement in the overall quality of life.</li> </ul>	<p>The plan results in the preservation of approximately 60% of the site as open space.</p> <p>The plan strengthens the local economy by providing significant tax revenues, with minimal service costs required.</p> <p>The Greens at Half Hollow, a retirement community designed in an open space setting, will replace a decommissioned State Developmental Center, whose vacant buildings and grounds have a blighting influence in the surrounding community.</p> <p>Proposed on-site and off-site road improvements mitigate traffic impacts and address existing problems.</p> <p>The extensive pedestrian circulation system has been designed to reduce automobile dependance.</p> <p>Not applicable. Extensive historic and archeological studies found no historic or prehistoric sites.</p> <p>The open space system and golf course features of the proposed retirement community will enhance the surrounding community and will be a more aesthetic neighbor than the vacant institutional buildings that exist on the property today.</p> <p>The proposed development will not utilize public financing. To the contrary, the Applicant purchased the property for the State which was able to reduce State indebtedness and carrying costs.</p> <p>Safety and security are essential elements in a retirement community. The Greens at Half Hollow will have its own security force. The plan has been designed to foster safety for its residents, including traffic calming methods to reduce conflicts between pedestrian and vehicular circulation systems.</p> <p>The proposed development has been designed to provide a retirement community in an open space/golf course setting, providing its residents with a healthy and satisfying life style.*</p>

\* The above table is from the DGEIS and does not include the additional 100 units of rental housing for low to moderate income seniors which is set forth in this FGEIS.

2. **Assisted Living**

*Will the 100 rental units for senior housing, under the Section 202 or similar program, replace the assisted living proposal in The Greens at Half Hollow plan?*

The 150 unit assisted living development proposed for the northwestern portion of the site will be replaced with a 100 unit senior citizen rental project, with the Huntington Senior Committee acting as housing sponsor for HUD Section 202 or similar New York State housing funding. These programs typically target senior citizens with incomes less than 50% of the HUD defined median income for a family of two on Long Island. The elimination of the assisted living facility is a function not only of the desire to provide an affordable rental component, but the substantial proliferation of such facilities in the area since the LIDC Task Force made its recommendations. Moreover, the 100 senior rental units will not generate impacts greater than the assisted living facility. Rather, such units constitute a low impact "quiet use" that will have less impacts than that generated from the more commercial characteristics of assisted living facility (e.g., less truck traffic, less employee vehicular trips, etc.).

*No Assurances*

3. **Soccer Fields**

*Will the proposed development comply with the previously stated needs of the Huntington Youth Soccer League?*

The proposal for development of six new soccer fields on 31 acres to the west of Old South Path will comply with the requirements set forth in the letter from Land Design Associates, Consultants to the Huntington Soccer Club, dated July 10, 2000. ✓

4. **Resale and Re-occupancy of Existing Homes in Dix Hills**

*If residents of The Greens at Half Hollow move in from existing Dix Hills homes, the existing homes could be re-occupied by families with school age children who would attend Half Hollow Hills of schools.*

Future residents of The Greens at Half Hollow will likely come from existing homes throughout Long Island, including the immediate market area defined to include Huntington, Smithtown, Babylon, Islip and Oyster Bay. Prospective buyers from these communities, and beyond, will be attracted to the range of housing types and prices offered in the golf course/retirement community. There are no other developments similar to the project in the New York metropolitan region.

Some seniors from the five town market area and beyond may want to relocate to this project to be close to their children and grandchildren who have moved to Huntington due to factors that include the quality of the local school district.

Clearly, a percentage of the future residents at The Greens at Half Hollow will relocate from existing homes within the school district, making way for new families, currently with children or with the possibility of having children in the future. Many of the seniors who move to The Greens at Half Hollow would be looking to move in any event, possibly to Florida, North Carolina, New Jersey, or elsewhere. Such an out of state move would also free up existing housing for families with children. Other seniors, currently residing in the school district, who would only move to a retirement community if this specific project were built, represent a minor percentage of the anticipated buyers for The Greens at Half Hollow. However, the sale of these homes and the effects of the new occupancy on the school district represent a secondary impact in terms of future enrollments and costs.

Although it is impossible to define this secondary impact, it can be concluded generally that any such impacts will be mitigated entirely given the favorable comparison between (1) the overwhelming beneficial impacts of the proposed development to the school district (i.e., an approximately \$4,000,000 tax surplus per year), and (2) those school district impacts that would occur if the site were developed as currently zoned, or if the development included a significant affordable family housing component with a large student population.

5. **DGEIS Content**

- a) *The DGEIS was not scoped.*

Scoping is optional under SEQRA. See 6 NYCRR, Part 617.8

- b) *If it had been scoped, potential impacts on affordable housing would have been identified.*

Prior to formal acceptance by the Town Board, the DGEIS for The Greens at Half Hollow was subject of an intensive review by the Huntington Planning Department. The applicant's proposal for an affordable senior housing program with reduced sales prices for 100 condominium units, the creation of a housing trust fund, as well as the subsequent 100 affordable HUD rental units grew out of the Town's review of the DGEIS. Moreover, this comment misconstrues the relevance of the affordable housing issue in the context of the SEQRA process. Specifically, the need for affordable housing was incorporated into the project design. The provision of affordable housing

which addresses a critical need for senior housing demonstrates that the affordable housing issue was considered and addressed in the SEQRA process. In the context of that process, the project has an overwhelmingly positive impact on the Town's affordable housing inventory given that such housing would not have been available if the property were developed in accordance with its existing zone classification

- c) *The DGEIS does not address the Route 110/Melville or the SPGA proposal for affordable housing.*

These studies do not call for affordable housing on the subject site. To the contrary, the Route 110 study calls for low density single family use and the SPGA calls for institutional use on the site.

Both studies do, however, discuss the general need for affordable housing. The FGEIS for the Melville/Route 110 area confirms the availability of other sites in Melville for affordable family housing. The Applicant's proposal to contribute \$2.5 million to a housing trust fund to assist first time home buyers throughout the Town of Huntington, also responds to the affordable family housing needs in the Route 110 Corridor, and could conceivably be used to reduce the prices of homes on the aforementioned Melville sites.

- d) *The irreversible loss of scarce land for affordable housing was not covered.*

The commitment of 382 acres of land for The Greens at Half Hollow as a senior/retirement community, replacing land formally committed to use by the State of New York as the Long Island Developmental Center, is a change of land use, for a senior community; it is not a loss of an affordable housing site. The site was never planned for or contemplated for affordable family housing by the Town or the State. } .

The site was offered for sale by the State; proposals were received and evaluated; SBJ Associates was selected as the developer of the site. The transfer of land was preceded by a SEQRA review by the Empire State Development Corporation. Neither the RFP or the State's SEQRA review raised the affordable family housing issue. As previously noted, the proposed use of the land was based on the 1995 Master Plan of the LIDC Task Force, which called for predominately senior community with 1500-1550 units of housing surrounding a 9-hole golf course. That plan has been refined to provide a substantial affordable housing program for seniors, and assistance for off-site affordable housing programs. T O

Moreover, property formally owned by New York State, similar to LIDC in size and access, such as Pilgrim State, are available for affordable housing projects. Such projects would complement the senior housing at the Greens at Half Hollow.

e) *A Supplemental DGEIS is required.*

A supplemental EIS may be required by the lead agency when a significant adverse impact was not covered, or if conditions change that result in a significant adverse impact. See 6 NYCRR Part 617.9. This is not the case with The Greens at Half Hollow. Project opponents, who call for affordable housing on the site, have not identified any significant adverse impact relating to the subject proposal; only an alleged opportunity lost. The theoretical opportunity to create affordable family housing on the site is not a significant adverse impact as defined by SEQRA. To the contrary, the proposed development will result in numerous beneficial impacts including many related to housing opportunities for seniors. The proposal does include an affordable housing component, including affordable owner and renter housing for seniors and contributions to a housing trust fund, all of which are consistent with the Applicant's and the LIDC Task Force's objective of achieving a golf course/retirement community on the site.

Furthermore, a supplemental is not required, because the DGEIS clearly notes where adverse impacts are anticipated and how they are mitigated to the extent practicable (and in many cases beyond that) consistent with SEQRA. The inclusion of 100 rental units in replacement of 150 assisted living units, which inclusion is the result of the SEQRA process, will have no adverse impacts outside those studied in the DGEIS.

f) *The DGEIS relies on the 1990 Census.*

The DGEIS does not "rely" on 1990 Census. Key studies are presented with current information, including up-to-date information on school district enrollments, and current estimates of senior housing in the Town. Where 1990 Census data is utilized, it is done so to show past trends in housing and population.

Certainly, the 2000 Census will provide additional data; however, detailed Census information will not be available until 2002. At the public hearing, Mr. Charles Shorter, Vice President of Real Estate Consulting for Ernst and Young (and the author of the 1994 market study for the LIDC Task Force report) updated the Town Board and the public on current market conditions

for seniors in the area, utilizing projections of 1990 Census data and current information on housing availability in the Town. Among other things, that update demonstrated that senior households will increase by more than 12,000 over the next four years in the market area. The Greens at Half Hollow will help address the housing needs generated by that staggering increase.

**6. Conformity with C-1**

*The Greens at Half Hollow does not follow the objectives of the Task Force's C-1 plan in terms of providing a diversity of housing types. The townhouse proposal, in particular, was not age-restricted in C-1. The C-1 plan called for 80% senior; 95% is proposed for The Greens at Half Hollow.*

The LIDC Master Plan and Alternative C-1 provide guidance for the development of The Greens at Half Hollow Master Plan. The LIDC Plan clearly stated that the developers who purchased property from the State would be able to modify the Plan in response to design preferences and market conditions. The current plan differs from C-1 in a number of ways: it is less dense; it alters the mix of senior housing types; and it creates far more open space, including an 18-hole executive golf course, rather than a 9-hole course in C-1.

The LIDC Master Plan includes the "Land Planning Objectives" for future development. Although not written as "requirements", these objectives formed a basis for Plans C-1, B-1 and the subsequent Greens at Half Hollow plan. Objective 1 called for diversity in housing type, price and design for a broad spectrum of the population. It is followed by Objective 2, which clearly amplifies the diversity objective, and states:

"Within the above context, promote the development of a cohesive residential community that maximizes opportunities for multifamily senior housing".

This statement not only clarifies the diversity objective but places it with the context of the Task Force proposal for senior housing. A number of Task Force members, including the Town Supervisor and consultants to the Task Force, have noted that these objectives were crafted to provide some diversity, but within the context of a community for seniors and empty nesters at the LIDC site.

With reference to C-1, the plan included 200 townhomes along the 9-hole golf course. These units were intended to be a housing product that would be marketed to empty nesters, similar to the 400 villas at The Greens at Half Hollow, which will not only be marketed to empty nesters, but will be age-restricted. The analyses in the

LIDC Master Plan assumed that some of the townhomes might be occupied by families (since they were not age restricted) and factored a population with 0.09 school children from these 200 units. Clearly, this factor, as well as the recollection of Task Force members and transcripts of Task Force meetings, show the townhouse units were intended to be for empty nesters.

**7. Affordable Housing for Seniors**

*The Task Force Master Plan did not call for affordable housing for seniors.*

The Task Force report did suggest, on page IV-2, that some affordable senior housing be included by stating:

“Although it is anticipated that housing prices would reflect market conditions, it is possible that a relatively modest number of independent units -- say 50 to 100 -- could be set aside for seniors of low to moderate income.”

The affordable condominium and rental components of the current proposal, which provide a total of 200 units, respond to this portion of the LIDC Master Plan.

**8. Small Residential Units**

*The proposed plan precludes interaction between residents at the Small Residential Unit complexes.*

Residents of the SRU complexes could physically walk through the balance of the former LIDC site prior to the property's sale by the State to the Applicant. Although, as a practical matter, there is little evidence that this occurred with any frequency. Prior uses of the site included a hospital, indoor pool, playground and elementary school, which were closed by the State several years prior to the sale. The current plan for The Greens at Half Hollow does not provide for pedestrian access between the SRU's and the senior community. This was also the case with the Task Force's C-1 Plan.

It is noted, however, that the Applicant will provide new playground equipment at each of the SRU developments, responding to a request from the Town of Huntington. Moreover, there is no substantial evidence that the SRU communities interacted through the use of the LIDC property. Additionally, the communities are accessible to one another over local roads.

9. **Aging in Place**

*As a retirement community, the demographic make-up of the senior population will change in time as seniors age in place. This will discourage young seniors from purchasing units in the future.*

To the contrary, the extensive recreation amenities offered at The Greens at Half Hollow will continue to attract young and active seniors who enjoy golf, tennis, swimming, walking, jogging and social activities available at the community center.

10. **Recreation**

*The Town needs a park for children.*

The proposal, in fact, calls for development and dedication of a 31-acre soccer park to the west of Old South Path.

11. **Benefits**

*The Town will not receive sufficient benefits from the proposed increase in density.*

Benefits from the proposed rezoning are specified in the DGEIS as mitigation. The following is a summary of the mitigation program by category.

**The Greens at Half Hollow  
Summary of Proposed Mitigation Measures**

Measures which have been incorporated into the design of the proposed development to mitigate potential impacts of the proposed project are summarized below.

**Land Use, Open Space and Recreation, Visual Resources**

- The proposed development will be a master planned community with a fully integrated open space system, attractively designed residential units and community facilities, and a comprehensive landscape plan. A landscaped buffer will be maintained at the perimeter of the property to screen off-site views of the development
- More than 64 percent of the site, or 247 acres, will be preserved as open space and will include an interconnected series of landscaped courtyards and parks and a greenway system serving the entire site.
- The proposed plan includes substantial recreational opportunities for residents of The Greens at Half Hollow including, but not limited to, an 18-hole executive golf course, indoor and outdoor swimming pools, tennis courts, and an extensive system of walking paths.
- The Applicant proposes to offer a 31-acre parcel in the southwest corner of the property for dedication to the Town as parkland to mitigate for the loss of the existing soccer fields on the property. In addition, the Applicant will develop a Firefighter's Recognition Park in the northwestern corner of the site along Old East Neck Road and will replace existing on-site playground equipment with new equipment at the Small Residential Unit sites.
- The proposed development will mitigate the potential blighting influence to the surrounding community of the existing vacant, obsolete, deteriorating, and in the Applicant's opinion, unattractive buildings on the property.

**Housing**

- The proposed plan includes a mix of housing types and prices that will appeal to seniors with various income levels. The provision of senior housing addresses the needs for the fastest growing segment of the population, for which a critical shortage of this type of housing exists.
- The proposal includes an innovative affordable housing program designed to reduce the sales price of 100 condominium units from the \$175,000 base price to \$145,000 to \$150,000. An additional \$25,000 per unit will be set aside in a housing trust fund to facilitate development of additional affordable housing for families on a town-wide basis. The amount of subsidy included in the two components of the affordable housing program is \$5,000,000; \$2.5 million for the senior component, and \$2.5 million for the trust fund component of the program.
- As an alternative to the proposed assisted living facility, the Applicant has offered to develop up to 100 one- and two-bedroom affordable senior rental units constructed under the HUD 202 Program.

#### **Community Services (Emergency Services, Health Care, Schools and Libraries)**

- It is anticipated that the proposed project will generate approximately \$7.6 million in annual taxes, \$6.7 million more than the total 1998-99 PILOT payment.
- The Applicant proposes to fund the construction of a new fire station on the triangular-shaped parcel formed by New York Avenue, Old South Path and Old East Neck Road just west of the existing site entrance onto North Road as mitigation for the demolition of an existing on-site station (currently used by the Fire Department for storage only).
- The Applicant proposes to construct an approximately 3.4-acre Firefighters' Recognition Park at the entrance to the site on Old East Neck Road.
- The proposed project will generate approximately \$1,777,000 in annual tax revenues to the Melville Fire District to off-set costs to the department.
- To mitigate potential impacts to local health care providers, The Greens at Half Hollow will include an on-site health and wellness clinic in the proposed community building, which will provide services to all residents of the community.
- The Greens at Half Hollow will generate more than \$4,660,000 in annual tax revenues to the school district, substantially more than the approximately \$650,000-\$878,000 in anticipated costs to the district (paid by local taxes) as a result of the proposed development.
- To mitigate impacts to the Community Library, the proposed development includes an on-site library and computer center for use by residents and will generate approximately \$250,000 in annual tax revenues to the library.

#### **Groundwater**

- The proposed golf course will operate with an Natural Turf Management Program that focuses on the use of organic pesticides. This exceeds the recommendation of the **Special Groundwater Protection Area (SGPA) Plan** and further protects water resources.
- A computer-controlled irrigation system will regulate the amount of non-potable water used to irrigate the golf course. The proper amount of irrigation will be applied to minimize any environmental impact, reduce the potential for pest problems, reduce the waste of water from excess irrigation and produce a healthy pest-resistance grass.
- Proposed residential units have been clustered to maximize the amount of open space on the site and to maximize SGPA protection.

#### **Stormwater Management**

- A comprehensive Stormwater Management Plan has been developed for the proposed project which provides for the collection and disposal of stormwater runoff throughout the development. The collection and recharge facilities will be designed in accordance with the Town of Huntington *Subdivision Regulations and Site Improvement Specifications*.
- To mitigate and minimize potential impacts from soil erosion or sedimentation, a detailed Erosion and Sediment Control Plan will be developed for the site during the site plan and subdivision approval process. The Erosion and Sediment Control Plan will be prepared in accordance with best management practices.

**Vegetation and Wildlife**

- Detailed landscape plans will be prepared to mitigate for the loss of existing vegetation and to create a park-like setting for the proposed development.
- Existing significant trees and vegetation will be preserved in place or transplanted to the greatest extent practicable
- The proposed open space systems and landscape plan will provide habit for wildlife temporarily displaced from the site during construction activities and will mitigate for the loss of existing habitat areas on site.
- Open-water areas on the proposed golf course will provide additional habitat for aquatic species.

**Traffic and Transportation**

- A proposed jitney bus service will provide residents of the development access to the proposed clubhouse and nearby shopping centers to minimize traffic impacts in the area.
- In order to mitigate for delays for traffic exiting the eastbound and westbound Northern State Parkway ramps at Wolf Hill Road during the AM and PM peak hours, it is recommended that traffic signals be installed at these intersections, if approved by the Town of Huntington (which has jurisdiction over Wolf Hill Road) and the New York State Department of Transportation (which has jurisdiction over the parkway ramps).
- It is recommended that adjustments to the traffic signal timings be made to result in improved levels-of-service for various roadway approaches at the following locations:
  - Carman Road – Half Hollow Road
  - Wolf Hill Road – Caledonia Road
  - Wolf Hill Road – Melrose Road
  - Bagatelle Road – Half Hollow Road
  - New York Avenue – Old Country Road
- It is recommended that a short deceleration lane be provided at the proposed site entrance points on Carman Road, Old South Path and Old East Neck Road, in order to accommodate vehicles slowing down prior to making a right turn to enter the property.
- It is recommended that minor widening be undertaken at the Old Country Road/Old East Neck Road intersection, including provisions for a westbound left turn lane and an eastbound right turn lane. These will serve traffic leading to the site. In addition, it is recommended that the northbound approach to the intersection be widened to provide two lanes – one for left turns and one for right turns onto Old Country Road. Appropriate signs, pavement markings and drainage structures should also be installed.
- It is recommended that Old East Neck Road be widened at the site entrance to provide a left turn lane for vehicles entering the property. Appropriate signs, pavement markings and drainage structures should also be installed.
- It is recommended that raised centerline reflectors be installed along Old East Neck Road, Old South Path and Carman Road, in order to provide improved guidance during night time and wet pavement conditions.
- It is recommended that roadside shoulders be improved along Old East Neck Road, Old South Path and Carman Road to provide a minimum paved shoulder width of three feet. In addition, it is recommended that overgrown roadside vegetation be removed within the limits of the Town right-of-way in order to improve visibility and sight distance for motorists.
- It is recommended that future traffic conditions be monitored at the intersection of Old Country Road/Old East Neck Road to determine if a traffic signal becomes warranted at this location.

**Utilities**

- The Applicant proposes to upgrade the existing Sewage Treatment Plant to more effectively service the proposed development as well as the existing SRU's and Sagamore Children's Psychiatric Center and to maximize SGPA protection as mitigation for increased residential densities on the site. After all proposed work is complete the STP will be dedicated to the Suffolk County DPW, which will be responsible for future operations, maintenance and provision of services.
- The Applicant proposes to replace and/or upgrade existing water, stormwater, and sanitary sewer systems serving the site to ensure that these systems are sufficient to accommodate the proposed development.
- The Applicant is working with the Dix Hills Water District to extend the boundaries of the district to include the site and has agreed to fund a fair share of required improvements, to ensure that the potable water demands of the proposed project can be met.
- The following water conservation measures are incorporated into the proposed plan.
  - Water-efficient plumbing fixtures and appliances will be installed in each of the proposed residential units, clubhouses and the community center.
  - Flow regulators will be used on faucets and showers.
  - Pressure regulators will be used on water mains and service lines.
  - Hot water pipes will be insulated.
  - Efficient irrigation practices for the proposed golf course and selected landscaped areas will be employed.
  - On-site recharge basins will assist in replenishing groundwater withdrawn from shallow aquifers to irrigate the golf course and selected landscaped areas.

**12. Handicapped Accessibility**

*How are two story townhomes handicapped accessible?*

As shown on the floor plans contained in the DGEIS, the two story townhomes will have a living room, dining room, kitchen, one bathroom and the master bedroom on the ground level. Additional bedrooms and bath will be provided in the second level.

As a whole, the project meets all handicapped accessibility requirements. The condominiums will have one ground level apartment and one second story apartment above it. The Applicant's experience in the construction of similar two story units, is that many seniors prefer the second floor apartment, despite the stairs, given the perception of additional security on a second floor, and availability of views and cathedral ceilings.

**13. Affordable Housing**

- a) *The development should have a 20% (or greater) set aside as affordable housing for families.*

- b) *The affordable housing should be related to HUD defined low and very low income limits (i.e., 80% of median income and 50% of median income, respectively, as specified in the Town's Consolidated Plan).*
- c) *The school/tax issue can be resolved with 20% affordable family units, even if a new school is required.*
- d) *The current proposal pits seniors against families - both need affordable housing.*

The Greens at Half Hollow development includes an unprecedented proposal for affordable housing, consistent with the overall objective of the development of a senior/golf course community.

Although the recreational and aesthetic components proposed at The Greens at Half Hollow are often associated with luxury developments, the design goal of the project is to provide housing for seniors at price levels which are virtually unheard of for a development containing facilities provided in the plan. The Applicant has proposed an innovative affordable housing program, which incorporates the following:

- 300 units of the project's two-bedroom condominium units will be offered at \$175,000 (in year 2000 dollars). This purchase price is affordable under the formula used by the Planning Board when granting site plan approval for the Villages at Huntington.
- 100 condominium units, the majority of which will be two-bedroom units, will be placed in the proposed affordable program. Under the program, the price for a two-bedroom condominium unit will be \$150,000. The price for a one-bedroom unit will be \$145,000. With available subsidies, these units could be offered at \$125,000
- Eligibility of buyers relative to the program's 100 units will be subject to income levels and other means testing determined and administrated by the Town of Huntington, the Long Island Housing Partnership and/or their designees.
- Contemporaneously with the sale of each of the program's 100 affordable units, the Applicant will pay the sum of \$25,000 (totaling a maximum of \$2.5 million) into a dedicated trust fund which will be administered by the Town of Huntington, the Long Island Housing Partnership, and/or their designees. The fund will be used for the purpose of assisting first-time home buyers who are under contract to purchase a home in the Town of Huntington. The participation of first-time home buyers in the program will be subject to

income levels and other means testing determined and administrated by the Town of Huntington, Long Island Housing Partnership and/or their respective designees.

Note that the concept for a Housing Trust Fund is specifically recommended in the Town's Comprehensive Plan as a means to achieve affordable housing in Huntington.

Under the program, the Applicant would effectively donate \$5 million (i.e., \$25,000 reduction in the purchase price for 100 senior condominiums, plus \$25,000 donated to the fund for each such senior unit sold). As proposed, the program simultaneously advances the dual goal of providing affordable senior housing and affordable single-family housing in the Town of Huntington. Depending on how the fund is administered, the program has the potential of generating not only 100 affordable senior units at The Greens at Half Hollow, but a like number of affordable single-family homes located throughout the Town of Huntington.

In addition to the program outlined above, as an alternative to the proposed assisted living facility, the Applicant will construct 100 affordable rental units for seniors under HUD's 202 program or a similar Federal or State program. This alternative is specifically incorporated into The Greens at Half Hollow Master Plan, as part of this FGEIS.

On June 20, 2000, the Town of Huntington introduced an Affordable Housing Initiative calling for, among other things, affordable housing in future rezonings. The policy resolution of the Town Board identified eight (8) parcels as candidates for future zone changes to higher residential densities, including the LIDC. The Policy Resolution also identified "affordable techniques" that should be considered in connection with any change of zone application relative to the identified properties. These techniques include (1) "outright set-aside of a portion of the yield for affordable housing", (2) "dedication of adjacent or similar lands in the vicinity of the subject parcel for affordable housing", (3) "vouchers for people to qualify for affordable housing in order to give them the resources to obtain a residence", and (4) "payment into an affordable housing trust fund".

Substantively, a portion of the proposed local law requires that the number of affordable homes in a qualifying subdivision equal twenty (20%) percent of the difference between the density achieved as the result of a zone change and the original as-of-right density, which totals 1225 units at The Greens at Half Hollow (1350 minus 125). Twenty percent of the increase in density at The Greens at Half Hollow is 250 affordable units. The Town initiative would specifically allow a

developer to reduce the number of required affordable homes by fifty (50%) percent by opting to pay a fee to the “Affordable Housing Trust and Agency Fund”.

Even though the proposed housing initiative has not been enacted and will not apply to the LIDC project because its public hearing has already been held, the project’s affordable housing proposal substantially complies with this initiative. The project includes 100 rental and 100 condominium units and a \$2.5 million contribution to a housing trust fund.

If affordable family housing were built on this site, additional impacts to the school district would result. The school district tax surplus documented in the DGEIS would be diminished and additional students would require classroom space that is not otherwise available. If a new school were required significant costs would result.

With regard to school costs, the Superintendent of Schools, Kevin N. McGuire, Ph.D., indicated that:

- A middle school, with a possible enrollment of 800 students, would carry a price tag of between \$38M and \$42M, without property.
- A high school with a possible enrollment of 1200 students, would carry a price tag of about \$57.5M, without property.

It should be noted that the school district’s demographic and space planning studies undertaken over past years accounted for students from 75 single family homes in the LIDC Task Force Master Plan; the same number of homes included in The Greens at Half Hollow Master Plan.

14. **Comprehensive Plan Amendment**

*Should the Town amend its Comprehensive Plan to reflect the proposed PUD Zoning and The Greens at Half Hollow Master Plan?*

As indicated in the DGEIS, the Town may amend the Comprehensive Plan to reflect The Greens at Half Hollow Master Plan and PUD Zoning. This can be done by the Town Board as part of the resolution of approval for the adoption and mapping of the of the PUD.

It is noted that the Huntington Planning Board, not the Town Board, adopted the Comprehensive Plan (prior to recent amendments in Town Law, which call for Town Board adoption). The Planning Board could adopt a resolution patterned after the

Town Board resolution, amending the Comprehensive Plan to reflect The Greens at Half Hollow Master Plan and PUD. Amendment of the Planning Board's Comprehensive Update is not required by Section 272-9 of the Town Law.

In the future, if the Comprehensive Plan is updated by the Town Board, more extensive language can be added to the Plan, outlining existing conditions, land use planning factors, community facility and infrastructure issues relating to The Greens at Half Hollow.

15. **PUD Zoning**

*Could existing zoning districts be utilized instead of the PUD?*

The Greens at Half Hollow could be partially implemented with a zoning change to R-RM, which allows 14.5 dwelling units per acre, compared to the 3.6 units per acre in the proposed PUD. The single family subdivision could be zoned R-10 or R-20, which is also a higher density district than necessary for proposed lots that range from 20,000 to over 50,000 square feet.

Without PUD, the golf course would be a special permit use, subject to approval by the Zoning Board of Appeals. The Town Board, of course, retains its legislative power to amend the Zoning Code to create new districts, convert conditionally permitted uses to permitted ones and otherwise pass legislation at its discretion.

In the applicant's view, the PUD approach is preferable. The proposed development has been designed as an integrated whole, it follows that approval should be focused at the Town Board level where the authority to rezone rests in any case. Having a portion of the proposed development subject to the approval of multiple boards would fragment and complicate the local approval process, possibly resulting in conflicting decisions by different boards exercising overlapping jurisdiction over the project. X

Other reasons for utilizing PUD as the proposed zoning approach relate to the flexibility inherent in this type of regulation an advantage clearly recognized by the localities throughout the State of New York that have adopted PUD zoning. From the developer's perspective, the statute allows some shifts in the mix of housing types to meet market conditions over time (e.g., from one type of senior housing to another) while the density, use and other specific restrictions in the PUD remain static. Buffering and landscaping requirements are somewhat flexible, within the parameters of the Master Plan that accompanies the PUD, and within the discretion of the Planning Board that retains jurisdiction over individual site plans and subdivisions.

It is recognized that the Town's Comprehensive Plan does not call for PUD zoning or adding new zones to the Zoning Ordinance. However, as stated in the DGEIS, this development is unique, and as stated by the Planning Department, the Comprehensive Plan should be amended to reflect the specific proposal for this site. The use of a PUD approach for the development of The Greens at Half Hollow was first discussed by the LIDC Task Force during the development of the LIDC Master Plan. Professional planners, town and county officials and neighborhood residents agreed that this type of zoning was best suited to establish the overall parameters for future development, including land use and maximum density provisions, and to provide the flexibility necessary to develop this large parcel over time. Neighborhood residents, in particular, agreed that PUD zoning provided protection and assurance that the **development they sought would actually be realized.** As a result of these deliberations, the PUD zoning approach was specifically included in the implementation strategy chapter of the LIDC Master Plan (i.e., "The recommended zoning for the LIDC site is a Planned Unit Development (PUD) District", p. VI-2), and thereafter adopted by the applicant.

*Handwritten note:*  
The Greens  
at Half Hollow  
PUD

Given the unique size of the subject property, its singular history, the prior completion of the Task Force's LIDC Master Plan and the benefits arising from a planned retirement community, the Applicant has concluded that the PUD zoning approach provides benefits to both the neighborhood (i.e., a degree of certainty) and to the applicant (i.e., some flexibility within established parameters), thereby helping to ensure successful implementation of the proposed development.

16. **Park Dedication**

*The proposed 31 acre soccer park does not equal 10% of the site area. The amount and location of this open space should be reconsidered. Should remediation issues be addressed before project approval?*

The percent of open space in any given application must relate to the recreational needs of the residents. The 10% factor is a maximum which cannot be automatically imposed in all cases.

The amount of open space provided at The Greens at Half Hollow represents over 60% of the site area. Most of this open space is designed for the specific needs of the future residents of the development. It includes the golf course, swimming pools, tennis courts and a greenway system for walking jogging and biking. Extensive indoor facilities are also provided in two community centers.

The area proposed for dedication is in excess of 8% of the site area. This 31-acre site would be developed as a soccer field park, replacing existing soccer fields in the central portion of the LIDC site. In the Applicant's opinion, the 31-acre site, formerly part of the sanitary treatment area, is an ideal location. It would replace an unattractive use with a well landscaped park, complete with off-street parking and services. No nighttime lighting would be provided. A landscaped buffer area and/or berm could be provided along the westerly edge of the park, separating this use for nearby residences. The proposed access to Half Hollow Road would enable the site to serve a broad geographic area in the southern portion of Huntington.

Any site remediation necessary to address existing site conditions would be undertaken by the Applicant. The park itself would be designed by the Huntington Youth Soccer Club, who would operate the facility in conjunction with the Town of Huntington.

**17. Well Site and Water Tank**

*The well site and water tank site should be specified in the FGEIS.*

The Applicant is working closely with the Dix Hills Water District regarding project details, including location for a well site and water tank. Specific locations will be identified prior to site plan approval.

**18. Traffic**

*Are the ITE trip generation factors appropriate for this project? How will the traffic mitigation plan be implemented?*

The ITE trip generation rates are for a retirement community. They assume that a percentage of the residents will still be working, with some of these workers commuting during the AM and PM peak hours and some commuting off peak. These rates are higher than those for a senior citizen building designed for older seniors, where peak hour trips are much lower.

The comprehensive traffic mitigation program addresses existing road problems as well as impacts resulting from The Greens at Half Hollow development. Detailed engineering designs will be subject to review and approval by the appropriate town, county and state agencies that have jurisdiction for each affected roadway. All mitigation will be undertaken by the Applicant.

19. **First Phase of Development**

*What project components will be included in the first phase of development?*

The first phase will include demolition, site preparation, utility installation, construction of at least some of each housing type, and the development of indoor and outdoor recreation facilities, including the golf course and soccer fields. The affordable condominiums and the funding of the Housing Trust Fund program will be undertaken during the first phase. Federal approval of the rental housing project will be pursued during the first phase, with applications processed for Section 202 or similar Federal or State funding.

Plan maps showing first phase development are included in the DGEIS.

Comments and statements made at the public hearing are presented in full in the following chapter of this FGEIS. When a portion of the presentation is responded to in another section of the FGEIS, cross references are provided by underlining the subject item and referring the reader to the specific section where the comments are addressed. All written comments are also addressed in the FGEIS, again grouped by major subjects. This includes written comments from the Town Planning Department, which are addressed as part of each section of the FGEIS. The Department's broad comments on comprehensive planning, zoning and open space are addressed in a separate section of the following chapter of this document. Site Specific Planning Department staff comments are addressed separately along with a wide variety of other miscellaneous comments, written and verbal.

Throughout the FGEIS statements of support and statements of opposition are included but not responded to unless necessary for clarification.

The area proposed for dedication is in excess of 8% of the site area. This 31-acre site would be developed as a soccer field park, replacing existing soccer fields in the central portion of the LIDC site. In the Applicant's opinion, the 31-acre site, formerly part of the sanitary treatment area, is an ideal location. It would replace an unattractive use with a well landscaped park, complete with off-street parking and services. No nighttime lighting would be provided. A landscaped buffer area and/or berm could be provided along the westerly edge of the park, separating this use for nearby residences. The proposed access to Half Hollow Road would enable the site to serve a broad geographic area in the southern portion of Huntington.

Any site remediation necessary to address existing site conditions would be undertaken by the Applicant. The park itself would be designed by the Huntington Youth Soccer Club, who would operate the facility in conjunction with the Town of Huntington.

**17. Well Site and Water Tank**

*The well site and water tank site should be specified in the FGEIS.*

The Applicant is working closely with the Dix Hills Water District regarding project details, including location for a well site and water tank. Specific locations will be identified prior to site plan approval.

**18. Traffic**

*Are the ITE trip generation factors appropriate for this project? How will the traffic mitigation plan be implemented?*

The ITE trip generation rates are for a retirement community. They assume that a percentage of the residents will still be working, with some of these workers commuting during the AM and PM peak hours and some commuting off peak. These rates are higher than those for a senior citizen building designed for older seniors, where peak hour trips are much lower.

The comprehensive traffic mitigation program addresses existing road problems as well as impacts resulting from The Greens at Half Hollow development. Detailed engineering designs will be subject to review and approval by the appropriate town, county and state agencies that have jurisdiction for each affected roadway. All mitigation will be undertaken by the Applicant.

**19. First Phase of Development**

*What project components will be included in the first phase of development?*

The first phase will include demolition, site preparation, utility installation, construction of at least some of each housing type, and the development of indoor and outdoor recreation facilities, including the golf course and soccer fields. The affordable condominiums and the funding of the Housing Trust Fund program will be undertaken during the first phase. Federal approval of the rental housing project will be pursued during the first phase, with applications processed for Section 202 or similar Federal or State funding.

Plan maps showing first phase development are included in the DGEIS.

Comments and statements made at the public hearing are presented in full in the following chapter of this FGEIS. When a portion of the presentation is responded to in another section of the FGEIS, cross references are provided by underlining the subject item and referring the reader to the specific section where the comments are addressed. All written comments are also addressed in the FGEIS, again grouped by major subjects. This includes written comments from the Town Planning Department, which are addressed as part of each section of the FGEIS. The Department's broad comments on comprehensive planning, zoning and open space are addressed in a separate section of the following chapter of this document. Site Specific Planning Department staff comments are addressed separately along with a wide variety of other miscellaneous comments, written and verbal.

Throughout the FGEIS statements of support and statements of opposition are included but not responded to unless necessary for clarification.

## II. COMMENTS AND RESPONSES

---

### A. General Support

**Comment A1:**

*Good evening, Town Council and Supervisor Petrone. My name is Vicki Leopold. I am the Vice-President of the Half Hollow Hills School Board, but I am here tonight to speak to you as a long-time resident of the Town of Huntington, since 1960.*

*I have brought the July 20th edition of the Long Islander with me, and while the front page says "Affordable Housing Battle Heats Up," I draw your attention to Page 3, the article entitled, "Subway Tubes in Route 110 Future?"*

*The article starts with an announcement of a project to investigate the problems that cause traffic gridlock. If the Town is looking into the cause of gridlock, it's just not that complicated. Route 110 is a large economic and residential area. With the additional dense housing recently approved for Melville, the problem of traffic on Route 110 will be compounded.*

*Therefore, the article continues, "Subway Tubes May Be The Answer."*

*Dr. Lee Koppelman, Director of the Long Island Regional Planning Board, states in response to the proposed subways, "The Japanese have similar structures. They even have golf courses on the roofs of their buildings."*

*The Japanese quality of life is hampered by the fact that there are so many people on such a small parcel of land. Is that what the Huntington Town Board here is proposing? If that is your future vision for Melville and Dix Hills, then I can tell you that is not what I, nor my neighbors, had in mind when we moved to the suburbs.*

*We don't want subways -- no way -- and we don't want golf courses on roofs of buildings. We want them in large, beautiful green areas like that proposed for The Greens at LIDC.*

*Dr. Koppelman, your consultant, continues to state how transportation and land use work best when planning is well-coordinated. If that is true, and I believe it is, why have you invited heavier and heavier density housing into an area that, according to your experts, and I quote, "Above design capacity for the last twenty years"?*

*Why all this downzoning? Our schools are crowded and our roads are congested. It is not in Huntington's best interest as a suburban Town, nor is it our desire to have these problems compounded by capricious downzoning.*

*Don't invite additional dense construction into the area, such as Ruland Road, without regard for the results. Don't create problems and then set up costly projects to investigate their cause. Have a vision -- I know you do -- and a plan -- I know you will.*

*As Chris Hewitt states, of Tristate Transportation Campaign, right here on Page 3, "Any time an effort is made to put less cars on the road and promote good land use, it's a good thing."*

*A proper use of LIDC, which will not adversely affect our community or our environment is a largely senior development.*

*So, do a good thing tonight and minimize population growth and traffic with the senior LIDC plan. Eliminate the plans for apartments on Ruland, and have a moratorium on downzoning in the Half Hollow Hills community.*

*(Mrs. Leopold, P.H., July 25, 2000, pg. 58, line 7)*

**Response A1:**

The support for The Greens at Half Hollow project is noted. Traffic issues on Route 110, including potential traffic from the Ruland Road project, are being addressed separately by the Town.

**Comment A2:**

*My name is Sheila Saks. I am a resident of the Town of Huntington for thirty years. Over the years, I have served my community as a volunteer in a number of capacities, and I will not use my time to recount them.*

*During remarks made last week, inference was made that the reason our community didn't want affordable housing was because we didn't want immigrants in our neighborhood. Those who know Dix Hills and live in Dix Hills know that such an idea is a complete misrepresentation of the truth. In fact, I take personal offense to it being a first generation American, who is married to an immigrant.*

*"Where were you when," is a familiar question that I would like to ask tonight.*

*Where were you, the groups present tonight, opponents of the application before the Town, when OMRDD proposed hundreds of SRU's for the five hundred acres of State property at LIDC? Where were you when the parents of the clients didn't want SRU's built and asked for our help?*

*Where were you when the Long Island Regional Planning Board recommended five acre zoning for the Suffolk State School? Did you know LIDC had that name for more than two*

*decades, five acre zoning, not two acre zoning, because of the SGPA? How many people know or even care about what SGPA means? It is only about our water supply.*

*And where were you, all the housing advocates, when the community petitioned the Governor through our elected representatives to form a Task Force to plan for the property, when we lobbied for legislation in the State Assembly, and the State Senate in 1990, again in 1991 and again in 1992? I am holding up those bills. I have those bills with me.*

*And where were you during the Olympus fiasco? Who was there to help us fight to protect the land and keep the land residential?*

*And where were you when the Long Island Association wanted Olympus to be built on LIDC or Long Island would be called antibusiness?*

*And where were you when Newsday wanted a piece of LIDC to do color printing there? Imagine, printing on an SGPA.*

*Newsday didn't advocate affordable homes, or senior homes or homes for anyone on the LIDC property. The only position they took was that the property should be used to further business interest.*

*And where were you when the Huntington Chamber of Commerce wanted LIDC for business, not homes?*

*And who was there to volunteer their time to sit in and participate in well-publicized meetings of a broad-based State Task Force that was formed as a result of The Community Reinvestment Act? A Task Force that had representatives from the State and yes, Mr. Tonna, four from the County and Town and area. Even as late as today, Newsday still refuses to recognize the fact that the plan now before the Town was the result of many different representatives and a professional Planning Consultant. It was not a plan generated by civics alone.*

*And where were you when two public hearings were held in this very hall to present the recommendations formulated after two years of Task Force meetings? Where were you? Where were you all these past seventeen years?*

*Mr. Charles Kerner, today, from L.I. CAN, did attend the LIDC Task Force public hearing of March 19, 1996 and made the following transcribed statement which I would like to read and I will give the Board copies.*

*"This is the statement I would like to make, a statement on behalf of myself and Mr. Murphy, who is the Director of Housing for the Dioceses of Rockville Centre. The Dioceses would like to participate in this plan if affordable housing for the elderly is available, and I am repeating it, affordable housing for the elderly is available."*

*The Task Force, the Town and the developer took this request of the Dioceses into serious consideration and adopted provisions for senior affordable housing into the plan.*

*At the meeting several weeks ago to accept the DEIS for The Greens at LIDC, several speakers made reference to the fact that the Town was rushing into this LIDC deal. And then others made reference to the fact that the Town should form a Committee and listen to the recommendations of the Committee.*

*Well, folks, you are four years too late. We have been there and done that.*

*I brought with me these boxes full of documents, papers, recommendations to document everything I spoke about, years and years of work. The plan before the Town is the result of that work.*

*We lived with the property, we fought for it, we protected it and we have waited a long time to see it developed in a useful, productive way to benefit those who have made our lives what they are today, to the most forgotten and neglected segment of the population -- our seniors.*

*In planning, in approving and in building The Greens at Half Hollow, we are fulfilling our ultimate task -- honor thy father and mother.*

*(Mrs. Saks, P.H., July 25, 2000, pg. 62, line 15)*

**Response A2:**

The support for The Greens at Half Hollow Project is noted along with the history of civic association involvement in the planning for future use of the LIDC site.

The inclusion of affordable housing for seniors at LIDC was, in fact raised on the public hearing on the Task Force plan.

The Task Force report did suggest, on page IV-2, that some affordable senior housing be included by stating:

*"Although it is anticipated that housing prices would reflect market conditions, it is possible that a relatively modest number of independent units -- say 50 to 100 -- could be set aside for seniors of low to moderate income."*

The affordable condominium and rental components of the current proposal, which provide a total of 200 units, respond to this portion of the LIDC Master Plan.

***Comment A3***

*Good evening, Supervisor Petrone and members of the Town Board. My name is Phyllis Dubin, and I live in Oceanside in the same house I have lived in for the past twenty-eight years.*

*In the past three years, two of my children have moved into the Town of Huntington because of the many wonderful opportunities the Town has to offer. My third child is hoping to move to Huntington within the next year as well.*

*My children and I are very close, and we see each other every day even though this entails driving forty-five minutes in each direction.*

*Since the LIDC property was sold, we have been anxiously waiting for the senior homes to be built so I, too, could move to Huntington and live closer to my children and my grandchildren.*

*I am a widow, and the home I live in is no longer manageable for me. It is a perfect home for a young family starting out, in the same way that it was a wonderful home for me to raise my children.*

*I urge you to approve the current senior housing plan at LIDC. This will allow me to be closer to my family and to live in a community that is geared towards the needs of the community. It will also allow a young family to have my home to raise their children in.*

*Many of us have wanted to move, but our choices are limited as there is not nearly enough housing on Long Island. We want to remain on Long Island near our children and friends, and not be forced to move to Florida because there are no homes for us to live in, in New York.*

*(Mrs. Dubin, P.H., July 25, 2000, pg. 70, line 22)*

***Response A3:***

The support for The Greens at Half Hollow plan is noted.

***Comment A4:***

*My name is Teresa Covello. I reside on Wyncote Drive in Melville.*

*Good evening, Town Councilmen and Supervisor Petrone.*

*Before I share my views in support of the senior housing plan, I would like to share with you my journey to home ownership in Melville.*

*Ten years ago, my husband and I searched for a home in Melville. Unable to find what we wanted, where we wanted at a price we could afford, we had to take a detour to Melville.*

*Plan B emerged. We rented a tiny home in Huntington Station. After one year in Huntington Station, with my husband and I both working two jobs, we were able to buy another home -- not in Melville, but rather in West Hempstead.*

*Once we had our first child and a second child on the way, we decided that we did not want to raise our children in a house on a main road, so again we looked in Melville. Still unable to afford what we wanted, we took a further detour, we moved back to my husband's home State of New Jersey.*

*I can tell you it was not easy. I commuted one hundred twenty miles a day to work from New Jersey to Long Island for four years with two infants. I have the gray hairs to prove it. Thank God for Clairol.*

*Finally, after four years and one hundred twenty thousand miles of driving, my husband's company was acquired by a Long Island-based company. We picked up and we moved back to Long Island and, yes, this time to Melville.*

*So, my journey here was not direct, nor easy, but worthwhile and obtainable because it was our priority. Perhaps not everyone has the energy or the drive to obtain a home where they want it, when they want it. For those individuals affordable housing was included in numerous developments in Melville and throughout Huntington. For example, the roughly five hundred apartments in Avalon Court where fifteen to thirty percent of the units were designated as affordable or low income, fifteen percent of the five hundred homes of which half have been built in The Villages at Huntington are affordable.*

*Country Point, which was not "designated or defined as affordable," included homes in the ninety thousand dollar range. That does meet the definition of affordable housing.*

*Not one of those units of those developments was designed to accommodate seniors. There are more housing developments. These are only the ones that I know about. Melville, for no reason other than having open space, has been inundated with high density housing, which has included affordable housing. The businesses and the residents, including our seniors, have borne the lion's share of costs associated with this housing.*

*I ask how much more can businesses or seniors absorb? Right now the Long Island economy is thriving. When it is not, those businesses that are not thriving are going to be looking at their overhead. They are going to be looking at their taxes and they are going to take a hike. They will just leave Long Island and leave the homeowners to pick up the lion's share of the taxes, and we won't be able to stay here.*

*It is time to consider the existing residents who seem to absorb taxes which are among the highest in the nation. It is time to do something for Long Island seniors. It is time to deal with the fact. Mass exodus is not a challenge facing Long Island. Our population is growing. Over-building new housing serves to depress values in areas that are truly affordable and have company money to flow into them.*

*I have one comment. Perhaps Long Island CAN, but Melville has. It is time to do something for our seniors.*

*(Mrs. Covello, P.H., July 25, 2000, pg. 85, line 13)*

**Response A4:**

The support for senior housing is noted.

**Comment A5:**

*I have been asked to read a letter from the Civic Association of Sweet Hollow. It is kind of an overview group where we look at things that don't affect only our individual neighborhood, and we work closely with the other civics and, as such, we represent about seventeen hundred families, most of which are close to, or abut or go to the Half Hollow Hills School District.*

*"Supervisor Frank Petrone, members of the town Board:*

*"Dear Supervisor Petrone, Councilwoman Budd, Councilman Cuthbertson, Councilman Israel and Councilwoman Scarpati-Reilly:*

*"The Civic Association of Sweet Hollow, Inc. had several meetings and presentations to address various uses of the former Long Island Developmental Center property. We raised concerns about the critical shortage of senior and family housing. Traffic congestion and the overcrowding of the Half Hollow Hills School District were also issues we considered.*

*"After a thorough review of the many possibilities, we unanimously voted to support the plan for The Greens at Half Hollow.*

*"In our review, we looked very seriously at the work of the Task Force that was formed to find a plan that would minimize environmental and School District impacts. We also needed*

to give consideration to the many members of our organization who live in close proximity to the Route 110 Corridor and near the roadways surrounding the LIDC property.

"Daily they face tremendous traffic and safety problems. This situation has become so intolerable that tubes, railways and additional lanes are being considered just to handle current traffic.

"There are many families with children in our civic association. They have been affected by crowding over the last several years. All of us have had to share in the burden of two major bond issues totaling one hundred three million dollars to pay for additional classrooms and school maintenance.

"For these reasons, we must also express our concern over the Ruland Road development that is being tied to The Greens at Half Hollow, and urge you to also consider these factors as you plan for your new initiatives on affordable housing." (Refer to D50)

"In short, The Greens at Half Hollow will fill a most important need to provide homes for your seniors. Seniors have minimal impact on rush hour traffic, won't burden our schools and won't raise our taxes. Most importantly, we want to keep our families close by.

"Civic associations have taken a lot of criticism for their concerns. Please remember that members of civic associations are the heart of many community volunteer organizations. They are also comprised of families who pay the local taxes, drive the local roads, and support and use the local schools. Listen to the community who lives here. Approve the senior plan, The Greens at Half Hollow."

Thank you. This is signed Alissa Sue Taff, President of our association.

(Mr. Moses, P.H., July 25, 2000, pg. 89, line 10)

**Response A5:**

The support of The Greens at Half Hollow plan is noted.

**Comment A6:**

Good evening, Supervisor. My name is Elizabeth Aquino, and I live at 9 Village Drive West at Dix Hills. I am the President of the Dix Hills Homeowners Association.

In my community currently there is a membership of over fifty families which -- we have a petition -- we were outside for so long it is filed with your other petitions -- demonstrating our Association's support of the original development plan by the S.B.J. Associates for a senior community with a golf course to be called The Greens at Half Hollow.

*Dix Hills has an aging population and is the fastest growing segment of our population that needs a place to live, and this will provide a survival option. Creating affordable housing will flood our School District with more children than it could ever handle, and it will create major traffic congestion on our already overburdened, over-trafficked road, and also, again we at the Dix Hills Village Homeowners Association, support the original senior housing development.*

*(Mrs. Aquino, P.H., July 25, 2000, pg. 81, line 20)*

**Response A6:**

The support for senior housing and The Greens at Half Hollow plan is noted. The petition is accepted.

**Comment A7:**

*Mr. Supervisor, Town Board, my name is Michele Zuflacht. I am an attorney in the area; I am a resident of Melville. I am speaking tonight as the President of the Tuxedo Hills Civic Association.*

*The Tuxedo Hills Civic Association supports the proposal to develop the Long Island Developmental Center as a predominantly senior residential community. There is a substantial need for senior housing, which is of great concern to our association. We are concerned with the overcrowding of our schools, we are currently operating at peak capacity.*

*A large development of family homes would necessitate the building of new schools at the cost of millions of dollars.*

*Additionally we are concerned with the constant downzoning that greatly increases density and yield throughout the Town, specifically in the Melville area. The Town has spent tens of thousands of dollars investing in a Master Plan, and we would hope that you would follow the recommendations in this Master Plan and not yield to the tides and currents of interest groups who lobby this.*

*While we understand and support the need for affordable housing, we are concerned with the increased density that will further overcrowd our schools and increase traffic congestion.*

*Our roads, specifically the 110 Corridor, are already operating at two to three times the capacity for which they were designed. When I moved to the Dix Hills/Melville area twenty years ago, we chose the area because of the wonderful mix of residential, farmland and open space. Over the past twenty years, and most specifically over the last five years, I have seen the McGovern Sod Farm previously zoned one acre residential, downzoned to allow the yield to increase fourfold.*

*I have seen hundreds of units built on Round Swamp Road, apartments and cluster housing built on Ruland Road. I have seen residential areas around the Expressway rezoned to permit commercial development.*

*Mr. Supervisor and members of the Town Board, what has been done to mitigate the traffic congestion? Rush hour on the 110 Corridor is impossible north and south, east and west. Please, we implore you, impose a moratorium on building and rezoning, and preserve our quality of life.*

*(Mrs. Zuflacht, P.H., July 25, 2000, pg. 107, line 16)*

**Response A7:**

The support for The Greens at Half Hollow project is noted. Traffic issues on Route 110, including potential traffic from the Ruland Road project, are being addressed separately by the Town.

**Comment A8:**

*The senior housing project as proposed by the Benjamin Development Company is a well thought out plan based on the recommendation of the LIDC Task Force. The variety of housing and housing prices, including the affordable equity and rental units, will meet the needs of many of our seniors, the fastest growing segment of our population on Long Island.*

*It does not mean that we are against affordable housing for families. We recognize the need for such housing, as well as for seniors, and we agree that an affordable housing plan is needed.*

*On one hand, we have seniors and empty nesters who would like to move out of their homes into senior housing and on the other hand, we have young families who would like to move into those homes vacated by seniors.*

*Seems simple, right?*

*Instead of supporting a long-term plan, sensible approach that will benefit everyone, including the Town, many proponents of affordable family housing are looking for a quick fix. The quick fixers say that the land is finite and unless affordable housing for families is built now, none can be built in the future. The senior advocates say that it is because the land is finite that a one-shot development of family housing on any one parcel cannot solve the housing issue.*

*By giving seniors of Long Island an alternative by which they can move out of their homes into senior housing, housing in all price ranges throughout the Town opens up. As their houses go on the market, allowing families to move in, more homes become available; thus,*

*providing more entry level housing for families of all entry levels. This revitalization of existing housing, which is vastly larger than the finite vacant property, keeps our neighborhoods strong and vital.*

*The quick fixers say that it doesn't matter if four hundred affordable use increases taxes for the residents of the Half Hollow Hills School District because even if the family units were not built on the LIDC property, those seniors wanting to move into the senior development would still impact our School District because of the turnover of their homes to young families.*

*The senior advocates counter that the impact on the taxpayers and the children in the Half Hollow Hills School District must be considered. Our schools are full now. We have had an influx of young families moving into the District, many occupying the newly affordable units built within the last two years.*

*If the LIDC property is built with the affordable family units, our School District will have to absorb one thousand plus children. The homes occupied by seniors would eventually be sold within the next few years anyway, and then we would have a second wave of young families moving in and overcrowding our already burdened schools.*

*The quick fixers say that all the affordable family housing units have to be built on site with no buy-out provision or transfer. This opinion, so advocated by the speakers representing business interests, looking for entry level workers and building groups looking for new opportunities for development, will become the housing nemesis in the not too distant future. Wouldn't it be prudent to open up the housing market to recycle our existing homes for young families by providing funds to augment the down payment or to provide funds to augment existing homes in established neighborhoods where so many of us raised our children?*

*The senior advocates support the affordable housing plan proposed by the Town Board structured not only to provide new affordable housing for families, but also to establish an Affordable Housing Trust and Agency Fund that would include financing the renovation of existing homes, include down payment assistance and include subsidies all to be used to recycle existing housing, the Trust Fund will make possible a more comprehensive housing effort that balances rentals and home ownership opportunity throughout the Town.*

*The Town Board is to be applauded for proposing a responsible, well thought out plan that meets the needs of the seniors now and in the future, and what about our seniors? Are they being discarded in favor of the young? Many of them would move south within the next five to ten years. They may not have a choice. Many will have to move out of their homes, resulting in the abundance of homes on the market.*

*We owe our seniors the right to housing that meets their needs. After all, they fought our wars, built our infrastructure, built our schools, built our Town and made Long Island what it is today, and they want to stay here amongst their friends and families.*

*Approve the senior housing plan, The Greens at Half Hollow project on the LIDC property, as applied for by the S.B.J. Associates. Approve the affordable homes for the families that want to purchase homes within their neighborhoods throughout the Town of Huntington.*

*(Mrs. Grossman, P.H., July 25, 2000, pg. 125, line 18)*

**Response A8:**

The support for The Greens at Half Hollow plan is noted.

**Comment A9:**

*Good evening, Supervisor Petrone and members of the Board. My name is George Grassel and I am speaking this evening on behalf of the Four Town Civic Association. The Four Town Civic Association was formed in 1980 in order to take a proactive role in the land planning and usage of the Pilgrim State property.*

*The Association's goals with respect to the Pilgrim State property was similar to those of the House Beautiful Civic Association with respect to the Long Island Developmental Center property, which is to maintain the character and integrity of all the constituent neighborhoods.*

*The Four Towns Civic Association has always supported the host community in their efforts to have neighborhood lands developed in an appropriate manner. As you are aware, the LIDC property has had many iterations of land planning and invited local input from organizations such as House Beautiful. The people who live nearby and are vested in the community have worked long and hard to formulate a plan that they believe maintains the character of the neighborhood while providing needed housing for senior citizens, the largest growing segment of our population.*

*The resulting plan has garnered strong and broad support. Quite frankly, after all those iterations and all of the time that has passed, the Association is surprised that this project has not already been built and completed.*

*Moreover, it is extremely unfair for those not directly affected by what occurs at LIDC to come forward at this late date and dictate to the host community what type of development is appropriate for the site. While the Association recognizes that many of these individuals are well-intentioned, we believe that they have not fully considered the impacts to the people living in the immediate area, the impact to the school system and the impact to the municipal infrastructures.*

*For those who term our community's participation NIMBY-ism, we say not at all. We believe that having a proactive hand in the land use in our community is called good citizenship. The community helped to develop a balanced plan that includes twelve hundred units senior citizen housing, which also includes affordable building and low-income senior citizen housing, while at the same time, minimizing the impact to municipal infrastructure.*

*We urge you, Supervisor Petrone and members of the Board, to show your concern for the community, the infrastructure, the schools and Town services by accepting the developer's plan as stated so that the plan can finally move forward.*

*(Mr. Grassel, P.H., July 25, 2000, pg. 140, line 16)*

**Response A9:**

The support for The Greens at Half Hollow plan is noted.

**Comment A10:**

*My name is Avi Saks and I live in the Town for thirty-one years. I spent many long nights in these chambers and never once stood up to speak because I was afraid of my accent. I'm an immigrant that lives in Sheila's house.*

*Mr. Supervisor, my real name is not Avi, my real name is Abinoam. It's from the Book of Judges. The Reverend was here and he left. I'll give you some biblical connotations.*

*Book of Judges, Chapter 5, Verse 1, but as in the biblical story, the man was the unknown. The woman's name is known, the Prophet Deborah. Deborah is the one that unified the community, and they fought in many very famous battles.*

*The Battle of Armageddon in Revelations 16:16 -- the Reverend is checking me out -- a lot of people think that tonight was supposed to be the Armageddon of Long Island, on the Long Island Developmental Center.*

*If you read the papers, and I'm sure you all read at the last hearing, "Battle Heated Up." I was afraid of my accent. It's a very sad situation when two causes like affordable housing and senior citizens collided.*

*I know, Mr. Supervisor, how many days and nights you and Steve Israel were working that they should not have Armageddon on Long Island. We should have a nice, good community, but more important is this did not start today. This battle started seventeen years ago in the Hamlet development that was two miles east of LIDC, and at that time, one woman in this community, five feet tall, a housewife, a mother of two, she said, "It's impossible to have commercial and residential area," and I said to her, "Sheila, don't fight. These people are big people. Defense; they're big lawyers. You will never win."*

*She was scared and she stood up and she fought and she won the situation. Then came the situation in the Long Island Development Center that you are all familiar. For fifteen years, those boxes piled up from her room to Dawn's room to my son's room, and so on and so forth, and tonight is the end of seventeen years.*

*One woman stood up, and all those people got less than being here for their affordable house. None of them stood, in particular, against Newsday that came with this article today bashing the civic association. Shame on Newsday, because they didn't get the free pie in Long Island Development Center.*

*So, therefore, for me, maybe I'll get dinner about twelve o'clock, you know, but I would like to conclude with one old Hebrew verse from a very important prayer.*

*"Al tuslichn leat, zikna kichlot kochunu al tazvenu."*

*"Do not forsake us in our old age when our strength but leave us and faileth. Don't forsake us." The Book of Psalms, Chapter 71, Verse 9.*

*Please, for homework, read the verses after them and you will vote for senior citizens and the LIDC Center. You're doing the right thing.*

*(Mr. Saks, P.H., July 25, 2000, pg. 144, line 7)*

**Response A10:**

The support for The Greens at Half Hollow plan is noted.

**Comment A11:**

*Town Supervisor and Board members, my name is Rosemary Nagler. I reside at 48 Woodmont Road in Melville. I'm here on behalf of -- I am in the sandwich generation, sandwiched between aging parents and in-laws and children.*

*Three years ago, when my mom was forced to sell her house because of multiple knee surgeries because she could no longer manage the steps, I began my quest to find her housing, not affordable, but appropriate senior housing for where she is in her phase of life.*

*I have to disagree. There is definitely not enough available in Nassau or Suffolk. I was able to find her a place not too far from here, but she had to leave the community.*

*Last Friday I received a call from the Secretary of the school inquiring if my third grader is returning in the fall in fourth grade. This school is so crowded. They will have to open up another fourth grade. There physically is no space for these children.*

*I am a home care nurse. Ninety percent of my patients are elderly. I see where they live and encourage them to find housing, and I mean, the question over and over again to me is "Where do we go? There is no place to go."*

*I own a home. My husband and I work very hard. We have been hit with two bond issues since we moved into the neighborhood two years ago. This will be the straw that will break the camel's back. We cannot continue the way we have been continuing.*

*This will solve many issues. This will help us in helping our aging parents and it will help our children. The greatest gift I can give my children is to have them live near their grandparents and have the grandparents involved in their lives, and without this type of housing, that is not going to happen.*

*(Mrs. Nagler, P.H., July 25, 2000, pg. 185, line 23)*

**Response A11:**

The support for The Greens at Half Hollow plan is noted.

**Comment A12:**

*Good evening. My name is Dorothy Schwartz. I live at 16 Pettit Drive, Dix Hills and, by the way, my street is like living in the U.N. It is a street of people of all colors and all religions.*

*I am in favor of the proposed application for The Greens at Half Hollow. I would like to address the Board from another perspective, that is as an educator.*

*I am a retired teacher receiving Social Security with twenty-seven years of classroom experience. My background accomplishes teaching gifted children, as well as teaching classrooms for the bright, average and very needy students.*

*I don't know if you realize the ramifications of teaching overcrowded classrooms from the perspective of a teacher. Our children are our most valuable asset. Each child is an individual with different educational strengths and weaknesses. It takes hours of home preparation to evaluate the children's needs and individualize strategies and educational techniques so that each child can benefit from each day of school.*

*Social and emotional issues must be addressed as well. With large numbers in a classroom, even the dedicated, experienced teacher is unable to meet the needs of all students.*

*The second issue I want to address is why The Greens at Half Hollow is so essential for people like me who have loved living in the community and paid taxes for twenty years plus.*

*I have six children and fourteen grandchildren. With health considerations, some of us seniors will find that the proposed senior community is ideal. Don't make us leave our children and grandchildren who are the loves of our lives. Prove that the Huntington Town Board does care for its dedicated seniors. Approve the proposed senior housing plan application for The Greens at Half Hollow.*

*(Mrs. Schwartz, P.H., July 25, 2000, pg. 202, line 14)*

**Response A12:**

The support for The Greens at Half Hollow plan is noted.

**Comment A13:**

*Good evening, ladies and gentlemen of the Board. My name is Bernice Libow, and I want you to know that my message will be very personal because I am a senior citizen, the typical senior citizen here this evening. I am a resident of Huntington for many, many years, as are most of the people who are here, who are in my age category. Many of us have lived here for half our lives, if not more and we have been the people who have made this Town from a hamlet into the vibrant place it is today. We brought in businesses, supported cultural activities and encouraged growth. We belong here and deserve to stay.*

*We have, many of us, unfortunately, have outgrown our homes or are no longer able to maintain them, and it is incumbent upon this Board to say that you have taken care of the senior population aided by the development of The Greens at Half Hollow.*

*We seniors did our job for Huntington and the rest is up to you.*

*As an aside, I would like to say that at least once or twice monthly somebody knocks at our door asking if our home is available for sale. We would love to sell. We have nowhere to go. The house is becoming cumbersome and making life very hard for us. We don't deserve that. We deserve a place where we can be comfortable to live out our years.*

*We are hoping that you will do the proper thing for us.*

*(Mrs. Libow, P.H., July 25, 2000, pg. 204, line 16)*

**Response A13:**

The support for The Greens at Half Hollow plan is noted.

**Comment A14:**

*My name is Joel Badin. I live at Section 245, Block 2.00, Lot 053 in the Town of Huntington; otherwise known as 22 High Pasture Circle. Here is my tax bill, which I brought with me, my tax bill for the Half Hollow School District, and over fifty-five percent of my tax bill is to support that School District.*

*I am a very concerned parent of three. When they come up with all these different statistics that these houses have sixty units and one hundred units are going to produce twenty children, everyone in my community laughed. We have one school that was supposed to have three, maybe four kindergarten classes. Now they are preparing for seven.*

*All of the downzoning that has occurred that includes affordable units has brought many, many, many children to our School District over the last year to two years.*

*I didn't come to Huntington directly. I was born in Queens. This is my third house in Huntington, the second that I have owned. It took me many years to be able to afford the house that I am in -- excuse me -- to be able to pay the bills for the house I currently live in. I will wait for my next tax bill to see if I can really afford it.*

*The second half of my presentation is to read into the record a letter from Bob Lavigna of 424 Wolf Hill Road.*

*"It is with deep and great disappointment and sadness that I would not attend this important meeting tonight. I have been actively involved with the development of LIDC for more than a decade and served on the Task Force for more than two years.*

*"Goals were established by the State to develop the LIDC property with an emphasis on senior housing, and for the State to recover its costs of the bond associated with the property and most important, not to be a burden on the local taxing jurisdiction, mostly the School District, The Greens at Half Hollow, a senior housing development, meets all of these goals. It is shameful that organizations, religious organizations are against the senior development at LIDC in its current form."*

*I was coached on this. Just look at this ad for organizations that are opposing senior housing and in support of affordable housing.*

*Quoting from the flyer, "Let your voices be heard. Come to the Town Board meeting on Affordable Housing on July 25, 2000 at seven p.m."*

*As far as I know, this meeting was for The Greens at Half Hollow application, not a meeting for affordable housing this evening. So, this flyer is discussing affordable housing.*

*"Please come at five-thirty to make sure we have seats for the seven p.m. meeting," again quoting from the flyer. You know who cannot get to Town Hall at five-thirty, the hard-working taxpayer still at work or stuck in traffic on the L.I.E., working overtime or getting to their second job. These hard-working taxpayers are struggling to keep their home and cannot afford to pay more taxes.*

*When we retire, do we enjoy the rewards of our hard work? Not in Huntington, because there is no place for seniors to go.*

*It is unthinkable that organizations that never felt the pain of paying real estate taxes to dictate how our taxes are spent. Every time you increase the real estate taxes, another house becomes unaffordable.*

*It is not a crime to be old, not a crime to be old and poor, not a crime to be old and rich, not a crime to be old and live in Huntington. It is not a crime to want to live in a senior development. It is a crime to hold our seniors hostages for any personal agenda.*

*The Greens at Half Hollow is for all seniors. Please approve this plan.*

*(Mr. Badin, P.H., July 25, 2000, pg. 208, line 25)*

**Response A14:**

The support for The Greens at Half Hollow plan is noted.

**Comment A15:**

*Mr. Petrone and members of the Huntington Town Board, my name is Pam Schwarz. I live on Sleepy Hollow Lane in Dix Hills.*

*Wasn't the original issue so that Long Island seniors could live affordably? Many of our retiring seniors, with today's costs, cannot afford to maintain their homes on Long Island. Why should they be driven away from their families where they spent their years raising families and now when the kids come, or the grandkids come, the parents can't stay?*

*You and others have spent many years studying the demographics, establishing a Task Force and finding a builder. It is now time to move forward. To deviate from your original plan for senior housing would now take a toll on our School District.*

*As I am sure you know, Dix Hills and Melville have been going through a tremendous growth spurt during the last ten years. The residents in our community, two years ago, approved a nine million dollar bond to accommodate our increased enrollment.*

*While we have made changes for the upcoming year, Ruland Road properties and LIDC will significantly impact our school population. This increase of children from such changes to the plan have not been taken into account, and the children today -- and I am sorry, Nathaniel, I do happen to know the number of people in our schools. Some of our grievances are with the union because they went over the contracted number in the classrooms, and many of our schools, many of them are at capacity.*

*I am very, very proud of our School District's educational excellence.*

*The question was raised, I don't know in terms of what the dollar figure is we spend to educate our children. Well, that number is over thirteen thousand dollars per child, and it is not fair to overcrowd the building and take away resources that will further cause our children's education to suffer.*

*The changes to this plan should be given consideration before you vote on rezoning. Senior housing has no impact on the schools. Affordable housing has an impact. Please do not change from the original plan, for it will have a huge negative impact on the quality of education for thousands of our children today.*

*(Mrs. Schwartz, P.H., July 25, 2000, pg. 225, line 5)*

**Response A15:**

The support for The Greens at Half Hollow plan is noted.

**Comment A16:**

*The issue of affordable housing wouldn't peak my concerns so intensely if it didn't threaten my number one priority, the education of my children.*

*Our School Board has been struggling to plan the future of a rapidly expanding District. It has been doing this according to demographic projections based on the current LIDC proposal. Imposing an already pressed School District with such a big and sudden influx would cause detrimental results from which it may never recover. I must question the validity of this Rutgers Study.*

*For many young families living in Half Hollow Hills, the major attraction to the area is the School District. We must be careful not to make rash decisions that may later compromise the excellence of Half Hollow Hills.*

*As a life-long resident of Dix Hills and a product of its schools, it would really sadden me if this were to happen; if Half Hollow could no longer provide my children with an education comparable to the one I received here, my family and I would be compelled to leave this community for one with better schools.*

*Please don't allow the political quick fix of affordable housing, cause you to ignore the damage it will produce for the Half Hollow Hills community.*

*Please approve the current application for development of the LIDC plan.*

*Incidentally, why isn't it good enough to offer homes for the seniors who may happen to be the most ignored group in this country?*

*(Dr. Halstein, P.H., July 25, 2000, pg. 227, line 15)*

**Response A16:**

The support for The Greens at Half Hollow plan as it relates to school impacts is noted.

**Comment A17:**

*My pastor, Fr. D. Powers has preached pretty hard to change the proposal for the planned residential community at Half Hollow. I almost signed the petition which he urged the parishioners of St. Elizabeth to sign.*

*However, when I went to the House Beautiful Civic Association, meeting after that I realized how wrong that would have been.*

*The Greens at Half Hollow is a more balanced plan - providing housing for seniors and including the open plan for a 9 hole golf course which will look like a park.*

*If we changed the plan for the 420 housing units, it would make a big impact on our school taxes.*

*There are many people in our area who are retired, living on a limited budget and who cannot afford a big increase in our school taxes. This new proposal could force many of us out of our homes. Ironically, the new proposal could hurt a great deal of present residents. I'm sure that many of my fellow parishioners were not aware of these repercussions when they signed the petition.*

*(Letter # 2, Bernadetta DiMatteo, June 1, 2000)*

**Response A17:**

The support for The Greens at Half Hollow project is noted.

**B. Senior Housing**

**Comment B1:**

*I am Marilyn Levy. I have lived in the Town of Huntington for thirty-three years. I served on the Half Hollow Hills School Board from 1970 to 1975. During that time, I saw the Town and the School District grow.*

*For the past eight years, I have served as President of the Retirement Club at the Suffolk Y in Commack. When I assumed the leadership of this group, we numbered about sixty. Today there are over three hundred members, and more join each month. At least half of the members are residents of Huntington.*

*The members of the Retirement Club represent the children of the Great Depression, the veterans of the Second World War and the veterans of the Korean War. We are finding that our golden years are becoming our rusty years. Cancer, knee replacements, hip replacements, heart problems and other ailments have made staying in our homes difficult, if not impossible.*

*In my own family, my seventy-two year old husband has survived two different cancers and is now at home with a broken leg that is not healing properly. We know that staying in our home will not be easy for us, and yet we do not want to join the members of the retirement group who, with great reluctance, are selling their homes and relocating to areas that have senior housing. We do not want to leave Huntington. Our families, our friends and our roots are here. Over the years, seniors have made a contribution to this community. Seniors are an asset and should be encouraged to stay here.*

*I was always proud of the way Huntington was governed. The Town leaders seemed to anticipate and meet the needs of the population. I remember Huntington being in the forefront of communities banning DDT and nonbiodegradable detergents, prohibiting self-serve gas stations.*

*This Town Board should find a solution to the housing problems of the populations you were elected to serve. However, for several years now the development at the LIDC has been promised as a way of providing housing for Huntington's seniors.*

*The commitment must be met.*

*(Mrs. Levy, P.H., July 25, 2000, pg. 68, line 13)*

**Response B1:**

The support for senior housing is noted.

**Comment B2:**

*I am very pleased by everybody being here just because they want to see something done for the people, and that's what this Town Board is doing.*

*I have no honorariums, I am not an elected official, but I suppose you might say I am a senior.*

*The word senior is a very polite term given to older people. I suppose I am a senior, but in my book I am an old man of eighty-two years of age. I really don't know how many years that the Lord above will give me, but I hope to be able to stay at The Knolls of Melville during the rest of my years.*

*The Knolls of Melville is, I suppose I will use the word seniors, a senior community, and it came about because of this Town Board. I congratulate them for doing that, but we have two hundred twenty-eight apartments and six hundred applications with one vacancy. We have just sent out six hundred applications to people who have said they want to live at The Knolls because they have to run a lottery. We only have one apartment. Six hundred people.*

*Don't misunderstand me. I don't mean to in any way diminish the needs of everybody for affordable housing. My heart goes out to everybody. It's terrible that we don't have enough affordable housing for everybody. I would hope that what the seniors have done over the many years of our lives would have prevented something like this from happening now. It's so painful that the seniors here have to actually compete with other people, decent, honorable people, for what? All for affordable housing. It is shameful, but that's the way it is, and I am here to speak for the seniors. I have a passion for seniors.*

*I have lived at The Knolls for three years, and learned about problems of the seniors; macular degeneration, osteoporosis, dementia, depression, loneliness and some sad memories.*

*They have lost their loved ones, their spouses and their children. We know the problems of the financial needs. We also remember the Depression when we worked sixty hours a week for fifty dollars a week, and lucky to get the job. We lived through the war of 1942, the Korean War and those of us that are here were lucky to survive. We made many sacrifices, and it pains me to be equated with traffic problems and school problems because we seniors can no longer work, we need wheelchairs and nurse's aides, and all we want is understanding respect and affordable housing.*

*Are you now saying to us, "Get thee to a nursing home"? Are you saying to us we have lived too long? Are you really saying, "What did you do for me yesterday?"*

*What are you now going to do for me?*

*I don't have an answer or a solution for affordable housing, but I plead with you the solution cannot and should not be at the cost of the greatest generation, today's seniors.*

*(Mr. Schwartz, P.H., July 25, 2000, pg. 76, line 13)*

**Response B2:**

The support for senior housing is noted. The 600 household waiting list at Huntington Knolls illustrates the extent of the demand for senior housing in the market area.

**Comment B3:**

*I have a long history, obviously, at Half Hollow from second grade all the way through. My claim to fame, I guess, was being Senior Class President, the first one at West, and I spent a lot of time here as you might imagine.*

*As a Legislator, I have been representing this District for ten-and-a-half years, and the number of times I have come before the Town Board to speak -- well, this is the first. I have come before the Planning Board and some other Boards, but I have never come before the Town Board in ten-and-a-half years because I do believe that there is a separation at levels of government, and we try not to intrude and not to make public appearances, not to be political. You do what you need to do, we do what we need to do.*

*Behind the scenes we work together on legislation and strategy to help the people here, but I try not to, in this kind of forum, come down; but I did tonight, and the reason I am here tonight is because of how crucial and important this issue is.*

*The future of this community is literally at stake as far as I am concerned, and the future of this community's voice and the voice of communities around Huntington is at stake, and I think that's what we are talking about today. This is becoming a very hot topic in local newspapers; Newsday, News 12, all over. And why is this such a hot topic? Why is LIDC such a hot topic?*

*Well, affordable housing is a hot topic. I was Chairman for ten years of the Health & Human Services Committee, and one of the most intractable problems we have is affordable housing along with transportation and other problems. Those are very difficult problems, and in ten years we haven't been able to take care of it.*

*But, do we need, every time there is a piece of land, to build affordable housing? How do we define that affordable housing? It is a hot topic because the Newsday Editorial Board has already a number of times come out on this particular project at LIDC. I believe that the Newsday Editorial Board has come out on this particular project for only one reason. In*

fact, I think they kind of spilled the beans today when they did their Editorial because right in their Editorial they made it very clear that they say the real problem is that you are being badgered into submission by civic groups of blocking the development of not just an office complex, a first-rate office complex, and they were, of course, talking about Olympus, and they thought since they lost that battle they are going to beat back Half Hollow Hills, and it is wrong. It is wrong. This is not about revenge. They are going to beat back the civic associations, and it is wrong.

There are Legislators in the Suffolk County Legislature who have tried to put in legislation from outside the District. Over here they want affordable housing, but not in their District.

A group from Chicago comes in here and says we should have it here. I don't know what IAF is. Let's not forget the seniors, very quickly, and I just want to say a couple of quick things about seniors, maybe the most important thing. The Suffolk County Planning Department can give you reams of statistics, but I hold here a list of, from around the County, all the senior projects that have been done, and I can show you, and I will hand this to you, Mr. Supervisor, you can pass this around; you can see a list from the Town of Babylon, one hundred, two hundred units, two sixty, three hundred units.

Brookhaven, a list of units all for seniors.

Islip, long list, and we get to Huntington, there is almost none. Why not talk about the seniors? Why are we neglecting our seniors?

That's why this should be a hot topic.

The fact is the seniors around Suffolk County need a place to stay with their children, with their families. We can do this here, and that's what you should do.

I urge you and I push you and support this kind of housing. This community wants it. They have worked very hard on it. Let's give them what they have asked for and approve this project.

(Legislator Alan Binder, P.H., July 25, 2000, pg. 46, line 17)

**Response B3:**

The support for senior housing on the LIDC site is noted.

**Comment B4:**

Mr. Supervisor and members of the Town Board, this gives me an opportunity to talk about the real situations that are particularly important to me. I don't really have any prepared remarks like a lot of people this evening did. I have nothing more than chicken scratches.

*My sister was an empty nester and had to retire to Florida because she couldn't afford senior housing. She wanted to be near her daughter who lives in the area, but wasn't able to afford to live here.*

*Being down in Florida, she sees her daughter no more than two or three times a year, and she is missing watching her grandchildren grow up.*

*It is bad enough young people are leaving the area. Why do we have to lose our seniors as well?*

*In my case, my wife recently retired and we would like to live in affordable senior housing so that we can be near my daughter, who lives in Dix Hills. I know there is senior housing out on the East End, on 72, Exit 70 and Exit 68, but I don't want to live out that far. I am too far away from airports like LaGuardia and Kennedy so that I can visit my daughter in Virginia.*

*I go down there once a quarter, but if I was able to see her more often, I would do it, and affordable housing is the answer to that.*

*There are hundreds and hundreds of seniors outside who probably feel the same way, and that's my story.*

*(Mr. Glasberg, P.H., July 25, 2000, pg. 83, line 1)*

**Response B4:**

The support for senior housing is noted. The Town Board recognized the many senior citizens who came to the public hearing, but were not admitted due to space limitation in the meeting room.

**Comment B5:**

*My name is Joan Solomon. I live in Melville at 28 Seacrest Drive. I have been in the Town of Huntington for thirty-two years, and many of my friends, the same as I, were looking for affordable housing. We want to sell our houses, and there is nothing that is affordable in Nassau County or if we have to go anywhere, we have to go way out east as this other gentleman said, which we don't want to do. Lots of us have family in Huntington, and besides this, we have, for years, supported Huntington. We shop in the Town of Huntington, we go to restaurants in the Town of Huntington and we don't want to go anywhere else. We want to stay and, if you please, I hope you support this LIDC property for seniors so that we can stay.*

*(Mrs. Solomon, P.H., July 25, 2000, pg. 84, line 16)*

**Response B5:**

The support for senior housing is noted.

**Comment B6:**

*My name is Carole Catapano, and I reside in the Town of Huntington and in Dix Hills.*

*Our community came out tonight in great numbers, so many that you could not see the end of the line waiting to get in here tonight.*

*We were aware that this might happen tonight and wisely, the community was ready. So, Supervisor Petrone and members of the Town Board, I begin by giving you letters and postcards from four hundred seventy-seven of our neighbors in support of senior housing at LIDC, people who wanted themselves to be counted here tonight. These were all petitions that were garnered tonight in this Town Hall, people who could not fit in here.*

*Additionally, I am here to remind the Town Board of thousands of letters and postcards to Town Hall over the past years for senior housing at LIDC. These are letters and postcards sent from people who live and work in the Town of Huntington whose voices want to be heard by members of the Town Board.*

*They do not merely sign a petition with little knowledge of the impact on this Town, this community and the Half Hollow Hills School District. They took the time and effort to express their support for the Task Force Plan for senior housing at LIDC.*

*I am here tonight to implore you, the Town Board, to listen to the thousands of constituents who wrote to you and to adopt the present plan for senior housing at The Greens at Half Hollow.*

*A picture is worth a thousand words. Please look at the thousands of words before you when making your decision.*

*(Mrs. Catapano, P.H., July 25, 2000, pg. 212, line 25)*

**Response B6:**

The support for senior housing, including reference to 470 letters and post cards in support is noted.

**Comment B7:**

*Will the 100 rental units for senior housing, under the Section 202 or similar program, replace the assisted living proposal in The Greens at Half Hollow plan?*

*(Steve Israel, Councilman, P.H., July 25, 2000 pg. 25, line 2)*

**Response B7:**

The 150 unit assisted living development proposed for the northwestern portion of the site will be replaced with a 100 unit senior citizen rental project, with the Huntington Senior Committee acting as housing sponsor for HUD Section 202 or similar New York State housing funding. These programs typically target senior citizens with incomes less than 50% of the HUD defined median income for a family of two on Long Island.

Note that this change in the Master Plan would reduce the maximum development yield from 1375 to 1350 units.

**Comment B8:**

*The Senior Citizens Housing committee was formed by Supervisor Jerry Ambro in 1971 at the request of the Huntington Clergy to meet the urgent need in Huntington of senior citizens.*

*The last Paumanack Village (IV) was completed in 1998 and there is now a total of 427 apartments in the Paumanack Village complex. They are subsidized by HUD under the Section 202 Program. There are 1320 senior citizens on the waiting lists and it takes five to seven years to obtain an apartment as vacancies become available.*

*The Huntington Homes Program adopted by the Town on June 20, 2000 provides:  
...the Developmental Center at LIDC will also include 50 rental units  
(Section 202) to be owned and managed by Paumanack Village ...*

*At a meeting on July 12, 2000, at the office of the attorney for the owner of LIDC, Morton Weber, Esq., the following were present: John A. Harras, Esq.; Al Benjamin; Kurt Mohr; Duncan Elder, President, Paumanack; James J. Byrne, Attorney for Paumanack Village; Joseph DeVincent; Town of Huntington, C.D.A.*

*It was tentatively agreed that up to 100 units of Section 202 Senior Citizen Housing would be included. That the land designated "assisted living" in the northwest corner of the LIDC map be used. The title would be taken in the name of Senior Citizen Housing Committee, Inc. That the land cost would be a HUD approved cost. That the cost of utilities such as sewer and water would be pro-rated.*

*On behalf of the Senior Citizen Housing Committee, Inc., we request the Town approve the following actions:*

- 1. Approve the zoning for the LIDC site*
- 2. Based on the transfer of sufficient property to build up to 100 units of Section 202 Senior Citizen Housing*
- 3. Land cost would be at a HUD approved cost*

4. Utility cost such as sewer and water would be shared pro rata
5. Whatever further steps to be taken as necessary

(Letter #13, Duncan Elder, July 24, 2000)

**Response B8:**

As indicated in Mr. Elder's letter, as an alternative to the proposed 150-bed assisted living facility, the Applicant has agreed to construct 100 affordable rental units for seniors under HUD's 202 program or a similar State program. The units will be comprised of one and two-bedroom units made available to seniors who qualify under HUD income restrictions.

**Comment B9:**

Another mitigation measure for housing proposed at the public hearing was that a portion of the property at the former LIDC would be offered to the Town of Huntington Housing Committee in order that they be able to construct low income senior citizen housing, possibly federally funded:

*If this is mitigation, some assurance by the applicant should be forthcoming to the effect that regardless of the funding source, the applicant will ensure that this part of the proposal is implemented;*

*Furthermore, the number of dwellings (50 or 100) should be fixed in the FEIS and subsequently in the findings statement.*

(Letter #26, Mark Cuthbertson, August 4, 2000)

**Response B9:**

Comment noted. ~~The Environmental Findings Statement will specify that the rental housing be funded through the HUD Section 202 program or similar New York State program.~~

The applicant is committed to providing 100 affordable rental units for seniors, including seniors with incomes at or below 50 percent of the median income as defined by HUD (i.e., "very low income"). The Huntington Senior Housing Committee has expressed a strong desire to obtain funding for the construction of these units from HUD. Should HUD funding not be available after application is made, the Applicant proposes to build 100 affordable senior rentals under applicable federal and/or state programs, including the Low Income Housing Credit enacted as part of the Tax Reform Act of 1986. Projects receiving tax credits under this program must house residents whose incomes do not exceed 60 percent of the area median (or 50 percent of the median area income when only 20 percent of the property is designated for tax credits), and rental levels cannot exceed 30 percent of the applicable incomes.

**Comment B10:**

*The applicant further offered as mitigation, 100 homes for seniors that would be "affordable" in the range of \$145,000 to \$150,000, located on the LIDC property. It was my impression that by some formula mentioned by the attorney for the applicant, the price of these homes would be reduced to \$125,000. This proposal should be spelled out in the FEIS.*

*(Letter #26, Mark Cuthbertson, August 4, 2000)*

**Response B10:**

The price of these affordable units (i.e., \$145,000-\$150,000) incorporates a direct subsidy from the owner in an amount not less than \$25,000 per unit. A further \$25,000 reduction of the sales price may be available under various grants, such as the New York Affordable Housing Corporation Program which was used to reduce the price of residential units at Highview in Huntington Station. These subsidies will enable the affordable condominium units to be offered to buyers at the price of \$125,000.

**Comment B11:**

*It is also clear that the developer has reduced the life care community that was to consist of a nursing home, congregate care and assisted living units from 600 units proposed by the Task Force to 150 proposed in the DGEIS.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response B11:**

Comment noted. See Response B13.

**Comment B12:**

*Our entire reason for a Senior Citizen Community has been almost totally forsaken by S.B.J. Associates. What has S.B.J. Associates done with the 500 Congregate Care & Nursing Home/Hospice units? They have turned them into "stick houses", which are much easier and faster to construct and sell for a quicker profit. Congregate Care and Nursing Home Facilities require numerous government permits, plus negotiations with other companies that are time consuming.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response B12:**

It is recognized that the Applicant's proposal for a senior community differs from the Task Force plan; however, the Task Force recognized this possibility and indicated that the developer who purchased the site from the State would be able to modify the C-1 or B-1 plan in response to market conditions.

**Comment B13:**

*SBJ Associates are using 400 life care units for attached houses. We find this unacceptable, a perversion of our original intent for Senior Citizens.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response B13:**

The Task Force Plan included 600 independent living units and 600 continuum of care units, of which 340 were congregate (i.e., independent living with some meals) and the balance were skilled nursing and assisted living (160 nursing, 100 assisted). As explained in the DGEIS, the market for senior living has changed in the last five years. There are no Certificates of Need available from the State for nursing home beds. Moreover, the supply of assisted living in Huntington has increased dramatically. The 940 independent units in the Task Force plan have been replaced with 850 units (400 condominiums, 350 townhomes, and 100 rentals). The rental units were added in response to public comments, replacing 150 units of assisted living as originally proposed in the DGEIS.

C. Schools

**Comment C1:**

*My name is Robert M. Sandak, and I am the Associate Superintendent of Half Hollow Hills School District. I have been involved in public education for thirty-four years, and I have worked at Half Hollow Hills for the last fourteen.*

*I am here this evening representing specifically Dr. Kevin McGuire, the Superintendent of Schools, who couldn't be here this evening, and also the members of our Half Hollow community, and I would like at this time to read a letter that was composed by Mr. McGuire.*

*"Dear Mr. Petrone:*

*"The Trustees of the Board of Education of the Half Hollow Hills Central School District have unanimously requested that I communicate, once again, our District's long-standing and unwaivering position concerning the future development of properties in our School District, including the Long Island Development Center, LIDC, and the Ruland Road properties.*

*"As a reminder to the Town Board, the Half Hollow Hills School Board has relied upon the plan of the Benjamin Development Corporation, as well as the current zoning of all the parcels, for our demographic studies for planning purposes. Should the Town deviate from the Benjamin Plan or otherwise modify zoning of other parcels, that course of action would have serious implications for the Half Hollow Hills Central School District.*

*"As we set forth in the December 23, 1999 letter from the Board of Education to you, we support senior housing for The Greens at Half Hollow development because it would have a minimal impact on our student enrollment, which at that time was eight thousand one hundred seventeen students. Our projected enrollment for this September is eight thousand five hundred twenty-three and Dr. Lloyd Bishop's 1999 Demographic Study projects student enrollment in Half Hollow Hills to reach almost eleven thousand by the Year 2007.*

*"The total enrollment increase in fifteen years, from 1992 to 2007, will be greater than fifty-seven percent. This increase has come about in large part because the Town has granted zoning changes and density bonuses to some developers in our District. These changes and bonuses facilitated the building of more rental units, affordable entry-level houses, low-income housing and below market units, all of which have significantly and abruptly impacted the District.*

*"Therefore, our Board believes that it is important for the Town to understand that the development of LIDC and other parcels within Half Hollow Hills is a critical issue not only*

*to our School Board, but to our parents and students as well. The LIDC issue has been the subject of many discussions at Half Hollow Hills Public School Board Meetings. From these discussions, school Trustees know that they speak for the community when they endorse age-restricted residential units and oppose further zoning change which would negatively impact our school enrollment.*

*"As Superintendent of Schools, and on behalf of all the elected Trustees and the Half Hollow Hills School District community, I request that the Town Board stay its original course of action as proposed by the Benjamin Development Corp., and develop senior housing for the LIDC property in its configuration.*

*"In addition, the Town Board must seriously consider the effects that any future rezonings would have on Half Hollow Hills in light of current enrollment trends, as well as the cumulative impact on past rezonings.*

*"In addition to our input, you have our School Board's public support on this issue."*

*(Mr. Robert Sandak, P.H, July 25, 2000, pg. 37, line 22)*

**Response C1:**

The support for the Greens at Half Hollow project and its relationship to local schools is noted. This comment corroborates the analysis of the LIDC Task Force regarding the potential adverse impact on the local school district that would accompany an unstudied or as of right development of the site. The Task Force's recommendation of a senior community not only addressed a well-documented housing needed, but assured that adverse impacts on the local school district would be minimal. The Half Hollow Hills School Board, by letters dated December 23, 1999 (annexed as Appendix C to the DGEIS) and July 21, 2000 (annexed hereto in Appendix C ) reiterated the severe impact which the school district would suffer if the housing mix of the project changed from that proposed by the Applicant. Since the Task Fore made its recommendations in 1995, over 1,000 housing units, including affordable housing, have been constructed in the Half Hollow Hills School District. An additional 334 units are approved for construction, 134 of which is to be affordable housing (50 affordable units at the Villages at Huntington and 84 HUD units at Millennium Hills in Melville). The subject project will minimize the impacts of this new housing on the local school district by providing over \$4 million in tax revenue to the district without the accompanying burden of excessive numbers of new students. This additional tax revenue will also help offset the additional costs that the school district has incurred, and will continue to incur, as a result of the substantial amount of affordable housing constructed recently, and that which is scheduled for construction, within its jurisdiction.

**Comment C2:**

*I have concern about is the current plan that you are proposing would generate about eighty-five new students for the School District. This is a plan that would be marketed to about thirteen hundred seniors in the New York region, but many of whom I would suspect would come from the Half Hollow Hills School District, and I am wondering if in the Final Environmental Impact Statement some of the consultants can take a look at what the impact can be on the seniors that move from the Half Hollow Hills School District freeing up single-family units in the District into this community, what sort of mitigation can be done to take that into account, and has it been taken into account by the School District?*

*(Councilman Cuthbertson, P.H, July 25, 2000, pg. 44, line 15)*

**Response C2:**

If residents of The Greens at Half Hollow move in from existing Dix Hills homes, the existing homes could be reoccupied by families with school age children who would attend Dix Hills schools.

Future residents of The Greens at Half Hollow will likely come from existing homes throughout Long Island, including the immediate market area defined to include Huntington, Smithtown, Babylon, Islip and Oyster Bay. Prospective buyers from these communities, and beyond, will be attracted to the range of housing types and prices offered in the golf course/retirement community. There are no other developments like this in the New York metropolitan region.

Some seniors from the immediate market area and beyond may want to relocate to this project to be close to their children and grandchildren who have moved to Huntington due to factors that include the quality of the local school district.

Clearly, a percentage of the future residents at The Greens at Half Hollow will relocate from existing homes within the school district, making way for new families, currently with children or with the possibility of having children in the future. Many of the seniors who move to The Greens at Half Hollow would be looking to move in any event, possibly to Florida, North Carolina, New Jersey, or elsewhere. Others seniors, currently residing in the school district, who would only move to a retirement community if this specific project were built, represent a minor percentage of the anticipated buyers for The Greens at Half Hollow. However, the sale of these homes and the effects of the new occupancy on the school district represent a secondary impact in terms of future enrollments and costs.

Although it is impossible to define this secondary impact, it can be considered generically, comparing it to: (1) the overwhelming beneficial impacts of the proposed development to the school district (i.e., an approximately \$4,000,000 tax surplus per year) and the support received from parents, school officials and school administrators; and (2) the school district

impacts that would be realized if the site were developed as currently zoned, or if the development included a significant affordable family housing component with a large student population.

**Comment C3:**

*Good evening, Supervisor and members of the Town Board. My name is Alissa Sue Taff, President of Half Hollow Hills School Board; 525 Half Hollow Road, and I am joined by my Trustees tonight.*

*The Trustees of the Half Hollow Hills Board of Education would like to reiterate our unanimous and continuous support for a Senior Plan for the former Long Island Developmental Center property. The Greens at Half Hollow, resulting from the workings of a Task Force that included representatives of the community, Town, County and State, as well as professional planners, is consistent with the objectives of having a minimal impact on the environment and the School District.*

*In 1996, when asked to comment on the evolving plan of the property, the School Board stated, "As we examine the Preliminary Master Plan for the LIDC, we are concerned with the effects it will have on our taxpayers. We urge acceptance of a plan that will minimize the burden on the expenditure side of our budget, while maximizing revenue enhancement."*

*At that time, we had to significantly modify our educational program in response to receiving a seven million dollar cut in State Aid and a twelve million dollar reduction in assessments. Today we are struggling with a whopping increase in student enrollment and aging buildings that need new boilers, roofs, windows, furniture, and most critically, space.*

*Then, as now, the best plan would be one that has the least impact on enrollment. The Greens at Half Hollow will do just that, but also help to fill a major shortage of housing for our largest growing population, seniors.*

*While the Half Hollow Hills Board of Education has traditionally not commented on the decision-making of the Town Board regarding zoning issues, we feel we must do so at this time. We are also concerned about the development on Ruland Road. Not only is this area of Melville extremely congested and overdeveloped, it lies within the Chestnut Hill School boundary, which is already at maximum capacity. During the past several years, the Board of Education did not voice any objection to the approximately fifteen hundred new homes that were built within our School District, zoning changes, that allowed high density construction, produced more affordable homes and rental apartments in Half Hollow Hills than in any other School District in Huntington.*

*The overwhelming increase in high density new housing, combined with a general trend of turnover of older homes, resulted in an unprecedented increase in our student population and tremendously strained the educational services we offer. Instructional space became so limited that we had to turn closets into classes for special services, use a Principal's office for computer instruction, hold music classes on the stage of our cafeteriums, while students were eating lunch below the stage, move art instruction to a cart, add modular classrooms, use formerly closed portables, build windowless classrooms in a hallway, use cafeterias for physical education instruction, and change the location of our Special Education classes because some of our schools had no rooms available.*

*To alleviate the situation, we had to impose two bond issues, totaling one hundred three million dollars, to add instructional space, just to provide for the enrollment that is currently projected, and maintain our aging facilities.*

*Other plans being discussed will result in the need to raise millions of additional dollars for more schools. The taxpayers in Half Hollow Hills cannot be expected to be additionally encumbered. They have spoken loud and clear, as was exemplified by our twice defeated library bond issue. We have yet to even realize the results of the additional construction expected from the next phase of the Villages of Huntington or Millennium Hills. We hope the Town Board will not disregard the cumulative impact of all of the construction that has already been completed, or soon to be, and force the current residents of Half Hollow Hills to leave because they can no longer afford to pay the taxes to live here.*

*Our position in 1996 still holds today. "It is of greatest concern to our community that we continue to provide educational excellence with fiscal responsibility." We strongly recommend that you adopt the plan for The Greens at Half Hollow and limit construction on Ruland Road. This will provide much needed housing for our seniors and keep them on Long Island, close to their families, while not placing any additional burden on the residents of Half Hollow Hills.*

*Going forward, we ask you to act responsibly and help us provide the best we can for our children by communicating with local School Districts prior to adopting any new housing initiatives.*

*(Mrs. Taff, P.H., July 25, 2000, pg. 53, line 4)*

**Response C3:**

The support for The Greens at Half Hollow plan is noted. The Town Board also recognizes the concerns expressed regarding other developments and zoning in the area and their impacts to local schools. See also Response C1.

**Comment C4:**

*I will speak for these parents who stand behind me and have children throughout the Half Hollow Hills School District.*

*I would like to thank you, Supervisor Petrone, as well as all the Town Board members present, for this opportunity to be heard. There are many parents and senior citizens that stand outside that support this plan.*

*I cannot preface enough that the focal point for this Town Board when determining new developments for the Half Hollow Hills area should be, first and foremost, the impact to the children already within the Half Hollow Hills School District.*

*Presently, most of the schools within this District are at or near capacity. This School District has had two bonds pass in excess of one hundred million dollars. These bonds are appropriated for maintaining and renovating its existing schools. One bond is presently worked into the two thousand tax bases, and the newest bond has yet to be implemented.*

*The parents of the Half Hollow Hills School District that are present here tonight are here for a reason. Thus far, the education afforded our children has been excellent. However, let us not resort back to past experiences when closets were used as the Principal's office and hallways served as classrooms. The overcrowding of our schools will quickly diminish the caliber of education. This District is not prepared to handle a mass influx of children from any new development.*

*The recognition this year by the Smithsonian for excellence in education will be an award of yesterday. I, as a parent, am not willing to have the School District additionally burdened with finding the space, teachers and learning tools necessary for new developments, nor can I afford to face additional bonds for new schools for new development, however gracious the State Aid may be. I, as well as many others, will be forced to leave.*

*These children already within the Half Hollow Hills School District are our most vital asset, your concern must be in their best interest. Just this week the Secretary from Chestnut Hill called every incoming fourth grade parent to inquire if they were possibly moving before September. This school has had so many new registrants that they are now forced to consider an additional fourth grade class for this September. This new classroom means that (a), one of the Special Education classrooms must leave this building; (b), trailers must be rented to use as classrooms, or (c), we will have art and music on a cart.*

*According to demographers, enrollment for Half Hollow Hills is to continue growing and peak in the middle of this decade. With this factual scenario before you, I cannot*

*comprehend how this Board could even consider placing new families anywhere within the boundaries of this School District.*

*I ask that you do not abandon the children presently within the Half Hollow Hills School District, that you do not continue to overcrowd them, that you do not stifle the education of these children in any way.*

*You presently have on your political platter the education future of approximately eighty-five hundred children. Please do not politically manipulate it to satisfy the plight of lobbying religious groups or large petitions created by people residing outside of this School District.*

*I ask you tonight, Supervisor Petrone and members of this Town Board, to please take care of who is presently within the Half Hollow Hills School District.*

*Please adopt the plan as proposed for LIDC with senior housing only, and immediately issue a moratorium on any further building and/or land development throughout Melville and Dix Hills. Do it for the children.*

*(Mrs. Angebrant, P.H., July 25, 2000, pg. 72, line 14)*

**Response C4:**

The support for The Greens at Half Hollow project and its relationship to local schools is noted. See also Response C1.

**Comment C5:**

*Good evening. My name is Lori Siedman, and I am a resident of Dix Hills with two children at Signal Hill Elementary School, where I am the co-President of the PTA. I come before you tonight to once again voice my support for the S.B.J. Associates' plan for the LIDC, as originally submitted.*

*Up until last year, Signal Hill Elementary School was so overcrowded that our Principal's office was in a utility closet. We gave up our primary library to make way for a classroom. Band and orchestra were held on the stage. Art moved into the faculty room, and the faculty room was moved into a janitor's room.*

*Our class size was at an all-time high. Despite these undesirable conditions, I chose to move into the Half Hollow Hills School District four years ago, and pay some of the highest property tax dollars around just to be in this District, a District of excellence.*

*Two years ago Half Hollow Hills underwent an arduous redistricting plan and reopened Sunquam in order to meet the needs of our children by alleviating the overcrowding in all schools in our District. We are already back to nearing the saturation mark as the children*

*from The Villages and other large developments just built in our neighborhoods reach school age and enter the system.*

*Adding more nonage restricted homes to our community will force us to have no choice but to once again redistrict and open yet another school. Half Hollow Hills cannot afford to do this again financially, emotionally or educationally. It is so disruptive to the children educationally and emotionally to have to change schools midstream in their first public school experience. It is no better for the wonderful staff that we have to have to be juggled around.*

*Please don't compromise our District. Don't sacrifice the children that already live here to make way for new.*

*If the S.B.J. plan is changed to make way for the number of nonage restricted homes that these groups, many who don't even reside in our area, are demanding, Half Hollow Hills will have no choice but to redistrict again. Forget affordable. Those of us who live here now will not be able to afford the skyrocketing taxes as we float more bonds to open more schools to meet the needs of our children, and that is inevitable.*

*Of course, the other alternative is even worse for our families. If we need to open another school, which surely we will, and the taxpayers vote it down, we will no longer be able to be the School District of excellence that we are today.*

*Please support the plan for senior housing at The Greens at Half Hollow. Let us have the ability to have our grandparents, our children's grandparents and our parents in our neighborhood near us. Don't lose sight of what is most important, our children.*

*(Mrs. Siedman, P.H., July 25, 2000, pg. 92, line 17)*

**Response C5:**

The support for The Greens at Half Hollow project and its relationship to local schools is noted. See also Response C1.

**Comment C6:**

*Hi. My name is Cheryl Haiken. I reside at 60 Threepence Drive in Melville.*

*Councilman Cuthbertson, you made a comment to Mr. Sandak asking if the District took into account if the current seniors leave and move into LIDC, will the families buy their homes? Taking into account LIDC is also for families and if the seniors leave, they will leave and the District will get those children as well, what impact will there be on our School District in that case?*

*That is why we had to get another demograph in the past year. We have a growing population for a decade at this point, and this has always been taken into account, and I appreciate your concern.*

*Because of these recent Newsday articles, I feel I need to defend my community. In the July 11th meeting and other previous Town Board Meetings, the impression was given that the Half Hollow School District is strictly a wealthy and upscale community, who do not welcome diversity. This is farthest from the truth. In fact, I moved into this community because of the diversity in the District and to hear some of these comments insults me and offends me.*

*Half Hollow Hills prides itself in all its different economic, cultural and learning differences that make up our population. The PTA has a Diversity Committee dedicated to celebrating the fact. The reason there is so much support for senior housing is because of the enrollment numbers in our District.*

*Recently, we reopened a much needed elementary school because of the severe overcrowding. The community went through a very difficult process of redistricting to find we are still at capacity, maximum or very close to it in the School District.*

*I have three children. My oldest has speech problems and received early intervention with no problem. Now he does not receive any services, not because he doesn't need them, but because there are too many other children in the school, and the time and the services are limited.*

*My second child has reading difficulties and also does not receive her services any more for the same reason.*

*My third is not yet in, and I am working very hard to make my school the best it can be. I don't care what kind of homes you are discussing. This is not an affordable housing issue.*

*As a District, we cannot afford such a large number of children from any economic group.*

*We are not equipped to add such large numbers to our District. As it is, we are experiencing the fact of our present population growth. I beg you, just think of our children.*

*(Mrs. Haiken, P.H., July 25, 2000, pg. 119, line 22)*

**Response C6:**

Comment noted. See also Response C1.

**Comment C7:**

*I have a concern, as all of you, and that is a very legitimate concern about the impact on the School District and how many homes, in taking into account what mitigation and what measures the developer is going to take in this School District in making this project compatible with the School District.*

*I have concern that there is going to be a flight of empty nesters into the project, and then school-age children moving into those homes. The developer has a responsibility to take that into account.*

*(Councilman Cuthbertson, P.H., July 25, 2000, pg. 120, line 9)*

**Response C7:**

Sec Response C2.

**Comment C8:**

*So, therefore, I would address a couple of main issues. Schoolchildren; how it relates to school taxes in the District. This is the heart of the issue.*

*So I basically want to talk about the children issue first and the School District. In the report, Dr. Lloyd Bishop, he's the consultant for School District 5, he clearly states eighty-five children will be produced by the seventy single-family homes.*

*Wouldn't it be nice if we could come up with a program that would not introduce more than eighty-five children to the School District; therefore, not impacting the School District, and taxpayers any more? The answer is absolutely yes because I previously stated in previous testimony, the Rutgers Study, what I gave you copies of, the Rutgers Study, both copies of studies that I have done, plus all kinds of correspondence that I have done with the School Superintendent, etcetera, it's all there, and has to be reviewed by the developer and Planning Department and hopefully you, also.*

*Let me make two further points:*

*Avalon II is a perfect example. It's a project that has been completed. It's three hundred forty units. It has a portion of affordability. It's one hundred percent occupied. It's a successful job.*

*When you look at that particular job in place currently, it produces fifty-one children to the School District; three hundred forty units, fifty-one children. That is rental.*

*Any expert who knows demographics will tell you rentals produce more children than home ownership and a higher number of bedrooms in a community like a three bedroom produces more children than two bedrooms and one bedroom.*

*What is the mix? Ninety percent of the project is two and one bedroom. If you use the same proportion and you use the Huntington Homes Program, two hundred forty-two units at that site, you generate twenty-six children.*

*Now the people question that. I suggest you hire Lloyd Bishop or Robert Bushow at the Rutgers Institute or any other qualified consultant to determine how. When you use studios, there are no children. If you use one bedroom, there are very few children. It should be looked at and it should be addressed by the developer.*

*Why did he eliminate townhouses?*

*(Mr. Tane, P.H., July 25, 2000, pg. 164, line 4)*

**Response C8:**

Certainly, if a maximum of 85 school age children were the goal for the development of the LIDC, this could be achieved through any number of housing programs, including the current proposal with 75 single-family homes and an age-restricted community for the balance of the site.

Contrary to the premise of this comment (made by an individual with no expertise in demographics), school age children generation rates from rental housing are far less than ownership housing. According to the Development Impact Handbook, the most frequently utilized resource for school impact analyses, single-family homes in the northeast generate 0.7 children per unit compared with 0.16 for garden apartments. Although the number of children generated by rental and ownership units are higher in Huntington given the quality schools, the relationship between single-family homes and rentals would be about the same, with single-family homes (including townhouses) generating far greater numbers of school age children than rentals. The association between homeownership and a higher population of school age children is evidenced by the Country Point development in Melville which contains 193 units containing a mix of 2, 3 and 4 bedrooms offered at a variety of prices, including "starter home" prices. This development generates approximately 90 children, together with a high population of preschoolers -- a rate three times that of the example given in this comment which references an upscale rental project ( i.e., Avalon II).

Factors vary from these standards when housing prices differ from market rate. It is not unusual for an affordable project to result in additional school age children when compared to a comparable size market rate project.

With reference to C-1, the plan included 200 townhomes along the 9-hole golf course. These units were intended to be a housing product that would be marketed to empty nesters, similar to the 400 villas at The Greens at Half Hollow, which will not only be marketed to empty nesters, but will be age-restricted. The analyses in the LIDC Master Plan assumed that some of the townhomes could be occupied by families (since they were not age restricted) and factored a population with 0.09 school children from these 200 units. Clearly, this factor, as well as the recollection of Task Force members, show the townhouse units were intended to be for empty nesters.

**Comment C9:**

*A question was raised about the potential impact of new young families moving into the Melville/Dix Hills homes that will be sold when the current "senior" owners move into the new Greens development. Has there been an analysis of the impact of the additional children that would result from this situation?*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response C9:**

See Response C2.

**Comment C10:**

*Councilman Cuthbertson raised a question at the July 25, 2000 hearing. He wanted to know what the potential impact would be of new young families moving into the Dix Hills/Melville homes that will be sold when the current "senior" owners move into the new Greens development. Has there been an analysis of the impact of the additional children that would result from this situation?*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response C10:**

See Response C2.

**Comment C11:**

*Since the 1995 Task Force report, several developments were built in the Melville area. Shouldn't there be an analysis of the impact or lack of impact on the schools of the Avalon I and II, Country Pointe and Villages jobs? Shouldn't we have information which includes both the number of children and the tax revenues produced by these developments?*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response C11:**

Such an analysis would be an appropriate demographic exercise for the school district or the Town's Planning Department to undertake.

**Comment C12:**

1. The Task Force plan states on page V-II schools: "For master planning purposes a gross projection of 1.38 students per single-family household, and .09 children per townhome could generate up to 122 children associated with the C-1 plan." It is therefore clear that the C-1 Task Force plan was projecting: 104 children - 75 single-family homes; 18 children - 200 townhomes. Total 122 children
2. It is clear that the townhome section of the C-1 Plan will generate far fewer children into the school district than the 75 single-family homes.
3. What is not clear is:
  - a. Where these projections come from - what study was used?
  - b. How many bedrooms were going to be built in the townhomes and single-family homes?

(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)

**Response C12:**

The LIDC Task Force Master Plan was developed by Saccardi & Schiff, Inc., the same consultants who prepared the subject FGEIS. Data on school children generation was based on standards in the Urban Land Institute's *Development Impact Assessment Handbook* adjusted for the anticipated market for the units in the C-1 plan. The professional planning staff at the Empire State Development Corporation reviewed and accepted these calculations.

The analysis of children to be generated by townhome units was premised on the concept that such units would be marketed to active seniors and empty nesters. This orientation is reflected in the Task Force's extremely low projection of .09 children per townhome. The actual number of children to be generated by an affordable townhouse community is substantially higher. See also Response C8.

There were no specifics in the Task Force Master Plan with regard to the number of bedrooms. These plans were very conceptual in nature.

**Comment C13:**

- In the June, 2000 DGEIS, the school district's consultant, Dr. Lloyd Bishop, states that 85 school age children will result from the 75 single-family homes.
- If the developer proposed to build the 200 non-age restricted units as proposed in the C-1 Plan, with a reasonable mix of 1, 2 and 3 bedrooms, then a projection could be made as to how many school children would result.
- Does the Town think this would be a logical request in evaluating the proposed development as it impacts the school district?
- Has the Town considered a reduction of the 75 single-family homes to 50? This would result in reducing public school children by 30. This could offset any additional children resulting from the townhome development. The above consideration was discussed in

*the letter of December, 1999 from Fran Greenspan, School Board President, to the Town Board and Morton Weber and Associates.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response C13:**

The mathematical analysis is correct. If the goal were to achieve no more than 85 school age children, this could be realized for less than 75 single-family homes, plus some corresponding number of non age-restricted housing units. See also Response C8.

**Comment C14:**

*The DGEIS section of the school district is not current. Table 19 is for the year 1998 - 1999. It only shows six elementary schools. They currently have seven. The table should show current enrollment and capacity at each school.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response C14:**

The Sunquam Elementary School (K-5) was not included in the 1998-1999 school year because it first opened in the 1999-2000 school year. The enrollment at Sunquam for its first year was 526 students. Substantial additional enrollment has occurred in connection with the 2000-2001 school year. Projections are for enrollments to continue to escalate. The school is presently over capacity.

**Comment C15:**

There should be an analysis of the impact or lack of impact on the schools for the recently built projects at Avalon I and II, Country Pointe and the Villages. The analysis should show the number of public school children generated as well as the tax revenue generated from each development.

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response C15:**

See Response C11.

**Comment C16:**

*Testimony was given at the July 25, 2000 hearing that only 51 school age children currently attend the Half Hollow Hills School District from the 340 rental units built at Avalon II. It is, therefore, reasonable to assume that any owner-occupied housing project of less than 340 units, using the same bedroom mix, will produce far fewer children.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response C16:**

This comment is based upon an incorrect premise and, therefore, its conclusions are erroneous. See Response C8.

**D. Affordable Housing**

*Comment D1:*

*There is a need for affordable family housing on the LIDC site.*

*(General Comment, P.H., July 25, 2000)*

**Response D1: General Response to Comments on Affordable Housing**

During the public hearing and the ten (10) day public comment period, a substantial number of comments addressed the issue of affordable housing. Many of these comments, made by a limited number of professional housing organizations, such as the Huntington Housing Coalition, expressed a general opinion regarding affordable housing issues in the context of regional and the local needs. Virtually no comments demanded that the zone change application for the project be denied for reasons pertaining to affordable housing. Rather, the overwhelming majority of affordable housing comments requested that a substantial component of the project, ranging from 20 percent to 30 percent, be mandated to include affordable family housing. Although the term "affordable" was not subject to a uniform definition by the various speakers, the term generally included a spectrum of affordability ranging from "starter homes" to non-age restricted housing for individuals with "very low income" and lower as defined by HUD.

These opinions and policy positions, for SEQRA purposes, are properly viewed as comments regarding "existing patterns of population concentration, distribution or growth" and "existing community or neighborhood character". See SEQRA regulations, section 617.2 (1). Relatedly, these comments can also be viewed as requests to mitigate what the commentators view as a negative environmental impact. However, it is clear that the project does not have any adverse impacts on housing patterns or the existing character of the community. To the contrary, the project has been carefully designed to minimize impacts, while at the same time providing for a substantial public benefit in the form of critically needed senior citizen housing, including low-cost senior ownership units and HUD 202 senior rental units. Moreover, the project includes a responsible contribution to off-site affordable housing issues in the form of a \$2.5 million contribution to a Housing Trust Fund. All these public benefits pertaining to affordable housing would not be available if the property were developed according to its present two-acre zoning classification. Under that existing zoning classification, the property would be limited to 125 very large and very expensive luxury homes, with no affordable housing component for seniors, families or others. Consequently, the project enhances the affordable housing inventory of the Town by providing for critically needed affordable housing for seniors. Indeed, only approximately 300 unregulated independent senior living units exist in the Town of Huntington. Those units are all occupied and waiting lists are long. This project will greatly alleviate this significant deficiency in Huntington's housing inventory.

Additionally, it is important to note that this is not a case where a proposed project has the effect of displacing an existing low income community or eliminating affordable housing stock. Quite the contrary, this project involves recycling a vacant blighted site for the purpose of providing much needed senior housing, including affordable senior housing, in connection with creating a community where none currently exists.

Under such circumstances, <sup>it</sup> is clear the project does not have any adverse environmental impacts on any environmental issue reasonably associated with public policy concerns regarding affordable family housing. Thus, the call by some commentators for "mitigation" in the form of a specific type of affordable housing is misplaced and not cognizable under SEQRA.

Additionally, those policy concerns, regardless of their merit on a regional basis, are incompatible with the senior community proposed by the Applicant. The societal need for the type of senior community proposed by the Applicant has been specifically recognized by the U.S. Congress when enacting the Fair Housing Act and the Older Persons Housing Act of 1995. Similarly, the municipalities of the State of New York have recognized the societal need for senior citizen housing by adopting "golden age" and retirement community zoning districts. The resulting planned retirement communities, as well as the ordinances under which they were created, serve the laudatory purpose of ensuring that the population group intended to be served (*i.e.*, seniors 55 years of age and older) have a place to live and are granted exclusive use of such communities.

***Comment D2:***

*Good evening, Supervisor Petrone, members of the Town Board. My involvement in the housing question began when the leaders near Tara asked the Clergy Association that I was chairing to become involved in the housing question, and it was a journey that has taken me places that I wouldn't have expected.*

*It took this turn when the Chamber of Commerce asked a number of us to be a part of a Housing Task Force that has since then become called The Huntington Township Housing Coalition that has been referenced here. It is a group of about twenty-five organizations. I will list them:*

*ABC Civic Association; Community Development Corporation of Long Island; Family Service League; Housing Help, Huntington Clergy Association; Huntington Chamber of Commerce; Huntington Chamber Foundation; Huntington Station Enrichment Center; Halleth Sholom Synagogue; Long Island Association; Long Island Builders Institute; Long Island Congregation; Association of Neighborhoods, Long Island Housing Partnership; Long Island Housing Services; Our Lady Queen of Martyrs Church, Sustainable Long Island; Vision Huntington and Worldwide Church of God.*

*My own participation has been, to answer Sheila's question, "Where were you," in those years I was founding a shelter and community action program in Nantucket, Rhode Island in an area that was blighted.*

*I don't come into this as somebody with a long history in Huntington. I have been here for seven years, but my commitment is to try to be helpful in this.*

*As I looked at what's going on here, if I believed that the only answer was what has been presented so far, I would have to say somehow, go ahead and vote for it, but as I sat and listened to the men and women, usually thirty-five to forty, sitting around the table over these last months, I have come to the conclusion that there are other ways of looking at the same story.*

*It was not that long ago that the same land was up for development. There was a plan that was presented, and the group came against it, and now we celebrate that, and I am thankful for the leaders who did that because now we can be talking about housing, we can be talking about the ways we can develop this land to help people.*

*At this point we are in desperate need for housing. I have a family living in my home right now with us because they can't find housing. So, it is a current issue we are facing. We would like to get them to some other place, believe me. Because of that advocacy, we have a choice in doing this.*

*As has been referenced, today's Newsday had a statement on that, and they admitted that housing has come a long way from the days of obstructionism, but the article concluded the Town can and should do better, and it encourages the Board to deny or defer a decision to rezone the four hundred acres.*

*I am not sure what the solution is, but as you listen to some of our people, you will hear a different perspective, and as we looked at Smart Growth, one of the things that is a Smart Growth principle, we have heard it mentioned, and that is different age groups, as well as the ethnic backgrounds, economic levels to live in one setting, and we are not trying -- we are not proposing, as much as there may be some who want some more radical solutions -- we are not proposing that the seniors' issue be a dead issue. We are looking for a set-aside, non-age differentiated. Some of those nonage differentiated could be senior citizens.*

*It just says it is not age differentiated, and we are only looking, in our Coalition, we are only looking at twenty percent. You will hear the details in a few minutes.*

*We would want this developer to work with a coalition even broader than the one I represent to come up with a larger plan than this because once this is done, we still have a housing issue to deal with.*

*I still have people living in my house that can't find housing.*

*We have many people coming to the agency that can't find housing. We need a solution bigger than this and including this.*

*(Rev. Sanborn, P.H., July 25, 2000, pg. 95, line 18)*

**Response D2:**

The support for affordable housing and the groups included in the Huntington Township Housing Coalition is noted. See also Response D1.

**Comment D3:**

*My name is Susan Lagville. I am the Executive Director of Housing Help, and I am also a member of the Huntington Township Housing Coalition.*

*Local Law No. 23-2000 provides for the construction of one thousand three hundred seventy-five units of housing on three hundred eighty-two acres of land. Based on the original zoning of this property, two homes per acre are allowed, or one hundred ninety-one units. This proposed law will yield a density bonus of one thousand one hundred eighty-four additional units.*

*The developer states that four hundred of the units being built are affordable at prices of one hundred seventy-five thousand dollars, one hundred fifty thousand dollars and one hundred forty-five thousand dollars for one and two-bedroom condos.*

*He also claims, with no argument from the Town, that the senior median income "in the market area" is eighty thousand dollars per year. He says that the "vast majority of the transactions will be cash deals with no mortgage financing utilized." Is this the Town's definition of how affordability guidelines should be used?*

*The Town's newly revised Consolidated Plan states that, "The Town's elderly population represents fourteen percent of the total population. As a group, the elderly have a median household income of seven thousand four hundred dollars." If this is what the Town certifies to HUD, how can they accept a figure of eighty thousand dollars as a senior median income?*

*This site should be developed equitably, and benefit all residents of Huntington. At least thirty percent of the units should be affordable for both seniors and families, using HUD guidelines for median income. Under no conditions should this development be allowed to*

*move forward until such time as a suitable agreement has been reached to provide for a public benefit.*

*(Ms. Lagville, P.H., July 25, 2000, pg. 105, line 7)*

**Response D3**

See Response D1. Additionally, the reference to the median household income contained in the Consolidated Plan is in error. The reference in the Consolidated Plan in connection with the median household income of "the elderly" refers to the unique group of persons 75 years of age and older. See letter from Joseph Devincient, dated August, 15 2000. The median income for seniors between 55 years of age and 75 is substantially higher.

The Applicant's estimate of median income for seniors is based on the market area that includes Huntington, Oyster Bay, Islip, Smithtown and Babylon. The Applicant's experience is that the vast majority of purchasers of senior housing units are cash deals, with seniors selling existing homes and moving into the new community.

**Comment D4:**

*My name is Robert Fey. I live on Bowden Road in Greenlawn, and I have been associated with Long Island CAN since its inception.*

*We find this Draft Environmental Statement for the LIDC to be defective, first, because it does not comply with the EIS for the area. This was planned to provide affordable housing for the workers in the employment area. The intent was to supply affordable housing so that Melville area employees with limited income could live near their workplace.*

*According to the Town's Comprehensive Plan, more than fifty percent of the workers in the Melville employment area work in occupations that pay low or moderate wages. These workers are in need of affordable housing.*

*Despite adopting this development plan, which recognized the negative impact and influx of workers would have on affordable housing, the Town deviated from this land use guideline and rezoned large parcels of land in the Melville area from residential to office use.*

*In 1992, fifty-seven acres was the Carmel property; in 1994, fifty-one acres of the Tilles property; in 1996, seventy acres of the McGovern Sod Farm. No provision was made for affordable housing for the workers who would need it.*

*As a result of these rezonings, the need for affordable housing in the development employment area has increased substantially. The recent converting of residential areas to industrial also has contributed to the acute shortage of affordable housing. A total of six thousand or more square feet of office space has been added to the area. Despite the*

increase of workers that will result from these conversions, there are no provisions for providing affordable housing that they will need.

According to the developer, the purpose and intent of the planned unit development for the LIDC is to address the housing and recreation needs of senior citizens. If limited to senior housing needs, vast land will be consumed and be made unavailable to meet the urgent need for affordable family housing. This developer's plan will create an adverse impact on the cost and availability of affordable housing for workers in the Melville employment area.

Because this significant environmental issue does not address the Draft DEIS, the developer's plans in the plans for LIDC, doesn't satisfy the development objectives established by the LIDC Task Force. One objective was to create a balanced community by providing housing for a broad spectrum of the population by diverse housing of type, price and design. This was to include, not exclude affordable housing at the LIDC site. (Refer to G5)

Since it does not meet this objective, the Draft DEIS is defective. (Refer to G5)

Larry McNally will continue to list some of the defects in this DEIS Impact Statement.

(Mr. Fey, P.H., July 25, 2000, pg. 110, line 2)

**Response D4:**

See Response D1. Additionally, the statement "no provision was made for affordable housing" is in error. The "McGovern Sod Farm" reference of the commentator is wrong because the project includes a 20 percent affordable housing component for families. Additionally, there have been numerous affordable housing developments in the Melville area including Avalon I, Avalon II, Country Point, as well as Millennium Hills which is approved for construction. Additionally, 50 additional affordable housing units will be constructed at the Villages of Huntington.

**Comment D5:**

I am Reba Siniscalchi.

Supervisor Petrone and members of the Town Board, Local Law Number 23-2000 calls for the approval plan to build one thousand three hundred seventy-five housing units at the LIDC site. The Huntington Housing Coalition, Long Island CAN, Housing Help, the Family Service League, the Huntington Station Enrichment Center and at least thirty other community groups are opposed to this law due to the lack of a provision for affordable family housing.

*According to the proposed Local Law, the developer has verbally offered an eight acre site on Ruland Road "to mitigate impact from the proposed project."*

*Since when are laws passed, projects approved and deals made based on verbal offers?*

*We have been told that the Ruland Road site will consist of affordable one and two bedroom homes. Whose definition of affordable are we using? Since the developer decided that the senior median income is eighty thousand dollars, what median income has been designated for families? What guarantees do we have that the Ruland Road site is appropriate for housing and will pass the SEQRA process?*

*How many units will be provided? Certainly not the four hundred that would constitute thirty percent of the LIDC units.*

*The courts have ruled that the primary goal of a Zoning Ordinance is to provide for development of a balanced cohesive community, which will make sufficient use of the available land. If families with limited income are excluded from the LIDC site, that action will be in direct opposition to the requirements that zoning powers are being used for the general welfare.*

*I believe Ruland Road is an attempt to waylay our efforts to provide housing that Huntington so desperately needs and which should be provided for by the zoning laws.*

*This is our last opportunity to make a substantial impact on the needs for affordable housing. Please rise to the occasion.*

*(Mrs. Siniscalchi, P.H., July 25, 2000, pg. 117, line 17)*

**Response D5:**

See Response D1.

Additionally, The Greens at Half Hollow development includes an unprecedented proposal for affordable housing, consistent with the overall objective of the development of a senior/golf course community.

Although the recreational and aesthetic components proposed at The Greens at Half Hollow are often associated with luxury developments, the design goal of the project is to provide housing for seniors at price levels which are virtually unheard of for a development containing facilities provided in the plan. The Applicant has proposed an innovative affordable housing program, which incorporates the following:

- 300 units of the project's two-bedroom condominium units will be offered at \$175,000 (in year 2000 dollars). This purchase price is affordable under the formula used by the Planning Board when granting site plan approval for the Villages at Huntington.
- 100 condominium units, the majority of which will be two-bedroom units, will be placed in the proposed affordable program. Under the program, the price for a two-bedroom condominium unit will be \$150,000. The price for a one-bedroom unit will be \$145,000.
- Eligibility of buyers relative to the program's 100 units will be subject to income levels and other means testing determined and administrated by the Town of Huntington, the Long Island Housing Partnership and/or their designees.
- Contemporaneously with the sale of each of the program's 100 affordable units, the Applicant will pay the sum of \$25,000 (totaling a maximum of \$2.5 million) into a dedicated trust fund which will be administered by the Town of Huntington, the Long Island Housing Partnership, and/or their designees. The fund will be used for the purpose of assisting first-time home buyers who are under contract to purchase a home in the Town of Huntington. The participation of first-time home buyers in the program will be subject to income levels and other means testing determined and administrated by the Town of Huntington, Long Island Housing Partnership and/or their respective designees.

Note that the concept for a Housing Trust Fund is specifically recommended in the Town's Comprehensive Plan as a means to achieve affordable housing in Huntington.

Under the program, the Applicant would effectively donate \$5 million (i.e., \$25,000 reduction in the purchase price for 100 senior condominiums, plus \$25,000 donated to the fund for each such senior unit sold). As proposed, the program simultaneously advances the dual goal of providing affordable senior housing and affordable single-family housing in the Town of Huntington. Depending on how the fund is administered, the program has the potential of generating not only 100 affordable senior units at The Greens at Half Hollow, but a like number of affordable single-family homes located throughout the Town of Huntington.

In addition to the program outlined above, as an alternative to the proposed assisted living facility, the Applicant will construct 100 affordable rental units for seniors under HUD's 202 program or a similar State program. This alternative is specifically incorporated into The Greens at Half Hollow Master Plan, as part of this FEIS.

The affordable housing program outlined above would not be available under the existing two-acre zoning.

**Comment D6:**

*Supervisor Petrone, members of the Board, neighbors, I am here to speak as a parent and citizen of Huntington and a member of the Half Hollow Hills School District and PTA, as a physician who has worked around Long Island since 1984.*

*I guess I first want to tell you that there are some people in this community, even people who live in Half Hollow Hills, who believe in the fact that families need homes as much as seniors do need to be taken into account. We are not against seniors. We just know there are many other groups of people who can't find a place to live around Huntington.*

*I couldn't respond to all of the things that I have heard with which I disagree tonight, but I really want to emphasize one thing about the group, Long Island Congregation Associations and Neighborhoods, which is a group with which I have worked for about a year. We are a group of people who do live on Long Island. We weren't based in here from anywhere, and we are just trying to live out our ethics in respect to this issue.*

*I really want to respond to something Mrs. Saks said about where were we when, where was I when, when the early stages of this project were going on. It is kind of timely because where was I? I was living on Long Island, living in my home in Melville, working as a physician and caring for my kids and doing some social justice work. I did not go to meetings because I had no idea that organizations like Long Island CAN were in existence.*

*After the fire on West Hills Road, I realized this issue was a priority, and I am not alone.*

*Because I came later to this issue and I wasn't at the first meeting doesn't mean that I and other people who are with me, if we come up with a good idea at a first meeting or after four years, if it is a good idea, it is still a good idea.*

*Although we have fewer resources, we find many people who care deeply about affordable homes. We will continue to organize and we will vote. We hope that you, the Town Board, will do the right thing and make sure there is affordable housing for families on the site of LIDC.*

*(Dr. Kapp, P.H., July 25, 2000, pg. 123, line 6)*

**Response D6:**

See Response D1.

**Comment D7:**

*Supervisor Petrone, members of the Huntington Town Board, I'm Virginia Volpe, President of the ABC Civic Association, very involved in housing in the Town for the last seven years.*

*I'm a member of the Huntington Township Coalition and sixteen years a resident of Huntington.*

*I'm here to speak to you tonight regarding the development of homes on the LIDC property. The LIDC property is comprised of three hundred eighty-two acres. Surely there is a place on this land to create homes for seniors, our citizens who have lived in Huntington, raised their families in Huntington and contributed to Huntington's vitality and prosperity over the decades.*

*And surely there is a place on this land to create homes for our seniors who could not afford to pay fair market prices, the same seniors I just spoke of, but those less fortunate, who cannot afford to stay in their homes and on Long Island without some financial assistance.*

*And surely, there is a place on this land to create homes for our young people, people returning from college filled with dreams of rejoining their families, dreams of creating their own families, dreams of beginning their careers and contributing to Long Island as their parents taught them by example.*

*And surely there is a place on this land to create homes for our families, people who moved here in search of a better life. How many of us in this room moved to Long Island because we sought a better life for our families and ourselves? How many of us were given the opportunity, the opportunity we couldn't otherwise afford, through government programs such as those granted World War II veterans, V.A., FHA and SONYMA mortgages to pursue our dreams here?*

*How many of us began in Levittown and other starter home affordable communities?*

*The Long Island community, and specifically Huntington, has always been a diverse community filled with opportunities for all people. We know this. That is why the guidelines in the preliminary plan for LIDC clearly stated in its land planning objectives, "Create a community that provides housing for a broad spectrum of the population through diversity in housing types, price and design."*

*How did we deviate from those guidelines? How did affordable homes for young people and families get eliminated? Do seniors really want to live in an isolated community, away from families and children? Do they really want to send their own children and grandchildren off Long Island in search of affordable homes someplace else?*

*Why can't we create a traditional neighborhood at LIDC, a neighborhood that combines different types of housing for all age groups? This is being done successfully in many parts of the country, including Montgomery County.*

*Supervisor Petrone, at the June 20th meeting, you spoke of bringing together people from all the communities in Huntington Township. You spoke of people working together to create a plan for LIDC and other lands in the Town of Huntington to provide homes that meet the needs of our diverse community.*

*We ask that you bring yourself and this entire Town Board, community leaders from the LIDC area and leaders from all the other communities throughout Huntington to join us at the Huntington Township Housing Coalition.*

*Together, as builders, the Long Island Housing Partnership, senior housing representatives, community leaders, service providers, and most importantly, as residents of Huntington, we can create a plan that will provide homes on this land for our seniors, our less affluent seniors, our young people and our families.*

*(Mrs. Volpe, P.H., July 25, 2000, pg. 131, line 2)*

**Response D7:**

See Response D1.

With regard to the 1995 Task Force, it is noted that the LIDC Master Plan and Alternative C-1 provides guidance for the development of The Greens at Half Hollow Master Plan. The LIDC Plan clearly stated that the developers who purchased property from the State would be able to modify the Plan in response to design preferences and market conditions. The current plan differs from C-1 in a number of ways: it is less dense; it alters the mix of senior housing types; and it creates far more open space, including an 18-hole executive golf course, rather than a 9-hole course in C-1.

The LIDC Master Plan include the "Land Planning Objectives" for future development. Although not written as "requirements", these objectives formed a basis for Plans C-1, B-1 and the subsequent Greens at Half Hollow plan. Objective 1 called for diversity in housing type, price and design for a broad spectrum of the population. It is followed by Objective 2, which clearly amplifies the diversity objective, and states:

*"Within the above context, promote the development of a cohesive residential community that maximizes opportunities for multifamily senior housing".*

This statement not only clarifies the diversity objective but places it with the context of the Task Force proposal for senior housing. A number of Task Force members, including the Town Supervisor and consultants to the Task Force, have noted that these objectives were crafted to provide some diversity, but within the context of a community for seniors and empty nesters at the LIDC site.

**Comment D8:**

*John Jurik, Pastor of St. Peter's Lutheran Church in Huntington Station, for twenty-three years, member of Long Island CAN since its inception, and a Chaplain of the Huntington Manor Fire Department over ten years.*

*From the Prophet Isaiah, "The Lord will guide you continually and satisfy your needs in parched places and make your bones strong. You shall be like a watered garden, like a spring of water whose waters never fail.*

*"Your ancient ruins shall be rebuilt and you shall raise up the foundations of many generations."*

*"You shall be called the repairer of the breach, the restorer of streets to live in."*

*Huntington Township faces a crisis in housing. It is a crisis for seniors who have articulately pled their cause. There is a crisis of housing for families needing homes in the affordable price range.*

*In the Chinese language, the word for "crisis" is made up of two characters, "danger" and "opportunity." First, the danger. The danger is that the breach in our society continues to widen, the breach of inadequate homes for families with children, and it is our fear that the current Benjamin proposal widens that breach considerably.*

*The proposal allows children to live in the proposed community only if their parents can afford to purchase six hundred thousand dollar homes or more. The rest of the children whose parents cannot afford luxury homes cannot live on this land. They can play soccer there, but they cannot live there. That is one.*

*The second danger is that we have a bogus competition of pitting seniors against families. The current proposal allows ninety-five percent of the homes to be for seniors and five percent for families. Our suggestion is eighty percent for seniors, twenty percent for families. It seems to me that we can move from a win-lose situation to a win-win, and we have petitions signed by senior citizen organizations, also Scudder senior citizens, Hills Unit citizens, Melville Senior Citizens Club, so that it is broad-based in its support.*

*But finally, crisis always provides opportunity, a paradigm shift for housing on all of Long Island and not just Huntington. You, our Town Board, can signal a new way to use land. We have the opportunity by your decision to leave a legacy of forward thinking, visionary planning and not local parochial or short-sighted, and if that significant policy is not initiated in a place like LIDC with its wondrous opportunity of four hundred acres, it won't be done on Long Island.*

*Now is the time to use the crisis to the community's advantage. What we have been about here tonight, I think, is good and salutary and helpful for our community. Take this opportunity to make a difference that will last for generations of our children.*

*I am confident that with the developer, with the Town Board, with the civic associations, with the coalition, we all together can be healers of the breach and repairers of our streets.*

*(Rev. Jurk, P.H., July 25, 2000, pg. 137, line 7)*

**Response D8:**

See Response D1.

The support for affordable housing for seniors is noted, as is the acknowledgment of the need for senior housing. No senior units will be priced at \$600,000 or more. The condominium units will be offered at \$175,000 and under. 100 senior rental units will be provided under the HUD 202 or similar program.

**Comment D9:**

*This hasn't been a particularly enjoyable evening, I must admit, but I have found one thing. I never in my wildest dreams thought that so many good looking young people cared so much about seniors like me. Tongue in cheek.*

*I'm going to be the shortest speaker tonight. Some time ago, and at different times, I discussed with each one of you your Huntington Housing Initiative. I think it's a great program. I think it's a positive program. I think you ought to do it. By doing it, you would have twenty percent of this project in nonage discriminatory housing.*

*It's been forty years since the Town Board had the guts to do the right thing. I think you might be the ones. We would like to see you do it. Live up to your Huntington Housing Initiative. That is all we're asking. We need that housing for seniors and we certainly need affordable housing for families.*

*Do the right thing.*

*(Mr. Klein, P.H., July 25, 2000, pg. 143, line 7)*

**Response D9:**

See Responses D1 and D5.

**Comment D10:**

*My name is Richard Koubek; 10 Randolph Drive in Dix Hills. I speak tonight as a member of the Long Island CAN Fair Housing Committee. I also speak as a proud twenty-two year*

*resident of the Half Hollow Hills School District, and as a parent who hopes to see my adult child own a home in the same community where she grew up.*

*In that regard, I speak for almost one thousand Half Hollow Hills and Melville residents who signed the Long Island CAN petition for affordable housing at the LIDC site. I submit those petitions to the Clerk at this time.*

*I think it's very important that we understand what Long Island CAN is calling for at LIDC. We support the construction of one hundred and fifty affordable family homes, leaving one thousand one hundred fifty units for senior housing. That is, we want eighty-four percent of the housing the LIDC reserved for seniors.*

*Long Island CAN is not proposing a low-income housing project for LIDC. Rather, we are calling for one hundred fifty homes, most in the range of ninety thousand to a hundred thirty thousand that will be owned by young and working families.*

*We are also supporting the Town's proposal to construct one hundred ten affordable family units at the Ruland Road site, for a total of two hundred sixty affordable family homes.*

*Now, let's look closely at the possible costs of these family homes to us, Half Hollow Hills taxpayers. The proposals submitted to the Town by the developer makes clear that LIDC will generate, and I want to quote the developer, the site will generate "Approximately four million six hundred sixty-three thousand seven hundred twenty dollars in annual tax revenues."*

*And the developer also states that the seventy-five luxury LIDC four bedroom family units will generate, at the high end, eighty-five children whose education will, at most, cost the District eight hundred seventy-nine thousand dollars annually.*

*Using the developer's formula, the two hundred sixty affordable two and three bedroom homes at LIDC and Ruland may generate about two hundred forty children. That is a very high estimate if you use the Rutgers University formula, which is projecting many fewer children.*

*The total cost to the District to educate these possible two hundred forty children in the new homes will be 3.4 million dollars. That is, the 4.6 million dollars in taxes at LIDC will provide enough income to pay for the education of these children and still leave 1.3 million dollars in surplus for the School District every year.*

*What about the possibility of a new school? In fact, we don't know for sure if the District will have to construct another school. It may.*

*For my ten years' experience as an officer of the Plainview Congress of Teachers, I know that if Half Hollow does need another elementary school, the cost will be about ten million dollars, with a twenty-five percent State reimbursement, bonded over twenty years.*

*When I voted for the ninety-five million dollar bond earlier this year, I was told by the School District that it would cost me eighteen dollars a month. Using their numbers, a new elementary school, should we need one, will cost about two dollars a month in additional taxes.*

*Mr. Supervisor, Town Board members, you have heard many conflicting voices on this issue. But what matters is not how many people each side crowds into this room tonight; it's not about how many petitions and postcards are sent to you. Your job is to stay focused on the common good, on doing what is right for the many hard-working Huntington families who want nothing more than to own their own homes.*

*Close examination of the developer's proposal clearly demonstrates that doing the right thing is doable and affordable in Half Hollow Hills.*

*(Dr. Koubek, P.H., July 25, 2000, pg. 147, line 10)*

**Response D10:**

See Response D1. Additionally, the cost of educating additional children in the Half Hollow Hills School District is not limited only to the per capita cost to educate each individual child, but also includes the cost of constructing new schools to accommodate the student population which would result under the affordable housing units advocated by the commentator. The cost of an elementary school would not be \$10 million as referenced by the speaker, but rather between \$38 million and \$42 million, excluding land acquisition costs. Construction of an additional high school would cost approximately \$57.5 million, excluding land acquisition costs. Thus, the impact to the local school district would be significantly greater than assumed by this comment. The impacts to the school district have been substantially mitigated by the senior character of the proposed project.

**Comment D11:**

*Bud Peyton. I'm a member of Long Island CAN, and I live at Gaston Street in Melville.*

*We strongly support the inclusion of very low and low income affordable family housing units at the LIDC development based on the Town-documented need.*

*The Town Board's position on affordable housing units generated at a density bonus enhanced development site calls for the provision of affordable units for low-income*

*households. The Huntington 2000-2004 Consolidated Plan indicates that the demand for affordable housing units selling for less than a hundred thousand dollars is very strong.*

*The affordable housing material in the Draft EIS calls for the market units at a hundred seventy-five thousand dollars, the two person affordable units at a hundred fifty thousand dollars, and one person affordable unit at a hundred forty-five thousand dollars.*

*However, the developers mistakenly based their calculations on a median income of eighty thousand dollars when the present two-person household HUD median income is sixty-one thousand one hundred dollars, and the one person household median is fifty-three thousand five hundred.*

*Therefore, all of the developer's affordability calculations are flawed and must be redone. Let's look at what they presently propose. The developer limits all affordable units for households with incomes at eighty percent of the median income, even though the needs and risks of homelessness are greater at fifty percent of the median income.*

*Long Island CAN proposes that thirty percent of the affordable units be targeted for households with incomes at fifty percent of the median income.*

*The developer assumes that the real estate tax, the mortgage and homeowners insurance and the condo fee will be only three hundred fifty-two dollars a month while the estimate on The Cove senior development for those items was five hundred thirty-seven dollars a month, a factor of 1.5.*

*The Cove taxes were estimated at thirty-five hundred dollars, and the annual taxes at LIDC were estimated at eighteen hundred twelve dollars, half that. The developer must reconsider these numbers when recalculating the cost of the affordable units. Remember, the underestimation of nonmortgage monthly payments will artificially increase the allowable mortgage and the unit price.*

*The calculated price of an affordable unit for a two-person household earning eighty percent of the HUD median income is ninety-six thousand eight hundred dollars. The proposed developer price of a hundred fifty thousand dollars is fifty-three thousand two hundred dollars, or fifty-five percent higher than the calculated affordable price.*

*The calculated price of an affordable unit for a one-person household earning eighty percent of the HUD median income is eighty-one thousand seven hundred dollars. The proposed developer price of a hundred forty-five thousand dollars is sixty-three thousand three hundred dollars, or seventy-seven percent higher than the calculated affordable price.*

*If the developer charges a hundred and forty-five thousand and a hundred and fifty thousand dollars, the affordable unit will be populated by households with annual earnings at and above a hundred and thirty percent of the HUD median.*

*In addition, the developer will realize excess development profits of five million six hundred thousand dollars while no public benefit is realized by the Huntington community.*

*We conclude this is a no-win proposal for the citizens of Huntington, and a big win proposal for the greedy developer.*

*I realize this presentation is very technical and may be very confusing. This detailed analysis is absolutely necessary to insure that the developer is serving households at eighty percent and hopefully some at fifty percent of the HUD median income, and that the Town certification to HUD are fully complied with at this development.*

*I have included my calculations in the written copy that I have given to the Town Clerk and the stenographer. I request that the calculation be included in the official transcript. I request that my comments and calculations be sent to the Long Island Housing Partnership for their input. I request that the Town officials then sit down with the developer and reroute those excess developer profits back into the LIDC development so that the affordable housing units for households at eighty percent and fifty percent of the HUD median income will be properly priced.*

*(Mr. Peyton, P.H., July 25, 2000, pg. 151, line 13)*

**Response D11:**

See Response D1. Additionally, the commentator is apparently under the misconception that the entire project requires HUD certification. This is incorrect. Only the 100 senior rental units proposed under the HUD 202 program would require such approval.

The developer's affordability calculations are reasonable given data provided in the DGEIS. The median income for the market area is significantly higher than 80% of the median for Suffolk County, as a whole, as provided by HUD. Notwithstanding the calculations, however, most of the purchases of new units will likely be "cash deals" based on the Applicant's experience in the area.

The request to submit the calculations on affordable housing to the Long Island Housing Partnership has been noted; however, the calculations are being considered by professional staff in the Town.

**Comment D12:**

*Good evening, Supervisor Petrone and members of the Huntington Town Board, ladies and gentlemen.*

*My name is Rick Van Dyke and I am the Executive Director of the Family Service League located at 790 Park Avenue here in Huntington. The Family Service League has been providing services to strengthen families right here in Huntington since 1926.*

*This past year, we served more than thirty-five thousand residents, and one of the matters of most concern to many families we help is the need for homes. That is why eight members of the Stepping Stones Program were here tonight. They came here because they nearly lost their home this month, this past month, at Dawn Hill in Northport. It was being foreclosed on. They were very concerned about housing and they chose to be here.*

*This past year alone, we have had several employees of this Town come to us seeking assistance to find an affordable home. Family Service League has employees who are also in need of affordable housing, and while we recognize the tremendous need for senior housing, we also believe that there is a need for family housing.*

*One of the major reasons why the Huntington Township Chamber of Commerce and the Long Island Association are members of this Coalition is because the work force which drives Long Island's community cannot find affordable housing. It simply is not enough.*

*Steve Kaufman, the CEO at Arrow Electronics, was quoted in the Long Island Business News recently, talking about the serious local worker shortage, and I quote, "Employees, especially younger employees making beginning wages, need affordable housing," and there simply is not enough.*

*Affordable housing is for one person making close to forty-two thousand eight hundred; a couple, up to forty-nine thousand; a couple with one child, up to fifty-five thousand one hundred, and a family of four, up to sixty-one thousand two hundred.*

*Affordable housing without subsidy of any kind is needed for new college graduates, for a young couple who wants to purchase their first home, and for a schoolteacher and her two children.*

*Family Service League is very appreciative of our close working relationship with this Town, and for the grant which you provided us this year to rehouse families. This work is extremely important and we're helping families in this regard.*

*Another step, though, to resolve the housing crisis in this Town is for you, the members of the town Board, to designate twenty percent of the thirteen hundred seventy-five housing units planned at the LIDC site as affordable. This will add to the quality of life for all.*

*(Mr. Van Dyke, P.H., July 25, 2000, pg. 160, line 7)*

**Response D12:**

See Response D1.

**Comment D13:**

*Stuart Tane, member of the Huntington Township Housing Coalition.*

*I'd like to make a statement. The Task Force, 1995 Task Force's objective was to "create a community that provides housing for a broad spectrum of the population through diversity in housing types, price and design."*

*The question is, is the developer doing it? Has he varied from that one plan?*

*We heard earlier that he changed for market reasons and basically he eliminated the market community of six hundred homes. I haven't heard from John Harras or Mr. Siccardi of why they had eliminated arbitrarily the two hundred market rate townhouse units that were available for anybody. They took it out of the plan. They converted the plan that was, after a two-year study, that was eighty percent senior oriented, and created a plan that is ninety-five percent senior oriented. I think that has to be addressed. It fails on the goal.*

*So, therefore, I would address a couple of main issues. Schoolchildren; how it relates to school taxes in the District. This is the heart of the issue.* (Refer to C8)

*The other issue is how many affordable units are going to be built? What are the prices and where are they going to be?*

*If the developer wants to combine, according to the Huntington Homes Program, he already said he's going to produce two hundred sixty units between the two interests; two hundred forty units at LIDC and twenty, basically, at Ruland.* (Refer to D51)

*He can either do them together if he wants to do them together. Then the application should come in together. If he wants to do them separately, they should come in separately.* (Refer to F6)

*So I basically want to talk about the children issue first and the School District. In the report, Dr. Lloyd Bishop, he's the consultant for School District 5, he clearly states eighty-five children will be produced by the seventy single-family homes.* (Refer to C8)

Wouldn't it be nice if we could come up with a program that would not introduce more than eighty-five children to the School District; therefore, not impacting the School District, and taxpayers any more? The answer is absolutely yes because I previously stated in previous testimony, the Rutgers Study, what I gave you copies of, the Rutgers Study, both copies of studies that I have done, plus all kinds of correspondence that I have done with the School Superintendent, etcetera, it's all there, and has to be reviewed by the developer and Planning Department and hopefully you, also. (Refer to C8)

Let me make two further points:

Avalon II is a perfect example. It's a project that has been completed. It's three hundred forty units. It has a portion of affordability. It's one hundred percent occupied. It's a successful job. (Refer to C8)

When you look at that particular job in place currently, it produces fifty-one children to the School District; three hundred forty units, fifty-one children. That is rental. (Refer to C8)

Any expert who knows demographics will tell you rentals produce more children than home ownership and a higher number of bedrooms in a community like a three bedroom produces more children than two bedrooms and one bedroom. (Refer to C8)

What is the mix? Ninety percent of the project is two and one bedroom. If you use the same proportion and you use the Huntington Homes Program, two hundred forty-two units at that site, you generate twenty-six children. (Refer to C8)

Now the people question that. I suggest you hire Lloyd Bishop or Robert Bushow at the Rutgers Institute or any other qualified consultant to determine how. When you use studios, there are no children. If you use one bedroom, there are very few children. It should be looked at and it should be addressed by the developer. (Refer to C8)

Why did he eliminate townhouses? (Refer to C8)

(Mr. Tane, P.H., July 25, 2000, pg. 163, line 4)

**Response D13:**

See Response D1.

The 200 townhouse units surrounding the golf course were intended to be marketed to empty nesters. The Applicant's change to 400 golf course villas, market to empty nesters and age-restricted, recognizes market conditions and the developer's need to respond to market conditions as called for in the LIDC Master Plan report.

Also, the project's primary purpose is not to provide 85 school children, but rather to provide much-needed senior housing.

**Comment D14:**

*I would like to clarify a comment you made publicly to me at the July 25, 2000 Town Board Hearing which contradicted my testimony on the LIDC development.*

*I stated that "The LIDC Advisory Task Force preferred C-1 Plan called for 200 non-age-restricted townhouses along with 75 non-age-restricted single-family homes." I further stated that the developer arbitrarily eliminated these townhouses in his current proposal. In addition I stated that the current proposal has been changed from the preliminary master plan by increasing the seniors-only portion of the development from 80% to 95.*

*You stated, publicly, that you had served on the Task Force committee and that these 200 townhouses were always meant to be for seniors only.*

*I respectfully disagree. I refer you to the December, 1995 Preliminary Master Plan for the Redevelopment of the Long Island Developmental Center submitted by Saccardi & Schiff, Inc.*

- Page I-1, next to last paragraph, Introduction and Summary states: "Recognizing the region's maturing population, the preferred plans envision a mix of senior housing types (approximately 1200 units) ranging from assisted living and nursing homes to congregate housing and independent living. Approximately 300 single-family homes and townhomes are factored into the plans providing some diversity in the overall program. Many of the single-family homes and townhomes would appeal to empty nesters or young seniors."*
- Page IV-2, third paragraph: "Housing for young 'empty nesters' could also be accommodated in single-family homes on smaller lots or in townhomes. Although it is anticipated that housing prices would reflect market conditions, it is possible that a relatively modest number of independent units - say 50 to 100 - could be set aside for seniors of low to moderate income."*
- Page V-II Schools, 2nd paragraph: "For master planning purposes, a gross projection of 1.38 students per single-family households, and .09 children per townhome could generate up to 122 children associated with Plan C-1 and 285 children associated with Plan B-1 it is estimated. It is predicted that those estimates are high. Single-family and townhomes on the LIDC site will be available to families of all ages without age/deed restrictions."*

*I am also enclosing Table 9, page IV-5 that clearly shows that the 200 townhomes in the C-1 Plan are **not** shown to be listed under the senior multifamily category.*

*Mr. Supervisor, I ask you to review the above. Do you still stand by your public statement? I feel I deserve a public and written apology and a correction to your statement should be entered into the public record of the hearing.*

*(Stuart Tane, Letter dated July 26, 2000)*

**Response D14:**

As previously stated, the LIDC Master Plan and Alternative C-1 provides guidance for the development of The Greens at Half Hollow Master Plan. The LIDC Plan clearly stated that the developers who purchased property from the State would be able to modify the Plan in response to design preferences and market conditions. The current plan differs from C-1 in a number of ways: it is less dense; it alters the mix of senior housing types; and it creates far more open space, including an 18-hole executive golf course, rather than a 9-hole course in C-1.

The LIDC Master Plan includes the “Land Planning Objectives” for future development. Although not written as “requirements”, these objectives formed a basis for Plans C-1, B-1 and the subsequent Greens at Half Hollow plan. Objective 1 called for diversity in housing type, price and design for a broad spectrum of the population. It is followed by Objective 2, which clearly amplifies the diversity objective, and states:

“Within the above context, promote the development of a cohesive residential community that maximizes opportunities for multifamily senior housing”.

This statement not only clarifies the diversity objective but places it with the context of the Task Force proposal for senior housing. A number of Task Force members, including the Town Supervisor and consultants to the Task Force, have noted that these objectives were crafted to provide some diversity, but within the context of a community for seniors and empty nesters at the LIDC site.

**Comment D15:**

*Good evening, Supervisor Petrone, members of the Huntington Town Board and members of the community. My name is Stanley North. I live in Huntington for forty-four years and I'm a member of the Congregational Church of Huntington, and my three boys married and immigrated away from Huntington.*

*Here and at the July 11th hearing, it became apparent that the two major points are how many units may be built and how many of these units are affordable to buy or rent. Therefore, in view of the great need for local affordable housing and relative to the zoning*

*of the three hundred eighty-two acre LIDC property, I request that our Town Board grant the builder, Benjamin Associates, an increase in zoning from a hundred ninety-one to three hundred seventy-five units, but designate thirty percent on site to affordable housing for the elderly, families and young couples.*

*These units should meet the HUD cost lines, thirty percent up to eighty percent median income with fifty units for the elderly, a hundred eighty-one units for family ownership and a hundred eighty-one units for rental.*

*This site is the last big undeveloped site in Huntington. The affordable housing is desperately needed. Please serve our community.*

*(Mr. North, P.H., July 25, 2000, pg. 174, line 19)*

**Response D15:**

The support for affordable housing on the site is recognized.

**Comment D16:**

*Katheryn Laible. I reside at 109 Brown's Road in Huntington. I am Communications Director for Vision Huntington.*

*I think this development is gorgeous. I think it's beautiful. I think it's wonderful. But, there is a really big problem. It's only made for essentially one type of person.*

*You dragged up a bunch of kids here from the School District saying that we should be thinking about them, and I'm thinking about them. I'm thinking about myself. I'm thinking about the trouble that I'm having trying to find some place to live.*

*I have a college education. I have friends who have college educations who are living in substandard housing because they have been looking for over a year and simply can't find a place to live. I think you really have to consider everybody.*

*I'm not against housing for seniors, I just don't believe in housing for only seniors. I think there should be room for all generations in Huntington. I think seniors should get to live near their grandchildren.*

*I would like to propose that twenty percent of the homes should be sold to low and moderate income families with no age restriction, that five percent should be rented to low and moderate income families with no age restriction. Five percent should be rented at market value with no age restriction. There should be room for all of us.*

*(Ms. Laible, P.H., July 25, 2000, pg. 176, line 3)*

**Response D16:**

The support for affordable housing on the site is recognized.

**Comment D17:**

*Well, I'm the Charles Kerner that Sheila referred to, and Sheila, you forgot to mention that I asked in that speech for ten acres, and we're not even asking for that now. There would be no difference between what we're doing, what the Town Home Program calls for and these ten acres. We only have a difference of ninety-two units. That is how close we are. We're not asking for ten acres; don't get me wrong.*

*It has also been said by a leader of the House Beautiful Civic, whose name I will not mention, that school buses are inappropriate in a senior project. Are the delivery trucks, garbage trucks, ambulances and utility vehicles going to be banned also? We want access for all of them.*

*As you might guess from the color of my hair, I am a senior. To say that seniors don't want children in their project simply is not true. As grandparents, we enjoy seeing and being with our grandchildren and others, with babysitting as an example. What would our married children do without us? Of course, there are some seniors who are more self-absorbed and are not so involved.*

*Many seniors have not had children in the schools for twenty years, but we have supported the school system by our taxes. However, if you fill LIDC with one thousand one hundred senior empty nester families who are attracted by a senior golf course development without children, Half Hollow schools are going to have a harder time passing their budgets in the future.*

*Some School Board members there favor doing everything that can be done to keep out children from this site. This worries me. This raises a question about their attitude toward children. The history of Long Island school districts is one of planning for children in a largely bedroom community, not trying to do everything to keep them out. Exclusion is blatantly antifamily.*

*I believe that most seniors also welcome affordable homes and diversity in our neighborhood. When the additional ninety-two nonage restricted affordable units that we consider critical are added, seniors would be included. Seniors want affordable homes for our married children who are starting out. In five years, only seventeen percent of our population will be between twenty-one and thirty-four years old because our children cannot afford to live in Huntington.*

*Seven out of every ten of our students who go to college never settle here because housing is too expensive. Young professionals who move into Huntington don't experience the same employment conditions that we faced. I spent thirty years in the first job I got in this Town. They have to see if their jobs are going to be permanent, and need the nonage restricted additional rentals. Past experience shows that a high percentage of them will then buy a home here.*

*Our Town Board represents all the citizens of this Town, not just the NIMBY crowd. L.I. CAN has twelve hundred signatures on a petition of neighbors of The Greens at Half Hollows who welcome affordable homes and we have over two thousand signatures in all of Huntington residents who do so.*

*Certainly, the County is helping substantially to build affordable homes at LIDC by two bills that I detailed two weeks ago.*

*I urge the Board to vote for all in our Town who want affordable homes and against NIMBY.*

*I commend the first step of the Huntington Homes Program but we have just a little bit more to go.*

*Thank you very much.*

*(Dr. Kerner, P.H., July 25, 2000, pg. 177, line 17)*

**Response D17:**

See Response D1. This commentator requested that the LIDC Task Force include "affordable senior housing" as part of its recommendations for the property. The project satisfies the commentator's prior request.

**Comment D18:**

*I'm here in place of Edie Markel. Winnie Wilkerson, recent graduate of Huntington Leadership and a Huntington Station resident.*

*On behalf of the Board and staff of the Huntington Chamber Foundation, we think it's excellent that the Town Board has taken a proactive position on housing, especially affordable housing in Huntington.*

*The Chamber Foundation's recent experience with Work Class has reinforced what we have heard for years, that there is a real problem in establishing families' stability and affordable housing. The Foundation, as you know, has a mission to help the community identify and adopt solutions or the challenges that impact local and regional economy.*

*It is a distinct positive economic impact when there is a housing inventory available to all income levels. We should have a policy and action that includes a broad inventory of housing.*

*The Foundation supports unrestricted affordable housing at the LIDC site. At least fifty percent of non-age restricted affordable housing units should be included. It should include two bedrooms or more.*

*No permits for LIDC approval should be granted until the non-age restricted affordable housing component is in place.*

*The Smart Growth proposal adopted by the Town encourages the development of a diverse community to interact and should be adopted at the site. We hope the Town will take this important opportunity to strengthen its plan to make affordable housing for families available now.*

*(Mrs. Wilkerson, P.H., July 25, 2000, pg. 181, line 9)*

**Response D18:**

See Response D1 and E2.

**Comment D19:**

*Supervisor, members of the Board, my name is Monsignor Peter Ryan, and I am the Pastor of Our Lady Queen of Martyrs in Centerport.*

*I would like to begin by saying that I am not just simply speaking for myself. Probably some time in the late winter we had a presentation made at all of the masses on Sunday and an opportunity for our parishioners to sign a petition asking the Town Board to give very serious consideration to include affordable housing at the Long Island Development Center.*

*So, I am speaking on behalf of them and I'm also a member of the Township Housing Coalition, and very briefly, I would support the Housing Coalition's recommendation as it appears and has been presented to you.*

*I think there is almost like a Sword of Damocles hanging over the Town Board members and the Town. Decisions that have been made with regard to where we go with the Long Island Developmental Center property are really very significant.*

*When I was here back in July talking about the proposed Town Law 24-2000, I think it is, that would incorporate a real serious consideration for affordable housing in any future developments or changes in codes were required, one of the things that struck me then is that there wasn't -- there wasn't a representation then of the senior citizens that is here tonight.*

*I'm certainly very glad to see the seniors here. I think there is no doubt many of the seniors who have children and grandchildren who are living in the community certainly want to stay in our area, but I also want you to recognize the fact that some of their children and grandchildren cannot stay here for the lack of affordable housing.*

*The need has been made clear just this past week in terms of reports in Newsday about our Long Island economy and the lack of employees to work here in certain jobs, really recognizes, I think, the need for affordable housing, and I think we have an opportunity at the LIDC to do something that is very significant.*

*I think there is an overriding principle here. It's a moral principle and it's applicable in all situations and that is to take into consideration the common good, and I do not think that the presentation from the developers for the LIDC Center really take into consideration the common good.*

*I'd just also like to say certainly there is a need for senior citizen housing, and I know and I think most of us in this room realize that probably there are about twenty thousand units or more of senior citizen housing in the Nassau-Suffolk area, church sponsored, community sponsored, Town sponsored. There is very little affordable housing for our young people and we need to have that.*

*(Monsignor Ryan, P.H., July 25, 2000, pg. 183, line 1)*

**Response D19:**

The support for affordable housing, including the support for senior affordable housing on the site is recognized. See also Response D1.

**Comment D20:**

*Bernice Bulgatz. I'm a resident of Huntington Township for thirty-five years and I am proud to be a senior citizen.*

*I must say that I do believe that this three hundred eighty acre property can accommodate seniors and can accommodate families who need housing. Every School District is inundated with more children lately. The population is rising. We have to accommodate the children that come into each and every School District in Huntington.*

*It isn't fair about taxes, taxes for schools should be collected in a different manner. Property taxes are very unfair. We all know that. We should work on that problem, too.*

*I firmly believe that we must allow affordable family housing at the LIDC Center, as well as senior housing, affordable senior housing, too, but tonight I'm not going to dwell on that. I sent a letter to the Town Board on this subject, and I wasn't going to be here tonight.*

I'm going to read this rather technical paper that Stu Tane developed, and I hope you will listen to it carefully. It's related to the Draft Environmental Report of The Greens dated June, 2000. It has to do with Scoping. (Refer to G3)

"There appears to be no scoping in the preparation for this present Draft Environmental Assessment Form. Is the developer relying on any scoping that may have been done five years ago?" (Refer to G3)

"Had this matter been scoped, the Planning Director would have included the need for affordable unrestricted family housing units. In the absence of scoping, the developer would not address that kind of issue because he was analyzing the impacts of those uses provided on the property. A good municipal scoping report would have included other alternative uses of the property, including the needs that exist in the community, the community not being Dix Hills/Melville community, but the entire Town of Huntington." That is our community. (Refer to G3)

"It would have been appropriate to do a market study as to the need for the unrestricted affordable housing," which has been neglected for so many years all over Town. (Refer to F14)

As to the timeliness of the data and studies:

"Much of the dialogue that took place concerning the planning took place in 1995. A considerable amount of this data that is included is based upon a 1990 Census. Much has changed within that period of time. Over six hundred fifty units of assisted living congregate care have been built or approved in the Town of Huntington. (Refer to F14)

"A one hundred and forty unit congregate care facility on Deer Park Avenue has been abandoned. The developer has reduced the Task Force recommended life care community from six hundred units to one hundred and fifty because of the above marketing factors. (Refer to F14)

"Therefore, what is the alternative use for the portion of the property allocated to the assisted living if this use is discontinued or never developed? Perhaps it should be used for the nonage restricted units for moderate income people or for the Section 202 Program for seniors." (Refer to F14)

As to density, "The two acre zoning would yield one hundred sixty-three homes. Considering the increased density and hence the increased value to the developer, the Town is getting a pittance in return. Park dedication would be required in any case. (Refer to F7)

"There should be certain other benefits the Town will receive in connection with this zoning. There is no guarantee of the construction of the affordable units prior to the time the seventy-five single-family units are constructed. If the affordable units are to be constructed elsewhere, this study does not address where those other units will be constructed, nor does it address the impact associated with the development of the off-site affordable housing units. This should all be included within an Environmental Assessment Form." (Refer to F8  
(Mrs. Bulgatz, P.H., July 25, 2000, pg. 187, line 21)

**Response D20:**

See Response D1 and D38.

**Comment D21:**

*Northand Heim. There has been a lot of stuff bantered around on both sides as to what the facts truly are. I think you, as Council members and the Supervisor should be addressing the facts.*

*From my twenty years' experience in Dix Hills, we have had no more than thirteen thousand plus kids in the school system, at which time we had to close two schools. Shortly after that, we had to make the decision to open up another one.*

*I'm not saying that we're in favor of having large class sizes. The class size is the smallest this year that it has been in the twenty years I've been in Dix Hills. In addition to that, our students are continuing to excel.*

*To use the ruse that the school is overpopulated as a means of denying affordable housing for twenty percent of the population is pitting the old against the young, and I think that is deplorable.*

*My father is seventy-eight years old. He drives every single day. I think he should not. He makes up for about twenty guys on the road when he does. I haven't seen yet one senior that is going to sit home all day and not use their cars.*

*There are some other issues tossed around relative to the S.B.J. Associates as to a means of creating a trust fund for helping the people that need income in order to qualify for first time mortgages. I would challenge S.B.J. Associates to look at other means, perhaps acquiring land or tax credits in order to help the School District.*

*In addition, I'm here to say for myself and the Half Hollow Hills Civics that we're in support of the twenty percent set-aside plan for our young families, our old, and we have a voice in Dix Hills. Our School District is comprised of less than thirty percent who have kids in the school system. The other seventy percent have kids out of the school system.*

*When he said what are your plans relative to S.B.J. Associates, what are your plans going forward with regard to the new incoming community that will be filling the new homes, it's not an easy decision. When you're fighting for housing for those that are the most desperate for housing, it's not an easy topic. I would hate to see us missing the opportunity to care for all its residents and this housing on LIDC.*

*(Mr. Heim, P.II., July 25, 2000, pg. 191, line 23)*

**Response D21:**

The support for affordable housing on the site is recognized. The reference to "13,000 plus kids in the school system" is in error. The commentator neglects to disclose that at the time that the student population reached that level, the district operated four schools (some running double classroom sessions) in addition to the schools currently in the district. The aforementioned four schools were closed and the underlying property sold. The school district has verified that all schools currently are at, near, or over capacity.

**Comment D22:**

*Janet Allen, speaking tonight for the League of Women Voters, of which I am a Past President. I reside at 2 Arizona Place, Huntington Station. I have been a League member in Huntington since 1967.*

*The League has had a concern for housing justice for many years. Huntington is a Town with wonderful diversity of people and neighborhoods, great aesthetic beauty and cultural richness.*

*From its earliest days, it has been unique among suburbs in including people with a wide range of incomes and backgrounds. We believe that rentals, including apartments, can be aesthetically incorporated while retaining the basic suburban character of our Town, but time and opportunities are slipping away.*

*Each time a major development is contemplated, choices are made that enhance or diminish that special quality of inclusiveness which sets Huntington apart. The alternate, which we see in too many places, including in neighboring Towns, is to build walled-off enclaves segregated by income or age. That destroys exactly that sense of community which we are striving to build and strengthen through so many groups; Vision Leadership Huntington, Long Island CAN and others.*

*The League's position on a mix of housing types and choices was reinforced by a survey done of senior citizen preferences some years ago. While some would choose to live with others their own age, many preferred to remain part of a mixed age community with intergenerational activities and the liveliness of children and young people around them.*

*We strongly object to the predominantly seniors only plan for the Long Island Development Center. Facing a critical housing shortage of affordable housing, which is causing great hardship for many and tragedy for some, the League believes that any affordable housing set-aside, such as the twenty percent set-aside that is mentioned, should be on site, in order not to succumb to the pressure to segregate by income levels.*

*The proposal for an optional density bonus to encompass a small percentage of affordable housing is too small, will be difficult to administer and is unlikely to make any significant difference in addressing that need.*

*A small family's only development on the remote Ruland Road site away from other neighbors is wrong. It will add to the 110 traffic problem you seek to fix, and it will do nothing to ease the shortage for young families.*

*Another thing in planning for a senior citizen community is that care needs increase as people age. That requires a reserve of personal assets for services not covered by insurance or government programs. My own mother left Long Island for a retirement community elsewhere, and I watched her and her friends age in place until each one needed a personal assistant and driver.*

*That cycle occurs in most senior-only complexes, and after awhile creates its own disincentive for other younger seniors to join them there. Families and neighbors in close proximity can help each other. Elderly seniors can do some of that for each other, but cannot provide all the transportation or daily assistance that many will need as time goes by. Extending bus service won't help those who can't get into a bus unassisted or can't leave their home without help.*

*With Medicare lacking provision for long-term care or prescription drugs, to ask seniors to sell their primary asset and purchase something almost as expensive, at asking prices of a hundred seventy-five thousand and up, leaves them with diminished resources to cover them through times of illness or infirmity later in their lives. This surely is a cruel and unwise social policy.* (Refer to F9)

*(Mrs. Allen, P.H., July 25, 2000, pg. 195, line 7)*

**Response D22:**

See Response D1. The commentator's view of senior housing is at odds with well recognized benefits of such communities and the well-documented need for senior housing, including affordable senior housing.

The Town's proposal for an affordable family project on Ruland Road would further implement the Town's housing initiative. However, the project is not part of the subject Proposed Action, and needs to be evaluated separately by the Town.

With regard to housing costs, it is noted that most of the purchases of the Applicant's senior housing in Nassau and Suffolk counties are "cash deals." Seniors sell their existing homes and purchase the new unit with a portion of the proceeds from that sale, saving or investing the balance.

***Comment D23:***

*Good morning, Supervisor Petrone and members of the Board.*

*In 1954, Thurgood Marshall argued successfully before the United States Supreme Court that the concept of separate but equal is not legal. Black school children thus have the same educational rights as white children have, including the right to attend the same schools.*

*The civil rights movement that followed led to a series of civil rights laws in 1968 when Congress passed a Fair Housing Act prohibiting discrimination based on race, color, sex, national origin and disability.*

*I reside at 226 Cleveland Drive in Centerport. I am also an attorney at Legal Services program. A family of four can earn no more than thirty-one thousand nine hundred sixty-one dollars annually and be eligible for our services.*

*My practice is centered on representing families and individuals facing eviction from housing with overwhelmingly substandard conditions. As a matter of fact, I will be in Third District Court in Huntington Station in a few short hours.*

*The Town's currently proposed Consolidated Plan cites data that seventy-two percent of rental units in Huntington are in substandard condition. I have represented seniors who live in units, families who lived in units condemned as being unlivable. It is almost a given that these families are residing in dwellings where the presence of lead is a real danger, especially to these young children.*

*In its analysis, in its impediment to fair housing, the Community Development Agency recognized that ownership of a single-family home is difficult if not impossible to most lower income families. They need rental housing of decent quality and with sufficient bedrooms. When the landlord does begin to rehabilitate these units, rest assured it will go with those able to pay higher rent.*

*I have seen it happen all too frequently, especially during these economic times.*

*The 1990 Census showed that fourteen percent of the Town's population is over the age of sixty-two; thirty percent are between the ages of forty and sixty-one; twenty-nine percent are between the ages of twenty-one and twenty-nine; and twenty-seven percent are under the age of twenty. I think it is a fair guess that seventy-five to eighty percent of the population of this Town lives in a family unit.*

*There are currently in the Town of Huntington nearly four hundred units of public housing subsidized for low income individuals and families, for seniors. All but seventy-six of these units are located at Paumanack Village. Approximately ninety-five percent of the residents of Paumanack Village are white. There are two hundred fifty-nine units of public housing at Whitman Village in Huntington Station, which has seventy-four percent minority population, and where the average household size of two people per unit shows that not all of these units are for families.*

*The Huntington Housing Authority maintains approximately seventy-five public housing apartments in Huntington Station, providing a mix of family and individual housing with a minority population of approximately ninety percent. There are also another roughly three hundred seventy families and individuals who are participating in the Section 8 voucher program, enabling them to attempt to locate housing anywhere in the Town with the assistance of a rental subsidy through HUD. These families and individuals are having increasing difficulty locating decent housing from landlords increasingly choosing not to rent to Section 8 tenants.*

*Decent, stable housing is essential for a person to gain and maintain employment, to meet educational demands, to eat and live healthfully, and for the family to stay together. The Town has an affirmative duty to meet the housing needs of all its residents. There will never again be three hundred eighty acres of land to develop more than thirteen hundred units of housing. This is a rare opportunity to build low income housing, and to build it among middle income housing, to integrate ethnically and economically.*

*It is an opportunity to express respect for people in poverty. It is an opportunity to provide decent, stable housing for poor families who do not have other options, so that they can live safely, free from lead paint, from rusted pipes, from squirrels in the attic, from no heat in the winter.*

*No matter how well-intentioned the proposed law is, and no matter how successful it may turn out to be, the Town cannot and should not let this opportunity, to meet the civil rights of all, by.*

*(Mr. Wignutow, P.H., July 25, 2000, pg. 214, line 21)*

**Response D23:**

The support for affordable housing both in general and specifically on the site is recognized. See Response D1.

**Comment D24:**

*I think it's a crime, that at this time, junior is pitted against senior; should all different ages, wind up in cages, I can't think of anything meaner.*

*To sanction the proposed LIDC plan without pausing to ponder missed opportunities stated, means more illegal units through Huntington Town, a trend that will continue unabated.*

*For thirty years a family, mom, pop and their three kids, lived in Huntington in their own home, they were happy with their "digs."*

*Active in the community, active in their church, things turned sour housingwise, a basement apartment's where mom and pop perch.*

*The kids now grown have scattered to three far and separate States, they could not find homes that they could afford and still have food upon their plates.*

*Taxes went up, cost of living too; mom and pop are retired folk so the home had to be sold, and although they are old, a rented basement's their living space.*

*They're despondent and grieving, their hometown to be leaving, a proud family who don't want their name known.*

*Won't this Town Board give a damn, reconsider this plan, and provide more affordable homes?*

*(Mrs. Varady, P.H., July 25, 2000, pg. 223, line 18)*

**Response D24:**

The support for affordable housing on the site is recognized. See Response D1.

**Comment D25:**

*My name is Michelle Santantonio. I am here as Executive Director on behalf of Long Island Housing Services.*

*For those of you who may not be familiar with our agency, I will tell you we are the only not-for-profit fair housing agency serving Long Island in Nassau and Suffolk. The main mission of our agency is racial and economic integration, to reduce and eliminate all forms of*

*unlawful housing discrimination, and includes advocating for increasing the stock of decent, safe and sanitary affordable housing.*

*Discrimination is defined under Local, State and Federal laws as denial of equal treatment or opportunity to rent, purchase and finance housing. The prohibited bases for discrimination are race, color, national origin, religion, gender, handicap, familial status, meaning families with children under eighteen years, as well as age and marital status under the New York State Human Rights Law.*

*We provide services to thousands of Long Island residents each year; our work is seeking compliance with tenancy laws and obligations and in fighting discrimination in the sales and rental markets; assists in maintaining and developing more desirable housing stock; enhancing neighborhoods and stabilizing communities.*

*In pursuing our mission, we not only counsel people about their fair housing rights and obligations, and investigate discrimination claims, we also provide training to housing-related government and nonprofit service providers, as well as for profit businesses, such as real estate agencies.*

*We counsel people about mortgage options for first-time home buyers, seek to educate consumers to prevent those vulnerable from falling prey to predatory lenders from accepting bad loans. We also counsel those that are in mortgage default to try and prevent homelessness.*

*Other than assisting to advocate for discrimination victims and enforcing fair housing laws, we perform a very high volume of work related to improving housing conditions for families and individuals that rent housing. Each year we have counseled hundreds of people seeking houses, needing houses. They have some serious scenarios, such as lack of heat, hot water, cooking appliances, refrigeration or electricity, unwillingness to document residency in order to allow registration in school, privacy intrusion, harassment, not making needed repairs, safety and sanitary violations, threatened or actual unlawful evictions, dispute over security deposits, etcetera.*

*A lot of our work has been focused in the Town of Huntington. Supervisor Petrone, we first met as he was serving on the early Suffolk County Human Rights Agency. He is familiar with some of these things.*

*Now, in the Fair Housing industry, we hear daily from people that are denied essential services, that are seeking housing and cannot find affordable housing. In the past few months, we have heard of tremendous outrageous and unconscionable rent increases from*

landlords seeking between seventy-five and four hundred twenty-five dollars a month rent increases.

*This is forcing homelessness, and it does force overcrowding and it forces people to move.*

*We hear from a number of people, seniors that are seeking housing, and we certainly can't pretend that there is no need there, but we do want to advocate that there be inclusion, and we think the healthiest society is one that is racially, economically and culturally inclusive, and that includes age, which I believe also is supported by the Smart Growth vision.*

*I want to wrap up by saying that we are not real estate agents. For so many that contact us we do suggest means to conduct their housing search, resources and programs, but there is a serious, serious lack of affordable housing, and the definition that has been given to affordable housing is one that has to be examined and needs to be realized in terms of people's actual income and their circumstances.*

*I do want to add one other thing in terms of the townhouse structure. That is not one that's going to provide accessible housing for seniors because townhouses are exempt from the Federal Fair Housing Law in terms of the requirement to make them handicapped accessible. We do recognize that some seniors may want to live in age-segregated communities, but to provide housing that is, maybe, not going to be fully accessible for anyone is a big, big mistake, and we want to say please try to put an eye towards that.*

[Refer to F3]

*(Mrs. Santantonio, P.H., July 25, 2000, pg. 100, line 11)*

**Response D25:**

The need for affordable housing is noted. The proposed housing units are designed to accommodate the needs of seniors. All Federal and State laws relating to handicapped accessibility will be followed. ✓

**Comment D26:**

*One of the principles of Smart Growth calls for the community to have "a diversity of housing types to enable citizens from a wide range of age groups, ethnic backgrounds and economic levels to live within neighborhood boundaries and interact.*

*The developer's plan is inconsistent with this principle because it excludes affordable housing for the workers in the Melville employment area.*

*The Draft Environmental Impact Statement is defective because the developer's plan is inconsistent with the Smart Growth principles when it states it is consistent, when in fact, it is clearly not.* (Refer to G4)

SEORA Regulations require that the content of the Environmental Impact Statement analyze the significant adverse impacts and evaluate all reasonable alternatives. Nowhere in the Draft DEIS are the adverse impacts on affordable family housing addressed or possible ways to lessen them. (Refer to G4)

A reasonable way to mitigate the adverse impact would be to include affordable family housing at the LIDC site. The Draft Environmental Impact Statement is defective because it fails to address the adverse impact on affordable housing, as well as ways to alleviate them. (Refer to G4)

In the Town's resolution accepting the Draft Environmental Impact Statement for the purpose of public review, it states that a site at Ruland Road will "be factored into the project during the final stages of the SEORA process in order that it can be determined as to how it best mitigate whatever impact that might arise after the review of the Draft Environmental Impact Statement." (Refer to G1)

It would appear that the Ruland Road ruse is the developer's panacea for any and all of the project's adverse impacts. (Refer to G1)

SEORA Regulations, however, require that the Environmental Impact Statement address each part of the proposed action at a level of detail sufficient for an adequate analysis. Related actions, such as Ruland Road, have to be identified and discussed to the fullest extent possible. Because the Draft Environmental Impact Statement fails to do this, it's defective. (Refer to G1)

In summary, the Draft Environmental Impact Statement is defective because it does not comply with the goals of the Melville Environmental Impact Statement to provide affordable housing for the workers in the Melville employment area. It's defective because it fails to address irreversible commitment of scarce land and the resulting adverse impact on the corresponding and availability of affordable housing for the workers in the Melville employment area. (Refer to G6)

It is defective because it fails to meet the development objectives established by the Long Island Developmental Center Task Force to create a balanced community by providing housing for a broad spectrum of the population through diversity of housing prices and design. (Refer to G6)

It is defective because it is inconsistent with the Town's Smart Growth principles and causes communities to have a diversity of housing sites with communities with a wide range of ethnic background and economic levels to live within neighborhood boundaries. (Refer to G6)

It fails because it doesn't recognize the significant adverse impact and mitigating measures on affordable housing in the Melville employment area. (Refer to G6)

It is defective because it fails to consider the Ruland Road housing site and fails to provide a sufficient analysis as required. (Refer to G2)

Because of these serious defects, Long Island CAN is requesting that the Town Board require a Supplemental Environmental Impact Statement limited to these significant adverse impacts regarding affordable housing for the workers in the Melville employment area. (Refer to G2)

SEQRA Regulations permit a lead agency to require a Supplemental Environmental Impact Statement when adverse impact is not addressed in the Environmental Impact Statement. Because of the urgent need to provide affordable housing for the workers in the Melville employment area and for the Town to fulfill its commitment to do so, it is imperative that a Supplemental Environmental Impact Statement be required. (Refer to G2)

In finishing, I would like it known that the unabridged version of this presentation is being submitted for the record. (Refer to G2)

(Mr. McNally, P.H., July 25, 2000, pg. 113, line 2)

**Response D26:**

The support for affordable housing within the plan is noted. See Response D1.

**Comment D27:**

*The Long Island Housing Partnership in order to meet the growing need for affordable housing for young people and families in Huntington proposes that 140 two family homes be built on the LIDC site combining affordable rentals with affordable ownership-occupied homes. The benefits of the two family home is that a tenant there can save for home ownership while paying a reasonable rent and a homeowner can use a percentage of the rent to qualify for a mortgage and pay maintenance costs. The home ownership units must be affordable to households who earn 80% or less of the Nassau/Suffolk MSA median income based on household size and the rentals must be affordable to households that earn less than 60% of the Nassua/Suffolk MSA median income based on house hold size.*

*The biggest threat to our continued prosperity is the lack of an adequate work force, and a major reason for the threat is the lack of affordable housing for entry-level workers. The mixed-use developments combining rental and ownership homes has been very successful in other regions of the country. The LIDC site, with this new plan, could provide a place for a continuum of homes for renters and owners long lacking on Long Island and needed for our continued prosperity.*

*The Long Island Housing Partnership recommends that the rentals be a mix of 47 studio, 47 one (1) bedroom and 46 two (2) bedroom apartments. This plan will help meet the needs of the Long Island workforce who want to start their professional lives on Long Island and will limit the number of children that will enter the school district.*

*The Housing Partnership further proposes at the LIDC an additional 70 non-age restricted units that mix for-sale and rental units and are affordable to households who earn no more than 120% of the Nassau/Suffolk MSA median income based on family size.*

*The affordable non-age restricted homes should be interspersed and blend with the overall design of the development. The Huntington Town Board should also retain design oversight to assure both the quality and integrity of the final development.*

*This position was unanimously supported by the executive committee and the Huntington committee at a joint meeting on May 12, 2000. It is also endorsed by the Long Island Association.*

*(Letter #1, Jim Morgo, May 16, 2000)*

**Response D27:**

The Long Island Housing Partnership has made a significant contribution to the economy of Long Island, particularly by providing affordable single-family housing for moderate and middle income families. Although their suggestions are appreciated, it should be recognized that the subject proposal is for a retirement community. The affordable housing component of the project includes 100 rental and 100 condominium units for seniors, plus a significant cash contribution (\$2.5 million) to a Trust Fund that would include the Town of Huntington, possibly in conjunction with the Housing Partnership to facilitate an affordable family housing program on a Town-wide basis. See also Response D1.

**Comment D28:**

*How can a developer accept a density bonus and then be allowed to make a tremendous profit on the advantage and still not build an affordable home? How is this possible when Huntington needs the 30% affordable homes at LIDC?*

*Having attended an LI CAN meeting recently we feel more concerned than ever. Our retirees are moving away because of housing costs; our young people cannot afford the cost of homes and leave the area and business cannot find a workforce in a community without homes their employees can afford. That's why we support 30% affordable homes at LIDC*

*(Letter #6, Richard and Mary Koch, June 18, 2000)*

**Response D28:**

The proposed zoning change is not a density bonus; however it does result in a significant increase in density on the site. The increase in density is based on a number of public benefits, including the affordable senior housing proposal, the proposed Housing Trust Fund, the soccer fields, fire station, organic golf course, etc.

The problem of retirees moving away because of housing costs is substantially addressed by the project design. Issues regarding "profit" are not SEQRA issues.

**Comment D29:**

*I have been a resident of Huntington, Long Island since 1967.*

*My husband John, who will be 66 soon hopes to retire at the end of this year. Financially, we wonder if we will be able to remain in Long Island.*

*My son Paul lived with us till age 32. He wanted to move out and be independent, but was unable to afford the high rental rates of apartments. While with us he worked on saving some monies with hopes of investing in some housing. But there's nothing he could afford with his income. As I, and many Huntington residents know, development plans are forming for the LIDC. Huntington needs affordable housing.*

*(Letter #3, Mrs. Joanne Bianco, June 7, 2000)*

**Response D29:**

The need for affordable family housing is recognized. See Response D1.

**Comment D30:**

*I believe it is imperative that 30% of homes being built on the former Long Island Developmental Ctr. Property be set aside and affordable homes be built for our low and medium income working class citizens. We have a moral obligation to provide decent living conditions for these people who are in fact the backbone of our society.*

*(Letter # 4, Mr. and Mrs. Leon F. Miadinich and Mrs. Marguerite Jones, June 10, 2000)*

**Response D30:**

The need for affordable family housing is recognized. See Response D1.

**Comment D31:**

*I write to ask you to honor the Town of Huntington's own guidelines that call for twenty percent of any large parcel of land to be developed for housing to be used for "affordable homes". The proposed plan for developing the LIDC site does not honor those guidelines.*

*I realize the term "affordable" is vague and open to a variety of interpretations. At the very least, I ask for an interpretation that does not screen out young couples wishing to live in this area. Many young people are already burdened with "education debt" in the form of loans that must be paid back over a specified period of years. In addition, in the child-bearing years, they do not have two incomes. We need such people in our town, and we need to give them a chance - a financial chance - to be here.*

*We also need safe and affordable rental housing for the lower-paid service workers who serve the businesses in our town. I think we have a duty to these people.*

*This matter of homes for lower income people can no longer be pushed aside as it has been for years. As former state land, the LIDC property was maintained for years at taxpayer expense. We taxpayers should have a voice in seeing that some of this property be used for affordable housing. I support the LICAN proposal that 30% of that property be set aside for affordable homes.*

*(Letter #5, Michael Warren, June 13, 2000)*

**Response D31:**

The need for affordable family housing is recognized. See Response D1.

The property is no longer owned by the State of New York, nor by the taxpayers of the State of New York. The Applicant was the successful bidder in a process opened to all in connection with the sale of the property by the State. The Applicant paid fair value for the property and is to be treated the same as any other owner of private property.

**Comment D32:**

*I am a staff attorney with Nassau/Suffolk Law Services, a non-profit organization providing free legal services to low-income individuals and families. I work at the Housing Rights Project at Touro Law School. My clients are low-income families who reside in the Town of Huntington, and who are daily confronting the shortage of affordable and decent housing. The ultimate development of the former LIDC property will have a significant impact on my clients. I believe it is important for low-income families and their advocates to have an opportunity to express themselves before the Town Board considering the variance of this vast tract of land, totaling nearly 400 acres.*

*(Letter #7, Michael Wigutow, June 20, 2000)*

**Response D32:**

Although the proposal is for a zoning change not a variance, the need for affordable family housing is recognized. See Response D1.

**Comment D33:**

*I am writing to convince the members of the Board that it is imperative that there be affordable homes in our town. You are the voice of the people here and your decisions should reflect what we townspeople feel is a major problem in our Township. Having been involved with the Community Food Council for over 11 years, and a member of its Board, I have heard many times of the housing problems of the people we serve. Surely there is sufficient concern that all our citizens deserve decent accommodations as well as employment.*

*Please give this problem the time and attention it deserves and use this last large parcel of vacant land to help those Huntington folks who sure deserve affordable housing.*

*(Letter #8, Patty Dinnen, June 30, 2000)*

**Response D33:**

The need for affordable housing is recognized. See Response D1.

**Comment D34:**

*I have been asked to speak as a member of the Huntington Township Housing Coalition at the public hearing to be held on July 11, 2000 regarding the Local Law 24-2000, being put forth by the Town Board. I unfortunately will be out of town and not able to attend, but respectfully submit this letter to the public record. I support the three recommendations of the Coalition and ask you to consider the following changes to the proposed legislation.*

*First, that all the units created from the 20% set aside, be on site with no buy-out provision or transfer to another location. It was the overwhelming consensus that the Town did not adequately provide for the proper administration of this fund and that the potential for mismanagement was great. Perhaps this is something that could be revisited when there is a clear plan in sight and a true mechanism in place to effectively administer these funds in a satisfactory manner. More to the point, the need for a buy-out or transfer to another site escaped us. As there are other funds available to support such an effort, the only viable explanation seems not to provide affordable housing in the more affluent areas of town.*

*Second, that of the 20% set aside of affordable housing units, half of these units shall be two or more bedrooms. This will ensure that the affordable housing being added to the housing stock of Huntington can and will accommodate families. If all the units that become available were studio and one bedroom, this would severely limit the possibility of young families to take advantage of this program and almost guarantee their exclusion.*

*Third and perhaps most important, that the units made available should be non-age restricted. That one is simple. Do not allow the fears of residents to shut out all those in need except for seniors. Senior housing is always more palatable for most communities; "It's*

*good"; "We're providing for our elders"; "It's safe, no bad elements". Seniors need to be provided for as well, but so do families with children.*

*(Letter #9, Carol P. Eckert, July 5, 2000)*

**Response D34:**

See Response D1. Additionally, this commentator appears to be addressing the Huntington Homes Initiative which is not part of the project. The proposal exceeds the 20 percent requirement by providing 100 affordable rental and 100 affordable condominium units, plus a \$2.5 million contribution to a Housing Trust Fund.

**Comment D35:**

*[Concerns raised at an August 2, 2000 meeting of the Planning Board included] Affordable housing for young families located on the LIDC property.*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response D35:**

See Response D1.

**Comment D36:**

*It is clear that the developer has eliminated the 200 non-age restricted housing units that were originally proposed by the Task Force. By doing so he is:*

- Discriminating against citizens from a wide range of age groups and economic levels.*
- Discriminating against families with limited income.*
- Discriminating against the workers in the Melville area.*
- Denying any family with children under the age of 18, couples or single persons under the age of 55 the right to live in this community unless they can afford a \$700,000 large single-family home.*
- Not following the Land Planning Objective of the LIDC Task Force which was to "Create a community that provided housing for a broad spectrum of the population through diversity in housing types, price and design."*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D36:**

See Response D1. As previously mentioned, the 200 townhomes referenced in the Task Force recommendation were intended to be marketed to young seniors and empty nesters. Additionally, the project satisfies the requirements of the Fair Housing Act, and is not discriminatory. Moreover, the project does constitute a community that provides housing for a broad spectrum of the senior community, including renters and owners, as well as those with varied economics, including low income and moderate income seniors.

**Comment D37:**

- *The developer further stated at the public hearing of July 25, 2000 that he may eliminate the remaining 150 assisted living units because market conditions do not warrant building them. Has the developer submitted a current market study and analysis in reference to the assisted living PUD?*
- *If the study indicates that he will eliminate the assisted living units, there will be no reason for the developer to apply for an assisted living PUD.*
- *It now appears that the proper alternative would be for the developer to create a new PUD which would include market-rate, as well as affordable units, for the people he has discriminated against.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D37:**

Numerous assisted living facilities have been constructed in the area since the Task Force issued its recommendations. Additionally, that industry is under significant economic pressure as a result of a nationwide over expansion, and a business model which mandates housing costs beyond the means of many seniors. As an alternative use in the assisted living subdistrict, the Applicant now proposes to build 100 rental units for seniors with low or very low incomes. The incorporation of this affordable rental component was a result of the planning and SEQRA process. The PUD will be revised to replace the 150 unit assisted living proposal with a 100 unit affordable rental housing project for seniors.

**Comment D38:**

1995 LIDC Advisory Task Force Report:

- *Did the Task Force properly scope the LIDC project?*
- *Was the need for affordable senior and unrestricted family housing properly reviewed and scoped? Shouldn't these studies be done before the plan is adopted?*
- *In March of 1993 the Huntington Planning Board adopted the update to the Comprehensive Plan. It recommends "That, when feasible, a percentage of new housing units constructed by affordable to low and moderate income household: suggested proportion - 20% of all new construction." The LIDC Task Force did not incorporate this recommendation into the plan. Why not? This recommendation would result in 275 affordable housing units for low and moderate income families. The need for affordable housing certainly existed in 1993 and the shortage of such housing is even greater today.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D38:**

The scoping process is optional under applicable SEQRA regulations. The need for affordable senior housing was studied in great detail over the course of two years by the Task Force. The comprehensive plan adopted by the Planning Board specifically recognizes the

need for senior housing and construction of higher density and smaller units needed to meet that need.

The Task Force C-1 plan calls for a golf course/retirement community. The plan was developed with input from the Town Supervisor and Commissioner of Planning. Affordable housing for families was never raised during the two- to four-year planning process, nor was it raised at the public scoping session in 1995.

See also Response D1.

**Comment D39:**

- *The 1993 update to the Comprehensive Plan recommends 20% or, in the case of the LIDC, 275 units.*
- *Local Law 24-2000 as introduced by Town Board resolution on July 11, 2000 would result in 242 affordable units at the LIDC site.*
- *The developer stated at the 7/25/2000 public hearing that he would abide by Local Law 24-2000.*
- *At this time it is not clear how many total affordable units will be built.*
  - *The DGEIS only mentions 100 owner-occupied condo units, one and two bedroom. It is not stated how many are one bedroom nor what the square footage of this unit is.*
  - *The developer stated at the July 25 hearing that a minimum of 50 and as many as 100 Section 202 low income subsidized rentals for seniors will be made available. It is not mentioned in the DGEIS.*
  - *The developer stated that 100 affordable units will be built at the Ruland Road site. It is not mentioned in the DGEIS.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D39:**

See Response D38. Additionally, local law 24-2000 is not yet enacted and will not apply to the LIDC property. Furthermore, the overwhelming majority of the 100 condominium units selling at between \$145,000-\$150,000 (subsidies may be available to lower that price by \$25,000), will be two-bedroom. A small number one bedroom units will be provided. The exact mix will depend on a market demand. The Applicant is committed to constructing 100 units of subsidized rentals for seniors. Ruland Road is a separate project. If the project is approved by the Town Board, it can require that the residential units constructed on the property be affordably priced.

**Comment D40:**

- *Establishing the price of the affordable units should be determined by the Town with the assistance of the Town's consultant, the Long Island Housing Partnership.*

- *The price should have a direct relationship to the number of bedrooms and square footage of the units.*
- *The maximum income of the purchasers of these units should be 80% of HUD's Nassau-Suffolk median income guidelines.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D40:**

The affordable housing units which are part of the project have been priced in accordance with discussions with Town representatives. Many of the units would be considered affordable under HUD standards. It has been suggested that the \$2.5 million Trust Fund be implemented by the Town with the assistance of LIHP.

**Comment D41:**

*The affordable units should be available to all the citizens of Huntington with no age restriction. They will house our seniors as well as our youth as long as they meet the financial criteria.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D41:**

The need for affordable family housing is recognized. See Response D1.

**Comment D42:**

*All affordable units are to be constructed in phase 1 of construction.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D42:**

As explained in the DGEIS, the first phase of construction will include affordable condominium units. Additionally, contributions to the Housing Trust Fund will be made during the sale of units constructed during Phase 1. The HUD rental units will require additional time given the length of time required to process a HUD application for 202 senior housing.

**Comment D43:**

*The use of the Ruland Road site, which appears to be miles from the LIDC, fosters residential segregation rather than integration. It is contrary to the town adopted "Smart Growth Principle" of providing housing for a variety of people within a single neighborhood instead of separating them by income level, age and family situation. In addition, the placing of affordable family housing beyond the boundaries of the LIDC creates the sprawl that the "Smart Growth Principles" were designed to avoid. Does the town want to tax its*

resources and environment will beyond what inclusion of affordable family housing at the LIDC would require?

**Response D43:**

The project complies with many "Smart Growth Principles". See Response E2. Additionally, the Ruland Road site is a separate project which will undergo its own separate environmental review.

(Letter #20, Larry McNally, July 28, 2000)

**Comment D44:**

An alternative to consider is to take the acreage allocated to one of the three proposed soccer fields at the LIDC and exchange it for the Ruland Road 8 acre site. Since few seniors play soccer, it seems reasonable to swap the acreage from one of the fields, which is approximately the same acreage as the Ruland Road site. Using acreage at the LIDC for affordable family housing in exchange for one soccer field seems like a reasonable alternative. If this alternative is unacceptable, please provide an explanation.

Letter # 20, Larry McNally, July 28, 2000)

**Response D44:**

See Response D43. Additionally, the need for soccer fields is well-documented, and have been included in the project in order to replace the existing soccer fields which will be eliminated as a result of the construction of the project. Certainly, the soccer fields are not designed to be used by seniors, but rather by children who lived in a community at-large.

Letter # 20, Larry McNally, July 28, 2000)

**Comment D45:**

It is noted that a job at Ruland Road will be rezoned to satisfy the Town's need for affordable housing. Shouldn't there first be an analysis of the rezoning of the Ruland Road site? Both the LIDC and Ruland plans be considered together? How can we be sure that affordable homes on Ruland Road will ever be built?

Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)

It is noted that these units will address the need for affordable housing. In the developer's plan, how will these address the need for affordable housing? a written analysis of the impact of this rezoning is needed. (Machtay, For the Planning Board, August 4, 2000)

**Response D46:**

See Response D43.

**Comment D47:**

*At the public hearing for the proposed project the Applicant's attorney offered that the eight and one half acres (8.5) owned by the Applicant, on Ruland Road, would be offered as affordable family housing. It is important that:*

- *the bedroom mix be spelled out*
- *the time table for such development coincide with construction at the LIDC site*

*(Letter #26, Mark Cuthbertson, August 4, 2000)*

**Response D47:**

See Response D43.

**Comment D48:**

- *The Ruland Road site is not mentioned in the DGEIS.*
- *This site was linked to the LIDC by Supervisor Petrone and Councilman Israel at the June 20, 2000 press conference introducing the Huntington Homes Program. The press release stated "This 8-acre parcel will be the site of 110 affordable one bedroom units transferred from the LIDC site."*
- *If it is the developer's intention to transfer affordable units from LIDC to Ruland, then both the LIDC site and Ruland Road plans should be considered together, otherwise there will be no guarantee that the site will be rezoned.*
- *According to public testimony at the 7/25/00 hearing, many people voiced disapproval of the future rezoning to R-3M at the Ruland site.*
- *To the best of our knowledge, the developer has withdrawn his application for a change of zone as of this date.*
- *How many units will be 1 or 2 bedroom? Are any units going to be 3 bedroom?*
- *Is there a written analysis of the impact of this development?*
- *How can we be assured that the affordable homes on Ruland Road will ever be built? There is no comment in either the DGEIS nor in the testimony of the developer or any Town Board member that the present plan will not be approved until the Ruland Road plan is in place. There is no commitment by the Town or the developer of the willingness to covenant that no building permit or certificate of occupancy will be granted until the affordable units are permitted an built.*
- *We believe that all affordable units required at the LIDC site be built on that site.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response D48:**

The Ruland Road site is a separate project which will undergo its own environmental review. However, the existence of the Ruland Road property is relevant to those comments made

regarding affordable housing because it demonstrates that there are additional sites located within the Town that are suitable for affordable family housing in accordance with recommendations of the Town's Comprehensive Plan Update.

**Comment D49:**

*For these reasons, we must also express our concern over the Ruland Road development that is being tied to The Greens at Half Hollow, and urge you to also consider these factors as you plan for your new initiatives on affordable housing.*

*(Mr. Moses, P.H., July 25, 2000, pg. 91, line 13)*

**Response D49:**

The Town's proposal for an affordable family project on Ruland Road would further implement the Town's housing initiative. However, the project is not part of the subject Proposed Action, and needs to be evaluated separately by the Town.

**Comment D50:**

*The other issue is how many affordable units are going to be built? What are the prices and where are they going to be?*

*If the developer wants to combine, according to the Huntington Homes Program, he already said he's going to produce two hundred sixty units between the two interests; two hundred forty units at LIDC and twenty, basically, at Ruland.*

*He can either do them together if he wants to do them together. Then the application should come in together. If he wants to do them separately, they should come in separately.*

*(Mr. Tane, P.H., July 25, 2000, pg. 164, line 7)*

**Response D50:**

See Response D5 and Response D48.

**Comment D51:**

*The DGEIS does not provide a projection of the number and types of employees needed for the senior housing, golf course, community center, clubhouse, etc. An accurate estimate is mandatory because many of these workers will have limited incomes and need affordable housing. The arrival of these workers will further exacerbate the shortage of affordable housing in the area. The developer's DGEIS is defective because it fails to address the adverse impact on affordable housing produced by the influx of these workers to the Melville area.*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response D51:**

See Response D1.

**Comment D52:**

*In 1994, the Town granted a density incentive "in furtherance of the adopted Melville-Route 110 Area GEIS goal of providing affordable housing near the work place." What is the rationale for including luxury family housing at the LIDC, while at the same time excluding affordable family housing?*

*(Letter # 20, Larry McNally, July 28, 2000)*

**Response D52:**

As previously noted, the proposal includes a \$2.5 million contribution to a Housing Trust Fund that will help facilitate the development of affordable family housing throughout the Town. The concept of the trust fund is included in the Town's Comprehensive Plan. Additionally, the Comprehensive Plan recognizes the critical need for senior housing.

**Comment D53:**

*If a density increase was granted on a parcel of land in 1994 in response to the town's goal of providing affordable housing for workers in the Melville Employment Area, why is this goal being ignored at the LIDC when the need for this housing is even greater today?*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response D53:**

See Response D52.

**Comment D54:**

*The project fails to provide a "public benefit" for low and moderate-income households. Instead, the proposed affordable senior units are priced to serve:*

- a) two-person households with incomes at - 108% of the HUD median and*
- b) one-person households with incomes at - 123% of the HUD median,*

*[see Peyton statement at 7-25-00 Town Board public meeting]*

*(Letter #22, Bud Peyton, August 2, 2000)*

**Response D54:**

The proposed development includes several affordable housing components, including condominium units at reduced prices, rental units for low income seniors and a contribution of \$2.5 million to a Housing Trust Fund for the development of affordable family housing on a town-wide basis. Non of these public benefits would be available under the property's current zoning.

**Comment D55:**

*It includes a calculated "excess developer profit" of - \$5,600,000. [see Peyton statement 7-25-00] Clearly the use of the density bonus was not intended to generate "excess developer profits" while failing to provide affordable housing for senior households incomes of 50% and 80% of the HUD median. Setting the cost of the affordable family units at levels which generate an*

*"excess developer profit" of \$5,600,000 is blatantly discriminatory.*

*(Letter # 22, Bud Peyton, August 2, 2000)*

**Response D55:**

There are no excess developer profits as claimed by the commentator. Moreover, excess profits are not relevant to a review pursuant to SEQRA.

**Comment D56:**

*It violates the Federal Fair Housing Act by arbitrarily excluding any affordable family units at the LIDC site where the housing density is - 4 units per acre and mandating that any affordable family units be located at the Ruland Road site where the housing density is - 14 units per acre.*

*(Letter #22, Bud Peyton, August 2, 2000)*

**Response D56:**

The proposed project complies with applicable provisions of the Federal Fair Housing Act and the Housing for Older Persons Act. Additionally, the proposed density for The Greens at Half Hollow of 3.6 dwelling units per acre, must be evaluated on its own merits. Similarly, the Town Board's proposal for affordable housing on the Ruland Road site needs to be evaluated on its own merits through a separate SEQRA review.

**Comment D57:**

*It restricts the affordable family housing units at the Ruland Road site to studios and one-bedroom units. This restriction discriminates against families with children and ignores the target unit bedroom mix for affordable units (20.4% one-bedroom, 50.8% two-bedroom, 24.8% three bedroom, and 3.4% four-bedroom) established by the Huntington Planning Department for the Huntington Planning Board. the analytical data used to establish the target unit bedroom mix can be found in Town Planner Richard Machtay's memo of 9-8-92 to the Planning Board.*

*(Letter #22, Bud Peyton, August 2, 2000)*

**Response D57:**

The Town's proposal for affordable housing on the Ruland Road site is a separate matter, which will be subject to its own independent environmental review.

**Comment D58:**

*The inclusion of 50 units of affordable rental housing for low income senior households while failing to include any affordable rental units for low-income families is another example of discriminations against families.*

*(Letter #22, Bud Peyton, August 2, 2000)*

**Response D58:**

To the contrary, the proposal for 100 units (not 50) of rental housing for lower income seniors is an expansion of the affordable housing program that is part of The Greens at Half Hollow project.

**Comment D59:**

*It restricts the inclusion of affordable family units at the LIDC site based on:*

- a) presently crowded school buildings in the Half Hollow School District, and*
- b) The School District Administration's desire to receive \$4,600,000 in "excess school taxes" from the LIDC development without servicing any students generated by affordable family housing units.*

*This action clearly discriminates against low-income families with children.*

*(Letter # 22, Bud Peyton, August 2, 2000)*

**Response D59:**

There is no discrimination. The proposed development is a golf course/retirement community as authorized by the Fair Housing Act.

**Comment D60:**

*The School District's letter of December 23, 1999, included in Appendix C of the DGEIS, enumerates most of the high density projects constructed or planned in the Half Hollow Hills School District that include an affordable component. A table should be provided in the FGEIS which describes the affordable provisions of each project including: number of units, proportion of project total, housing density per acre, number of bedrooms per unit price or rent, whether age-restricted or not, whether federal or state subsidies are involved, whether designated as affordable to low and/or moderate incomes and the median income standard used to calculate prices and/or rents. Any other relevant projects not listed in the School District's letter, such as The Cove at Melville, should be included, as should the details of the proposed project.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D60:**

Although this information would be interesting, it does not relate directly to The Greens at Half Hollow project. Compiling such data would be more useful for town-wide policy decisions, like the Town Board's proposed housing initiative. Some of this information is contained in Appendix C to the DGEIS.

**Comment D61:**

*The DGEIS refers to a demographic study that was updated for the Half Hollow Hills School District in November 1998 by Lloyd Bishop, which supports the School Board's position as summarized on page III-92. The DGEIS indicates that the district's enrollment planning projections have anticipated development would proceed in accordance with the*

*recommendations of the Task Force. The Bishop demographic study should be included in the FGEIS. In addition, the FGEIS should include a description of the findings of the regional market study by Arthur Andersen done in connection with, and provided as part of, the Task Force LIDC Master Plan in support of a predominant senior market at the LIDC. This market study may be considered an appendix to the FGEIS. A discussion of the local senior market was contained in the Draft Environmental Impact Statement for The Knolls at Melville, a project by the same Applicant. This analysis should be included and the proposed project's consistency therewith should be discussed.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D61:**

The School District's demographic studies are relevant to the point where they are described in the DGEIS. See also Half Hollow School Board letter, dated July 21, 2000, regarding enrollment (Appendix C hereto). In contrast, the Arthur Andersen study, prepared in 1994, was specifically written for the LIDC Task Force. Market conditions have changed, particularly with regard to the supply of assisted living projects in Huntington Updated information prepared by Charles Shorter, the author of the 1994 study is included in the FGEIS Appendix C, as requested.

**Comment D62:**

*The only secure affordable housing offering at present consists of the \$25,000 per unit donation, a total of \$2.5 million to the affordable Housing Trust Fund, and the 100 condominium units priced at \$145,000-\$150,000. The additional offerings are subject to the procedures set forth for such approval by the Planning Board, Town Board, and other (federal, state) agencies that may need to provide finding/approvals; therefore, the ultimate outcome of this mitigation may be out of the control of Town agencies. Furthermore, the \$145,000 - \$150,000 is above the amount allocated for moderate income senior citizens. If with or without subsidies this proposal is brought down to \$120,000 - \$125,000 it would be more in keeping with such affordable offering.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D62:**

The Applicant contends that senior housing at \$145,000 to \$150,000 is affordable. A further reduction of prices to \$120,000 to \$125,000 would depend on available subsidies from State or Federal programs. The Applicant is committed to building 100 affordable rental units using Section 202 or other similar programs or Affordable Housing Tax Credits, should HUD financing prove to be unavailable.

**Comment D63:**

*With respect to the housing units offered there has been discussion that the market will consist of those seniors who are selling their homes to live at the Greens. Seniors in the 60-*

*65 year age cohort are those whose housing may be their single largest asset. In many cases these are smaller and lower in value since they were constructed in the 1950's as part of the post-War suburban boom, in areas like South Huntington, East Northport, Huntington Station and Commack. U.S. Census data shows these dwellings to be modest in size, below median value and held by older owners, compared to a community like Dix Hills, the majority of which was developed beginning a decade later. As a result, the sale of such housing may not bring such seniors even the price of most of the housing at the Greens and even if it does, it will not leave them with needed assets to hold against future health and care needs.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D63:**

The experience of the Applicant is that senior apartments in a variety of Nassau and Suffolk communities are quickly purchased, mostly in “cash deals” by homeowners who no longer need existing single family homes. This has been the case at Huntington Knolls, where a substantial household waiting list exists. Additionally, senior net worth typically includes assets other than a home.

**Comment D64:**

*The affordable housing planned for the Greens will all be located at the most isolated corner of the site. Those with the least means will live at the highest densities when the number of units per unit of land area is calculated. At the onset, it is likely that the older senior population will tend to be confined to the lower priced and affordable units, since statistically the older the senior the lower the income. The older senior population is the one which stands to gain the most by living among younger people since the needs for assistance become greater as they age.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D64:**

The rental housing and the senior condominium are, in fact, planned for the northwestern portion of the site. The central portion of the site focuses on the golf course and the more upscale townhomes and villas that are proximate to this recreational facility. The single family homes are in the eastern portion of the site, next to existing single family homes.

The rental and affordable units are linked to the common open space system, via the greenway path that provides direct pedestrian connections to the community center. They are not isolated.

**Comment D65:**

*All of the housing except 75 units is being planned as senior citizen housing. The 75 housing units of family housing consists of luxury single family housing. The purpose for this*

presumably is to buffer the Dix Hills community against the impacts of putting high density senior housing in areas of low density single family housing.

(Letter #28, Huntington Planning Department Staff)

**Response D65:**

Comment noted. This is consistent with the LIDC Task Force plan.

**Comment D66:**

The provision of additional non-age restricted housing will mitigate several presently unmitigated impacts. These are the lack of housing for a diversity of age-groups and the consumption of scarce land without providing housing for this group.

(Letter #28, Huntington Planning Department Staff)

**Response D66:**

It is unclear how the provision of non-age restricted housing will mitigate project impacts. No such impacts have been identified pursuant to SEQRA. However, the plan includes a contribution to a Housing Trust Fund to assist the Town with its community-wide affordable housing program, as suggested in the Comprehensive Plan. The Town Board's proposal for affordable housing on Ruland Road would also address affordable housing for families. See also, pp. I-1 to I-2.

**Comment D67:**

If off-site mitigation is to continue to be considered for the Greens plan all required procedures and approvals should be in place prior to the approval of the Greens Master Plan and PUD.

(Letter #28, Huntington Planning Department Staff)

**Response D67:**

Mitigation must be agreed to, but not put in place prior to PUD/Master Plan approval, since some of the mitigation, like construction of rental units or development of soccer fields, requires construction of the project itself. Similarly, road improvements need not be completed or approved with final engineering specifications prior to rezoning. The phasing of the overall mitigation program will be defined in the Environmental Findings Statement.

**Comment D68:**

III-82 The proposed affordable housing program is discussed at length. The provision of funds toward off-site housing is not an element that should be considered a charitable contribution, but require mitigation if acceptable to the Town Board. Clearly, it is indicative of the major profit margin that will result from the unit base generated by the change in zone. That the Applicant can reduce the sales price and agree to contribute off-site indicates that there is flexibility in the unit pricing that could carry over to a good deal more units on-

*site. The off-site mitigation may lead increased density on other sites and cause further impacts on traffic and community resources that should be considered in the FGEIS.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D68:**

The overall mitigation program has been structured to address project related impacts (e.g., replacement of soccer fields) or as public benefits suggested in the Comprehensive Plan, when zoning changes are proposed (e.g., the Housing Trust Fund). The fact that an extensive mitigation program is proposed does not mean additional mitigation is economically feasible. With regard to off-site development, this FGEIS notes that any off-site development, like Ruland Road for example, would have to be evaluated separately, pursuant to SEQRA, with studies addressing traffic, community resources, etc.

**Comment D69:**

*The FGEIS should identify in which phases of the project affordable units will be provided. There should some component built as part of Phase I.*

*(Letter #28, Huntington Planning Department Staff)*

**Response D69:**

The affordable condominium units will be developed in Phase I.

**E. Smart Growth**

**Comment E1:**

*Supervisor Petrone, members of the Board, my name is Jon Hershkowitz; 5 Rider Avenue in Dix Hills.*

*I have taught college level debate, and you need an honest debate that addresses all the arguments adequately and clearly. There is no question that there is a great need for senior housing on Long Island. Even Reverend Jurik in his letter sent to you, the residents of Long Island, identified the housing as "desperately needed."*

*My parents and my in-laws moved to another State when they retired. They wanted to stay on Long Island but could not find housing of the type that they eventually moved into. That housing included recreational amenities and a senior friendly environment. They're actively engaged in their Town and community, contributing years of experience in building on Long Island for the good of their neighbors. I miss them and my children miss their grandparents.*

*This project would go a long way towards providing for that need, not only is this project Smart Growth, it's Genius Growth in that it provides for a great need in a way that minimizes traffic impact, another argument that the opposite side refuses to address, in creative and futuristic ways.*

*It provides open green space and encourages walking and jogging paths, bike riding and neighbor-to-neighbor interaction on an extensive network of pathways and meeting areas, and it provides for a varied senior population.*

*This is a suburban area and subject to the suburban definition of Smart Growth, not the downtown or urban revitalization definition. You wisely identify and agreed to Smart Growth revitalization and livability amendment proposal, and in number five, you talk about it particularly targeting downtown areas.*

*This development is very consistent with that suburban model. One of the major concerns of the Smart Growth movement is the traffic congestion. You have heard tonight how congested our streets are. There is little left to do that could make them more workable.*

*Inherent in the proposal is the clear understanding that senior traffic patterns have the least impact on rush hour traffic. You have heard experts testify to the Board that most senior driving occurs between the hours of ten a.m. and three p.m. The roads surrounding LIDC can support the vehicles during those hours.*

*The developer has gone the additional mile. The developer has sought to install in every unit the smart refrigerators, with computers connected to the Internet so that the residents can order from their local store. There will be a jitney bus providing residents access to the club, thus further minimizing the impacts in the area. And the traffic report on Pages III-112-113, are suggestions.*

*You have cooperative and uncooperative developers. This developer has been extremely cooperative. He has asked the Traffic Engineer to meet with our Traffic Committee to discuss our concerns. He did that and we have spent many hours touring the property, brainstorming. He has accepted some of the recommendations and rejected others.*

*Although I believe more needs to be done in the area of traffic, I have faith that this developer will do the right thing for the traffic concerns of the neighbors.*

*By bypassing building an upscale million dollar community, which is how the property is currently zoned, and accepting the recommendations of the two year long study of the LIDC Task Force, he now professes to build on Long Island what baby boomers and their parents have been crying for years, a Smart Growth style home for senior citizens, and we heartily endorse that plan.*

*(Mr. Hershkowitz, P.II., July 25, 2000, pg. 156, line 10)*

**Response E1:**

The support for the plan and its relation to Smart Growth is noted.

**Comment E2:**

*Supervisor Petrone, members of the Town Board, I'm a Northport resident, graduate of Leadership Huntington, and Project Manager of Sustainable Long Island. We are a regional organization and dedicated to real Smart Growth.*

*Obviously, the Town of Huntington is ahead of the curve. It is the first Town in New York State to adopt Smart Growth principles quoted tonight in many different ways.*

*Huntington Village is advancing a Smart Growth Program. The Town is definitely a leader in Smart Growth in a number of areas, and even the Huntington Homes Program that we were here to support is a first step, two weeks ago, as something that we were very excited about.*

*However, we feel this proposal for LIDC falls short. As a member of the Huntington Township Coalition, we recommend that twenty percent of the homes should be sold to low and moderate income families, low income restriction and five percent of the homes should be rented at market rate and five percent sold.*

*There have been a number of misstatements tonight and I want to speak to them somewhat on a personal level. Many members of the Housing Coalition have been accused of not living here, of being latecomers. I'm not questioning the buses that came in tonight, where those folks live. I hope people don't question where I live.*

*Secondly, Long Island Neighborhood Network, which couldn't make it in tonight, had some questions regarding the validity of the organic golf course, whether it really is going to be maintained as chemical free. There are questions about that.* (Refer to F5)

*Long Island Neighborhood Network, that is a partner organization of ours, and we really have concerns on that level.* (Refer to F5)

*Third is the Smart Growth principles that have been quoted. Keeping to the high standards of Smart Growth is an issue we're concerned about and the Town is concerned about. To hear them quoted in many different ways is frustrating.*

*"Smart Growth encourages sufficiency of housing to meet the needs of the residents of the Town, and which includes a natural diversity of housing types and facilities to enable citizens from a wide range of age groups, ethnic backgrounds and economic levels to live within the neighborhood boundaries and interact."*

*We feel that the current proposal does not do that. In addition, we don't have the time to submit a Smart Growth checklist. We feel that the LIDC proposal does not meet Smart Growth standards via a checklist that we would be willing to submit in writing.*

*I feel that I'm not going to blame anyone on a certain level. It's the role of organizations such as ours and the Town's to do more education so that Smart Growth has real standards to it and that we really, when people use the term Smart Growth, they really have clear principles that they're speaking to and not throwing it around to every development project that comes across the board here.*

*To wrap up, Huntington "No Smart Growth;" we feel we are advocates for Smart Growth. This plan is not Smart Growth, but we hope the Town Board can make it better.*

*(Mr. Alexander, P.H., July 25, 2000, pg. 167, line 18)*

**Response E2:**

The DGEIS indicates where The Greens at Half Hollow Master Plan is consistent and inconsistent with town and regional planning documents, including the Smart Growth Principles. As shown on Table 7, item 6, from the DGEIS (attached hereto), the Applicant contends that the Master Plan is consistent with a majority of the Smart Growth Principles. Although it is recognized that a number of Smart Growth Principles are not met, including

those dealing with the inclusion of on-site affordable housing for families, several principles are fully or partially met, particularly those related to the open space and pedestrian aspects of the project's Master Plan and the broad based community planning for the site, which began in 1994.

The site was purchased from the State of New York by SBJ Associates L.L.C in 1994. SBJ's plans followed direction provided by the local community in the **Preliminary Master Plan for the Long Island Developmental Center**, a report prepared by a Task Force comprised of State, County and Town officials and Melville and Dix Hills area residents. A number of alternative plans were considered by the Task Force during their two-year planning process, including Plan C-1, which called for a senior citizen community built around a golf course.

The Task Force recommended two preferred plans; C-1 as previously noted; and B-1, which also proposed a predominately senior community, but in this case, focusing on a village green and retail/community center. The Task Force recognized that both plans offered benefits to the community. However, the Task Force Master Plan report stated that the ultimate decision on which of these two plans would be followed would be made by the private developer who purchased the property from the State. This acknowledged that the developer would understand market conditions at the time of purchase, and present a site specific development proposal that followed the guidelines of the Task Force Master Plan.

SBJ Associates, an experienced developer of senior housing both on Long Island and in the Town of Huntington, selected Plan C-1 for guidance and then modified the plan to respond to the current market. Among its refinements to C-1 were: (1) a reduction in density, from 1500-1550 units in C-1 to the maximum of 1375 in The Greens at Half Hollow plan; (2) a modification of the unit mix for senior and empty nester housing, but maintenance of the maximum of 75 single-family homes in the eastern portion of the site; and (3) an expansion of the open space concepts of C-1, including provision of an 18 hole executive golf course, a linked greenway park, a 31 acre park area to be dedicated to the town for youth soccer, a firefighters' recognition park, and additional landscaping, buffer areas, lawn areas and green spaces throughout the proposed development. The total open space in The Greens at Half Hollow plan represents over 64% of the site area, a percentage that far exceeds the expectations of the LIDC Task Force Master Plan.

A major attraction of the proposed development will be a 20,000 square foot community center, offering indoor and outdoor swimming pools, tennis courts, an exercise room, wellness center, multi purpose and computer rooms, a movie screening room, beauty parlor, banking facility, etc. These uses and activities were suggested in the Task Force report. A retail store providing grocery items is not included, given concerns expressed by local area residents.

Although The Greens at Half Hollow will not be a traditional neighborhood as suggested by Smart Growth advocates, it will offer a variety of housing types, open spaces, active and passive recreation and community facilities and services that are similar to, but far more expansive than, those available in residential neighborhoods throughout Long Island.

The linked open space or greenway system is patterned after Radburn, New Jersey and Greenbelt, Maryland, two pioneering examples of cluster development that focused on pedestrian circulation. The proposal includes a number of traffic calming techniques to further enhance opportunities for walking, biking and jogging through the site. Although not a neo-traditional design, as suggested by some Smart Growth advocates, the pedestrian friendly environment at The Greens at Half Hollow clearly meets a number of important Smart Growth Principles.

DGEIS Table 7 \*

\*This table is taken directly from the DGEIS and does not reflect the proposal to replace the 150-unit assisted living facility with 100 affordable senior rental units.

Smart Growth (1999)	
Relevant Proposals	Consistency Response
1. The Town of Huntington encourages comprehensive land use planning that is ongoing, community-based and consistent with the needs and objectives of the local community, adjacent communities, and the region as a whole.	The proposed plan is directly derived from the C-1 recommendation of the LIDC Task Force, which included representatives from State, County and Town government and local civic associations. The plan reflects the objectives of the local community and meets housing needs for seniors in the Town and in the market area that includes eastern Nassau and western Suffolk Counties.
2. The Town of Huntington encourages development that contains a mix of uses essential to the daily life of its residents, which includes housing, shopping, work places, schools, parks, and civic facilities ideally situated within easy walking distances of each other or otherwise within short travel distances.	<p>As a retirement community, the proposed mixture of uses includes five different housing types and a variety of recreation facilities, including a golf course, two tennis courts, two community centers, indoor and outdoor pools, walking and jogging paths and extensive open space areas. A central community center provides a variety of on-site social and recreational opportunities, as well as services for residents of The Greens at Half Hollow including an indoor swimming pool, health club, library and computer center, creative arts room, theatre, bank/automated teller machine etc., all to support and enhance the daily living activities of the senior population. The pedestrian path system links all areas of the retirement community together.</p> <p>Residents of the proposed development will shop and work off site. A proposed jitney bus service will provide residents of the development access to nearby shopping centers along Route 110, to minimize potential traffic impacts. Since The Greens at Half Hollow is an age-restricted community (with the exception of 75 single-family homes), a school facility would not serve the needs of the residents.</p>
3. The Town of Huntington encourages land uses that link economic development decisions with environmental quality of life, and protect the property values of its residents.	Employment opportunities will be available at the golf course and community centers and at the proposed assisted living development. The golf course-oriented development has been designed to enhance property values in the surrounding community. A significant tax surplus will be derived from the proposed housing, benefitting all taxing jurisdictions and particularly the local school district. Fiscal benefits to the school district will enhance property values in the area.
4. The Town of Huntington encourages efficient development that is pedestrian-friendly, is attractive, reduces automobile dependency, provides transportation alternatives, and is focused around existing or newly designed transportation centers.	The Greens at Half Hollow has been designed as a traditional (Radburn-like) cluster development, with an extensive open space and pedestrian trail system linking the community together. The development plan includes traffic calming measures to slow vehicular traffic and utilizes a gated entry to preclude use of the road system as a through-road for east-west traffic from outside the development. A proposed jitney bus service will provide residents of the development access to the proposed clubhouse and nearby shopping centers and will further minimize traffic impacts in the area.

Relevant Proposals	Consistency Response
<p>5. The Town of Huntington encourages development that enhances existing communities, and which particularly targets downtown and neighborhood centers for expanded or new development. Development should be directed toward areas of existing infrastructure or where infrastructure can be upgraded or introduced to foster redevelopment, rather than toward areas of open spaces, and, when consistent with the community goals, include the recycling of existing structures.</p>	<p>The Greens at Half Hollow proposes an upgrading of existing water and sanitary sewage disposal systems and fosters the redevelopment of obsolete buildings.</p>
<p>6. The Town of Huntington encourages a sufficiency of housing to meet the needs of the residents of the Town, and which includes a natural diversity of housing types and facilities to enable citizens from a wide range of age groups, ethnic backgrounds, and economic levels to live within the neighborhood boundaries and interact.</p>	<p>The plan includes assisted living, condominiums, townhouses, golf course villas and single-family detached homes that will be attractive to a variety prospective residents, including seniors of various age groups. In order to insure a mix of seniors with varied interests, backgrounds and economic resources, the project's various housing types will be offered at different price levels. Housing prices will range from \$145,000-\$175,000 for condominiums to \$275,000 for townhouses and \$375,000 for golf course villas (in 1999 dollars). The prices of the single-family homes will respond to market conditions. The costs within the assisted living development, which will include services for older seniors, including meals, will likely be \$3,000 or more per month.</p> <p>The proposed development includes 400 condominium units which are considered to be affordable. 300 of these units will have a sales price of \$175,000. In addition, the Applicant proposes an innovative affordable housing program which includes 100 condominium units, the majority of which will be two-bedroom units, placed in an affordable program. Eligibility of buyers relative to the program's 100 units will be subject to income levels and other means testing. Contemporaneously with the sale of each of the program's 100 affordable units, the Applicant will pay the sum of \$25,000 (totaling a maximum of \$2.5 million) into a dedicated Housing Trust Fund. The concept for an affordable Housing Trust Fund is set forth in the Town's Comprehensive Plan. The fund will be used for the purpose of assisting first-time home buyers who are under contract to purchase a home in the Town of Huntington. The participation of first-time home buyers will be subject to income levels and other means testing. Both the program and the fund will be administered by the Town of Huntington, the Long Island Housing Partnership, and/or their designees.</p> <p>The condominiums will be affordable for many households who sell existing single-family homes in the area, and utilize the proceeds for the purchase of the condominium unit.</p>

Relevant Proposals	Consistency Response
<p>7. The Town of Huntington encourages planning, decision-making, and development practices that emphasize extensive and broad-based community participation, dialogue, the use of visual models consensus-building and envisioning.</p>	<p>The Greens at Half Hollow has been designed in accordance with the guidelines for the C-1 plan as proposed in the 1995 Master Plan for the Long Island Development Center. That plan was devised through a community-based planning process where a Task Force that included local civic associations representatives worked closely with a professional planning team and Town, County and State officials. In addition, The Greens at Half Hollow plan has been the subject of three community meetings where additional local input was provided.</p>
<p>8. The practices of Smart Growth &amp; Livability in Huntington should result in:</p> <ul style="list-style-type: none"> <li>• protection of open space and the environment</li> <li>• strengthening of the local economy</li> <li>• an improved sense of community</li> <li>• a decrease or stabilizing of traffic congestion</li> <li>• a reduction in auto dependency</li> <li>• preservation of historic structures</li> <li>• enhancement of the community character and aesthetics</li> <li>• efficient use of public money</li> <li>• safe and secure communities</li> <li>• an improvement in the overall quality of life.</li> </ul>	<p>The plan results in the preservation of approximately 60% of the site as open space.</p> <p>The plan strengthens the local economy by providing significant tax revenues, with minimal service costs required.</p> <p>The Greens at Half Hollow, a retirement community designed in an open space setting, will replace a decommissioned State Developmental Center, whose vacant buildings and grounds have a blighting influence in the surrounding community.</p> <p>Proposed on-site and off-site road improvements mitigate traffic impacts and address existing problems.</p> <p>The extensive pedestrian circulation system has been designed to reduce automobile dependence.</p> <p>Not applicable. Extensive historic and archeological studies found no historic or prehistoric sites.</p> <p>The open space system and golf course features of the proposed retirement community will enhance the surrounding community and will be a more aesthetic neighbor than the vacant institutional buildings that exist on the property today.</p> <p>The proposed development will not utilize public financing. To the contrary, the Applicant purchased the property for the State which was able to reduce State indebtedness and carrying costs.</p> <p>Safety and security are essential elements in a retirement community. The Greens at Half Hollow will have its own security force. The plan has been designed to foster safety for its residents, including traffic calming methods to reduce conflicts between pedestrian and vehicular circulation systems.</p> <p>The proposed development has been designed to provide a retirement community in an open space/golf course setting, providing its residents with a healthy and satisfying life style.</p>

**Comment E3:**

*I am also a board member of Vision Huntington Inc. and all three of these recommendations supports a core principle of Smart Growth; Mixed Use Housing. Mixed use does not apply only to commercial and residential together, it is also housing that spans a range of economic, social and age levels within a community. It would promote the concept of a life cycle housing stock within the township of Huntington. Imagine being born in a neighborhood, going off to school and coming back to that neighborhood as a young professional, getting married in that neighborhood, raising children in that neighborhood and finally retiring with dignity in that neighborhood. Imagine what that neighborhood could become with a lifetime investment from its residents, it transitions from a mere pit stop in your life to a true commitment to community and place. Imagine what we can build with that.*

*(Letter #9, Carol P. Eckert, July 5, 2000)*

**Response E3:**

The Applicant contends that the proposed project is consistent with a majority of the principles of Smart Growth. See response to Comment E2.

**Comment E4:**

*There are references to Smart Growth and that the current plan addresses some of the Smart Growth principles adopted by the Town. Has there been an analysis of how the plan does and does not follow the Smart Growth principles?*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response E4:**

An analysis of how the plan does and does not follow the Smart Growth Principles was included in Table 7, Summary of the Proposed Action's Consistency and Inconsistency with Relevant Planning Document, in the DGEIS. The portion of that table relating to Smart Growth is included in the response to Comment E2.

**Comment E5:**

*This Town Board, on October 5, 1999, unanimously passed a resolution adopting the Principles of Smart Growth and Livability: "The Town of Huntington encourages a sufficiency of housing to meet the needs of the residents of the Town, and which includes a natural diversity of housing types and facilities to enable citizens from a wide range of age groups, ethnic backgrounds and economic levels to live within the neighborhood boundaries and interact."*

*We believe that this development does not meet the Smart Growth principle stated above. Has there been an analysis of how the plan does and does not follow the Smart Growth Principles?*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response E5:**

See response to Comment E2.

**Comment E6:**

*Affordable family housing at the LIDC can produce very desirable outcomes: the provision of housing for workers from the Melville Employment Area; planned growth which limits sprawl, and the integration of households of varying incomes. Aren't these the objectives of the GEIS for the Melville area, the comprehensive plan, Smart Growth Principles and the LIDC Task Force?*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response E6:**

The reports cited above, with the exception of the LIDC Task Force Master Plan, did call for affordable family housing but not specifically on the LIDC property. The Task Force report focused on senior housing.

**Comment E7:**

*I-29 The alternative which considers a cluster subdivision with a village center (including convenience shopping) is perhaps the closest of the plans to a typical Smart Growth/traditional neighborhood option.*

*(Letter #28, Huntington Planning Department Staff)*

**Response E7:**

Comment noted. The Task Force recognized the benefits of the B-1 plan as well as the C-1 (golf course) plan and indicated that both plans would be acceptable, with the final decision made by the developer who purchased the property from the State.

**Comment E8:**

*II-52 & Table 7 The DGEIS indicates that the proposed project is consistent with the Town Board adopted Principles of Smart Growth and Livability. Among the reasons is permanent protection of more than 50 percent of the site as open space. The DGEIS does not indicate the means by which this open space" is to be permanently protected (a covenant and restriction was filed for the Hamlet Golf and Country Club insuring that the golf course would remain open space in perpetuity) or publicly availed. A basic tenet of Smart Growth is to provide an ample public realm for the development of true community based on ongoing*

*interaction. The open space that will result from the project will only serve some needs of its new residents. As a gated community, it will not forge a link with the greater community.*  
*(Letter #28, Huntington Planning Department Staff)*

**Response E8:**

Comment noted. However, Table 7 lists both consistencies and inconsistencies of the proposed action with relevant plans. The PUD statute specifies the amount of open space which must be maintained. As an aside, this quantification is not available under the existing zoning district.

*bars can be imposed as the result of a  
zone change*

**F. Miscellaneous**

**1. Verbal Comments at the Public Hearing**

**Comment F1:**

*Mr. Harras, just a few questions. We have spoken in the past and worked together with the local District with respect to the layout on the parkland that you are proposing to dedicate as soccer fields, and youngsters who are involved in soccer and is something they are very interested in. I just wanted to insure that there were a number of amenities that the developer has agreed to in the project that was approved was contained in the record that Mr. Manniello, a consultant for the HBC Soccer League has prepared, and I want to confirm with you that you have read through that letter and the Applicant would be amenable to furnishing all of those amenities if this application is approved.*

*(Councilman Cuthbertson, P.H, July 25, 2000, pg. 43, line 20)*

**Response F1:**

The proposal for development of six new soccer fields on 31 acres to the west of Old South Path will comply with the requirements set forth in the letter from Land Design Associates, Consultants to the Huntington Soccer Club, dated July 10, 2000.

**Comment F2:**

*My name is Patricia Lerner. I am a resident of Huntington Station for thirty-two years. I have been a volunteer with the Family Service League, the Stepping Stones for sixteen years. I arrived at Town Hall at four-thirty p.m. tonight due to my knowledge that the clients from Stepping Stones were being transported to Town Hall by van at five p.m.*

*These clients, who have disabilities, were told to be here by Herb Cohen, who is the Director of the Stepping Stones Program, which is part of the Family Service League.*

*Herb was ordered to get these clients here by Rick Van Dyke. You might wish to call this a command performance.*

*What is the purpose of these clients' presence, to occupy these seats or perhaps hold these seats for others?*

*What I want to know is this a proper, or moral or even an ethical way to act? Are these good people aware of the purpose of this meeting or the motives of the higher-ups to press them to come? Are they being used in some way?*

*After working for sixteen years with these clients, I have strong feelings for them and concerns for them, and I am very disturbed about the motives, judgements and leadership of Rick Van Dyke, the Director of Family Service League.*

*The question is has the care and responsibility we have of the clients of Stepping Stone been manipulated to serve an agenda of the Family Service league and the so-called Housing Coalition?*

*(Mrs. Lerner, P.H., July 25, 2000, pg. 80, line 3)*

**Response F2:**

Comment noted.

**Comment F3:**

*I do want to add one other thing in terms of the townhouse structure. That is not one that's going to provide accessible housing for seniors because townhouses are exempt from the Federal Fair Housing Law in terms of the requirement to make them handicapped accessible. We do recognize that some seniors may want to live in age-segregated communities, but to provide housing that is, maybe, not going to be fully accessible for anyone is a big, big mistake, and we want to say please try to put an eye towards that.*

*(Mrs. Santantonio:, P.H., July 25, 2000, pg. 104, line 18)*

**Response F3:**

As shown on the floor plans contained in the DGEIS, the two story townhomes will have a living room, dining room, kitchen, one bathroom and the master bedroom on the ground level. Additional bedrooms and bath will be provided in the second level. The condominiums will have one ground level apartment and one second story apartment above it. The Applicant's experience in the construction of similar two story units, is that many seniors prefer the second floor apartment, despite the stairs, given the perception of additional security on a second floor. As a whole, the proposed development meets all laws and regulations regarding handicapped access.

**Comment F4:**

*Jeanne Raio, and I reside in Melville for about fifty years. My husband has been a life-long resident. He was born and raised here.*

*About two years ago, we had to sell our house due to he has medical problems. He's been disabled for twenty-five years, and we just could no longer keep our home. Our taxes were like seventy-five hundred dollars.*

*Well, the reason I'm up here now is to -- I go for the senior citizens housing, but I have a question. This sounds all luxurious and beautiful, but is it going to be overseen by mismanagement, or is it going to be taken care of?*

*Is it going to be taken care of and looked over by the right people? The reason I say that is because we were looking into The Knolls of Melville and we found out that there was a lot of wrongly things done.*

*On January 1st this year, we went to see a unit and we were told that they were going to sell for a hundred seventy thousand dollars. That unit was supposed to go for no more. It went for one ninety-five, and the only stipulation was that cost of living increase would be tacked onto that. How they got away with it, I have no idea, but I did bring it to the Town's attention.*

*What I want to know is all this sounds beautiful, but is this the same thing they're going to promise you the world, and then all this is going to fall apart? Who is going to pay for all this?*

*There is another thing, the parking. They said only one unit was allowed one parking space, one car.*

*(Mrs. Raio, P.H., July 25, 2000, pg. 134, line 22)*

**Response F4:**

Management of The Greens at Half Hollow, including areas raised by this comment, will be under the direction of Homeowner's Association.

**Comment F5:**

*Secondly, Long Island Neighborhood Network, which couldn't make it in tonight, had some questions regarding the validity of the organic golf course, whether it really is going to be maintained as chemical free. There are questions about that.*

*Long Island Neighborhood Network, that is a partner organization of ours, and we really have concerns on that level.*

*(Mr. Alexander, P.H., July 25, 2000, pg. 169, line 3)*

**Response F5:**

The DGEIS (Section III-N) includes a detailed description of the proposal for an organic golf course, which was prepared by Dr. Martin Petrovic of Cornell University. Specific questions from Long Island Neighborhood Network can be addressed if raised by that group.

**Comment F6:**

*Everett Kavalier. I was born on Long Island, I was raised on Long Island, except for the short period of time in the service, or whatever.*

*Two years ago, thanks to the efforts of my Huntington doctor and my gifted cardiac surgeon at St. Francis -- I almost died on Long Island -- thanks to Huntington Hospital Cardiac Rehab Unit, they have enabled me to learn to love Long Island and live on Long Island even longer, and I'm one of those people that really want to stay and don't want to leave for all the reasons that the Long Island Association and everybody says how wonderful it is.*

*I love the beaches, the parks and I love the Huntington Cinema, and I love St. Francis Hospital and Huntington Hospital.*

*When my friends say to me, "Why don't you come to Florida? Why do you stay here with all that snow," I say, "The Town of Huntington plows me out and I really don't want to leave."*

*I don't have any statistics and I've never been before one of these Boards, and everybody is going to tell you how many students they're going to generate and how much taxes they're now going to have. I only know one thing. I have been on this Island since 1968 when I got back out of the service, or whatever. My taxes have never gone down.*

*Now, I'll make some proposals to you and I don't even care what the numbers are. If any of the people that sit over here are not in my District and want to tell me how many children I should have or should not have in any District, want to share a cost with me, I will want to take a different look at this thing.*

*If my taxes go up, if anyone wants to share it with us in Dix Hills, I'm sure we will take their money.*

*Our Superintendent has already told us the schools are at the bursting point. If the Town wants to give me an abatement and the County wants to give me an abatement on the County taxes, which may or may not go up, I can live with that. I'm betting on one thing, that they will go up.*

*There is affordable housing in Dix Hills. My next door neighbor put his house on the market and it sold in two days, and my neighbor down the block put his house up for sale and it sold overnight, so it's affordable to somebody.*

*Nowhere is it written that if you make thirty thousand dollars, that you have to move next door to me because I'm a multimillionaire. If you can afford the house next door to me, then move in.*

*I have to address one thing. I address this to you people. I want to read you something and I think it's disgusting. They say that there are housing activists, including groups, concerned that minorities have a hard time finding homes in this affluent community. You're damn right they do. You don't have to be a minority. Why are they interjecting minorities? Come to our School District.*

*I just want to tell you something else. Where they say that me -- my NIMBY-ism, and I'm proud of it -- if you want to call it that, that we are forcing these people to take refuge in substandard apartments like the ones that burned down, that is not my problem. What the Town should do is go after the landlords, close them down and you should improve that housing. That is what you should be doing. Instead of giving them subsidized housing, if you put it into communities where the people have to live in substandard conditions and raise it up, you would raise an entire community, and it works.*

*(Mr. Kavaler, P.II., July 25, 2000, pg. 170, line 25)*

**Response F6:**

Comments noted.

**Comment F7:**

*As to density, "The two acre zoning would yield one hundred sixty-three homes. Considering the increased density and hence the increased value to the developer, the Town is getting a pittance in return. Park dedication would be required in any case.*

*(Mrs. Bulgatz, P.H., July 25, 2000, pg. 191, line 2)*

**Response F7:**

Measures which have been incorporated into the design of the proposed development to mitigate potential impacts of the proposed project are summarized below.

**The Greens at Half Hollow  
Summary of Proposed Mitigation Measures**

**Land Use, Open Space and Recreation, Visual Resources**

- The proposed development will be a master planned community with a fully integrated open space system, attractively designed residential units and community facilities, and a comprehensive landscape plan. A landscaped buffer will be maintained at the perimeter of the property to screen off-site views of the development
- More than 64 percent of the site, or 247 acres, will be preserved as open space and will include an interconnected series of landscaped courtyards and parks and a greenway system serving the entire site.
- The proposed plan includes substantial recreational opportunities for residents of The Greens at Half Hollow including, but not limited to, an 18-hole executive golf course, indoor and outdoor swimming pools, tennis courts, and an extensive system of walking paths.
- The Applicant proposes to offer a 31-acre parcel in the southwest corner of the property for dedication to the Town as parkland to mitigate for the loss of the existing soccer fields on the property. In addition, the Applicant will develop a Firefighter's Recognition Park in the northwestern corner of the site along Old East Neck Road and will replace existing on-site playground equipment with new equipment at the Small Residential Unit sites.
- The proposed development will mitigate the potential blighting influence to the surrounding community of the existing vacant, obsolete, deteriorating, and in the Applicant's opinion, unattractive buildings on the property.

**Housing**

- The proposed plan includes a mix of housing types and prices that will appeal to seniors with various income levels. The provision of senior housing addresses the needs for the fastest growing segment of the population, for which a critical shortage of this type of housing exists.
- The proposal includes an innovative affordable housing program designed to reduce the sales price of 100 condominium units from the \$175,000 base price to \$145,000 to \$150,000. An additional \$25,000 per unit will be set aside in a Housing Trust Fund to facilitate development of additional affordable housing for families on a town-wide basis. The amount of subsidy included in the two components of the affordable housing program is \$5,000,000; \$2.5 million for the senior component, and \$2.5 million for the trust fund component of the program.
- As an alternative to the proposed assisted living facility, the Applicant has offered to develop up to 100 one- and two-bedroom affordable senior rental units constructed under the HUD 202 Program.

**Community Services (Emergency Services, Health Care, Schools and Libraries)**

- It is anticipated that the proposed project will generate approximately \$7.6 million in annual taxes, \$6.7 million more than the total 1998-99 PILOT payment.
- The Applicant proposes to fund the construction of a new fire station on the triangular-shaped parcel formed by New York Avenue, Old South Path and Old East Neck Road just west of the existing site entrance onto North Road as mitigation for the demolition of an existing on-site station (currently used by the Fire Department for storage only).

- The Applicant proposes to construct an approximately 3.4-acre Firefighters' Recognition Park at the entrance to the site on Old East Neck Road.
- The proposed project will generate approximately \$1,777,000 in annual tax revenues to the Melville Fire District to off-set costs to the department.
- To mitigate potential impacts to local health care providers, The Greens at Half Hollow will include an on-site health and wellness clinic in the proposed community building, which will provide services to all residents of the community.
- The Greens at Half Hollow will generate more than \$4,660,000 in annual tax revenues to the school district, substantially more than the approximately \$650,000-\$878,000 in anticipated costs to the district (paid by local taxes) as a result of the proposed development.
- To mitigate impacts to the Community Library, the proposed development includes an on-site library and computer center for use by residents and will generate approximately \$250,000 in annual tax revenues to the library.

#### **Groundwater**

- The proposed golf course will operate with an Natural Turf Management Program that focuses on the use of organic pesticides. This exceeds the recommendation of the **Special Groundwater Protection Area (SGPA) Plan** and further protects water resources.
- A computer-controlled irrigation system will regulate the amount of water used to irrigate the golf course. The proper amount of irrigation will be applied to minimize any environmental impact, reduce the potential for pest problems, reduce the waste of water from excess irrigation and produce a healthy pest-resistance grass.
- Proposed residential units have been clustered to maximize the amount of open space on the site and to maximize SGPA protection.

#### **Stormwater Management**

- A comprehensive Stormwater Management Plan has been developed for the proposed project which provides for the collection and disposal of stormwater runoff throughout the development. The collection and recharge facilities will be designed in accordance with the Town of Huntington *Subdivision Regulations and Site Improvement Specifications*.
- To mitigate and minimize potential impacts from soil erosion or sedimentation, a detailed Erosion and Sediment Control Plan will be developed for the site during the site plan and subdivision approval process. The Erosion and Sediment Control Plan will be prepared in accordance with best management practices.

#### **Vegetation and Wildlife**

- Detailed landscape plans will be prepared to mitigate for the loss of existing vegetation and to create a park-like setting for the proposed development.
- Existing significant trees and vegetation will be preserved in place or transplanted to the greatest extent practicable
- The proposed open space systems and landscape plan will provide habit for wildlife temporarily displaced from the site during construction activities and will mitigate for the loss of existing habitat areas on site.
- Open-water areas on the proposed golf course will provide additional habitat for aquatic species.

**Traffic and Transportation**

- A proposed jitney bus service will provide residents of the development access to the proposed clubhouse and nearby shopping centers to minimize traffic impacts in the area.
- In order to mitigate for delays for traffic exiting the eastbound and westbound Northern State Parkway ramps at Wolf Hill Road during the AM and PM peak hours, it is recommended that traffic signals be installed at these intersections, if approved by the Town of Huntington (which has jurisdiction over Wolf Hill Road) and the New York State Department of Transportation (which has jurisdiction over the parkway ramps).
- It is recommended that adjustments to the traffic signal timings be made to result in improved levels-of-service for various roadway approaches at the following locations:
  - Carman Road -- Half Hollow Road
  - Wolf Hill Road -- Caledonia Road
  - Wolf Hill Road -- Melrose Road
  - Bagatelle Road -- Half Hollow Road
  - New York Avenue -- Old Country Road
- It is recommended that a short deceleration lane be provided at the proposed site entrance points on Carman Road, Old South Path and Old East Neck Road, in order to accommodate vehicles slowing down prior to making a right turn to enter the property.
- It is recommended that minor widening be undertaken at the Old Country Road/Old East Neck Road intersection, including provisions for a westbound left turn lane and an eastbound right turn lane. These will serve traffic leading to the site. In addition, it is recommended that the northbound approach to the intersection be widened to provide two lanes -- one for left turns and one for right turns onto Old Country Road. Appropriate signs, pavement markings and drainage structures should also be installed.
- It is recommended that Old East Neck Road be widened at the site entrance to provide a left turn lane for vehicles entering the property. Appropriate signs, pavement markings and drainage structures should also be installed.
- It is recommended that raised centerline reflectors be installed along Old East Neck Road, Old South Path and Carman Road, in order to provide improved guidance during night time and wet pavement conditions.
- It is recommended that roadside shoulders be improved along Old East Neck Road, Old South Path and Carman Road to provide a minimum paved shoulder width of three feet. In addition, it is recommended that overgrown roadside vegetation be removed within the limits of the Town right-of-way in order to improve visibility and sight distance for motorists.
- It is recommended that future traffic conditions be monitored at the intersection of Old Country Road/Old East Neck Road to determine if a traffic signal becomes warranted at this location.

**Utilities**

- The Applicant proposes to upgrade the existing Sewage Treatment Plant to more effectively service the proposed development as well as the existing SRU's and Sagamore Children's Psychiatric Center and to maximize SGPA protection as mitigation for increased residential densities on the site. After all proposed work is complete the STP will be dedicated to the Suffolk County DPW, which will be responsible for future operations, maintenance and provision of services.
- The Applicant proposes to replace and/or upgrade existing water, stormwater, and sanitary sewer systems serving the site to ensure that these systems are sufficient to accommodate the proposed development.
- The Applicant is working with the Dix Hills Water District to extend the boundaries of the district to include the site and has agreed to fund a fair share of required improvements, to ensure that the potable water demands of the proposed project can be met.
- The following water conservation measures are incorporated into the proposed plan.
  - Water-efficient plumbing fixtures and appliances will be installed in each of the proposed residential units, clubhouses and the community center.
  - Flow regulators will be used on faucets and showers.
  - Pressure regulators will be used on water mains and service lines.
  - Hot water pipes will be insulated.
  - Efficient irrigation practices for the proposed golf course and selected landscaped areas will be employed.
  - On-site recharge basins will assist in replenishing groundwater withdrawn from shallow aquifers to irrigate the golf course and selected landscaped areas.

**Comment F8:**

*"There should be certain other benefits the Town will receive in connection with this zoning. There is no guarantee of the construction of the affordable units prior to the time the seventy-five single-family units are constructed. If the affordable units are to be constructed elsewhere, this study does not address where those other units will be constructed, nor does it address the impact associated with the development of the off-site affordable housing units. This should all be included within an Environmental Assessment Form."*

*(Mrs. Bulgatz, P.H., July 25, 2000, pg. 191, line 9)*

**Response F8:**

The timing of construction can be addressed by the Town Board in its Environmental Findings Statement. Refer to Response F3 with regard to the Town's Ruland Road proposal.

**Comment F9:**

*With Medicare lacking provision for long-term care or prescription drugs, to ask seniors to sell their primary asset and purchase something almost as expensive, at asking prices of a hundred seventy-five thousand and up, leaves them with diminished resources to cover them through times of illness or infirmity later in their lives. This surely is a cruel and unwise social policy.*

*(Mrs. Allen, P.H., July 25, 2000, pg. 198, line 17)*

**Response F9:**

Comment noted. The Applicant's experience to the contrary, is that seniors sell their existing homes and purchase the new units as cash deals, with a portion of the proceeds from the existing house sale. The balance goes into savings or investments. Additionally, seniors' typical net worth often includes more than a home.

**Comment F10:**

*Rhoda Moses; 23 Cottontail Road in Melville.*

*First of all, I have not heard at no time about the affordable living that was done that we had that senior citizens were given any priority to go into any of the affordable homes that were built in The Villages.*

*Why is now that we have a little community of senior citizens, that we have to give up some of this?*

*I have heard some people talking about a middle school costing a small amount of money. According to the architect that we heard for the Half Hollow Schools, a middle school without the land, with eight hundred students, costs forty million dollars; twenty million dollars for an elementary school without the land.*

*Since 1991, Melville-Half Hollow Schools has lost twenty-one million dollars in State Aid and that has not been mentioned by the speakers.*

*How many seats will the religious organizations donate? If there is no room in the public schools, will they donate some time in their private schools?*

*The Avalon, we have one hundred one children from the Avalon, children from mostly one bedroom apartments. Senior citizens have always voted for the school budget. We do not vote down the school budgets. I have lived in the community for thirty-four years. We have passed all the school budgets for the thirty-four years in Dix Hills.*

*Seniors do not vote in any way against it. In fact, they're always at School Board meetings, if possible, and the School Board does not advocate -- they're not against having more children. What they're advocating is that they have adequate space and appropriate education and tools in which they have standard conditions for the children. That is what they want.*

*We are not against having children in the schools, like somebody said. We just want to have the proper tools and adequate space for them. We are running with at least twenty-six or*

*twenty-eight children in a class, or maybe thirty or thirty-two because we are being overcrowded and we have to open more schools.*

*The Half Hollow Hills Civic Association is being represented here, so which Half Hollow Hills School did Mr. Heim say he represents? I don't know which one he represents. I would like to know what title he holds in that civic association.*

*I also have here a list that I took out of the Pennysaver where there are affordable homes to rent -- to buy. Does it have to be all in one community? There is somebody living with you who is looking for a home. Well, there are some, okay?*

*(Mrs. Moses, P.H., July 25, 2000, pg. 199, line 2)*

**Response F10:**

Comments noted as strong corroboration of the need for senior housing, the availability of other affordable housing in the area of the project, and potential adverse impacts to the school district which are avoided by the project design.

**Comment F11:**

*Good morning. It is time for us all to catch our breath.*

*No one is against seniors and no one is against family housing. No one is against Half Hollow Schools District. They are doing a fine job. I don't believe they are more overburdened than any other School District in Huntington Township. We are in the midst of a baby boom, we are growing, and no matter what kind of housing we put, nothing is going to stop that growth.*

*In my School District and the surrounding one, School District 13, out of nine thousand eight hundred students, two out of every nine of those children are eligible for a free lunch, which says there is a lot of poverty in my Huntington. In Half Hollow Hills, out of their seven thousand eight hundred thirty-five students, four hundred six qualify for free lunch. That's quite a difference in standard of living.*

*No one is against seniors and no one is against family housing. Statistics show that the population of fifty-five and above is the wealthiest one, and one of the most influential lobbyists in America. This population, my family included, has had the opportunity to own brand new homes. I don't own a brand new home, and I probably never will. If LIDC is to be developed into a senior community, they will be moving into that brand new house that is the American dream that most will never realize.*

*I would like to also say at this point since 1961, there has not been a public facility built in the Township of Huntington that is recreational for children. There have been no new*

*swimming pools. You may have upgraded soccer fields or whatnot, but there is no park or swimming pools, or any kind of facilities in North Huntington.*

*I want young families to have that opportunity, to have a green community, the chance to raise their precious children in a clean and safe community. The next generation should be nurtured in a green and clean community.*

*I would also like to remind everyone who has been lucky enough to have had the privilege of home ownership, yes, you achieved it by hard work and myself included, but we all got a break somewhere along the way. I believe that any new development should represent the diversity, and the different cultures, different races, different religions, different ages living together and with due respect, Mr. Harras, not renters and homeowners living together.*

*It is this diversity, the ability to live together, to work together, that will allow all of Huntington to flourish.*

*(Mrs. Finlayson, P.H., July 25, 2000, pg. 206, line 7)*

**Response F11:**

Comments noted. With regard to recreation, the proposal, in fact, calls for development and dedication of a 31-acre soccer park to the west of Old South Path.

**Comment F12:**

*Good morning, Supervisor Petrone, distinguished members of the Town Board. My name is Raymond Ferrante. I reside at 5 Fairfield Lane, Melville, New York. I am the Vice-President of the Huntington Boys Club.*

*Our soccer program currently has one thousand members, boys and girls, and countless more associates with the organizations such as Town Coaches/Referees.*

*On any given weekend, we have over a thousand children ranging from four to seventeen years of age playing soccer in Huntington. For the past twenty-five years our children have played soccer at the fields located at the Long Island Developmental Center. They weren't always the best fields, but they were our fields.*

*During my fifteen years of being affiliated with HBC, I have seen good things that soccer brings to a community and to the families of that community. I have also seen many soccer players who have honed their skills on LIDC fields, Shannon McMillan, the leading soccer player for the Women's Soccer Team, that won the worldwide soccer award. She played at the LIDC fields as a little girl.*

Almost as good was another player who learned the game of soccer. That member is our own Councilman, Mark Cuthbertson, who I want to thank for being so helpful to HBC, for being there when we needed him. Thank you.

When I heard that the LIDC site had been sold to a private developer, I must admit I was concerned, but not for long. I want the Town Board to know that from the very first time we met the new owners, they made it clear they wanted to help the soccer team. Their project would provide six fields for the Huntington Boys Club. They were true to their word and allowed HBC to play on the LIDC fields during our successful fall and spring season this year.

They also listened to our concerns for the future and agreed to provide on-site six new replacement fields together with a small storage area for equipment, parking area that we located on the property.

The Greens at Half Hollow Hills is a project that will insure continuity and vitality for HBC Soccer Club for generations to come. So it is fair when I talk about what's good for HBC and the members, it is great that we are getting new fields. But there is something much more about the project that brings me here tonight.

Soccer is about families. During games I look around the sidelines and I see not only parents and their children, but I see their grandparents. Some of these grandparents have moved to Florida and are visiting, and they are here to watch their grandchildren play soccer. It is a great thing to see.

I think it would be an absolute fabulous combination to have soccer fields right next to a senior retirement field where grandparents could live near their grandchildren, walk down to the soccer fields on a Saturday or Sunday, or during the week, to walk down to watch their kids or grandkids play soccer.

We need a place where seniors can move to when the house gets too much for them to handle. We believe it will be a great thing if The Greens at Half Hollow could be built so that the grandparents can walk over to the fields and visit with their grandkids.

Members of the Town Board, HBC, as well as the Long Island Junior Soccer League, requests that you approve The Greens at Half Hollow Hills project.

(Mr. Ferrante, P.H., July 25, 2000, pg. 219, line 21)

**Response F12:**

The need for soccer fields and the Applicant's response to this need is noted.

**Comment F13:**

*Kenneth Klein. I live at the southern end of New York Avenue. I apologize for not having a written statement. I thought I would be able to speak smoothly. I didn't realize how tired I would be by now.*

*As I said, I live at the southern end of New York Avenue. I have been running roads around the LIDC and through the roads of LIDC for almost a quarter of a century now. I spent a lot of time on the grounds there. I have gone to many soccer games, sat through a lot of bird droppings there. I taught my children how to drive on the LIDC, I saw hawks there and many rabbits. I have taken my bike along there and have always been intrigued by the potential of this property.*

*In short, I thought that it would make a wonderful location for senior citizen housing. It obviously could also be a very good location for affordable housing for the general populous, but that is up to this Board as to whether or not that will come to fruition or whether it will be mainly just for seniors.*

*I want to talk about senior citizen housing. There is a definite need for this type of housing in the bicounty area. A relative of mine who is going on seventy-three years old was recently looking for housing in central Nassau, eastern Nassau, western Suffolk County. She can afford housing. She purchased the unit in The Hamlet, which is not age restricted, The Hamlet going in Plainview just to the west of The Knolls, and we are talking about, for a fifteen hundred square foot two bedroom unit, one bedroom not having any exterior windows, two hundred ninety thousand dollars plus a thousand dollars a month in various carrying charges.*

*I see through the Environmental Impact Statement that the housing at the LIDC, we are talking about units, golf course villas, twenty-five hundred square feet, three hundred seventy-five thousand dollars; townhouse units, two thousand square feet, two hundred seventy-five thousand dollars and the condos ranging from one hundred forty-five to one hundred seventy-five thousand dollars.*

*My relative could afford this. A lot of other people couldn't. The original senior citizens housing in the Town of Huntington was at Paumanack Village, which was created with the R-RM zoning, I guess about 1971. It was built in the mid-1970's. I would be surprised if the residents of Paumanack Village could afford to reside at the LIDC property.*

*Two previous things about the design. The guru of Smart Growth says, in relationship to the senior citizen housing in Florida, the main floor in that is the difficulty in getting to shopping because seniors age out. This project is showing the only services on site, I believe, an eight hundred square foot coffee shop with seating for twenty-three people, a three hundred*

*square foot bank, also a gift shop. I would hope that if the Town Board looks favorably upon this application, as part of the planning use development ordinance, they would allow for the possibility of a larger amount of retail and personal services to serve the shopping needs of senior citizens at this location.*

*There are SRU's at both ends, and you have residents living in the SRU's at both ends, and many times I have seen them walking on the site with their aide. I do not know if the residents of the western side have interaction with the east side SRU's, but with this plan they will not be able to have any interaction. Their universe is being cut short because there is no access left through the site between the western SRU's and the eastern SRU's.*

*(Mr. Klein, P.H., July 25, 2000, pg. 229, line 6)*

**Response F13:**

The Task Force report did suggest, on page IV-2, that some affordable senior housing be included by stating:

“Although it is anticipated that housing prices would reflect market conditions, it is possible that a relatively modest number of independent units -- say 50 to 100 -- could be set aside for seniors of low to moderate income.”

The affordable condominium and rental components of the current proposal, which provide a total of 200 units, respond to this portion of the LIDC Master Plan. 100 of those units will target a low income population similar to that found at Paumanock Village.

Residents of the SRU complexes were able to walk through the balance of the former LIDC site prior to the property's sale by the State to the Applicant. Prior uses of the site included a hospital, indoor pool, playground and elementary school, which were closed by the State several years prior to the sale. The current plan for The Greens at Half Hollow does not provide for pedestrian access between the SRU's and the senior community.

It is noted, however, that the Applicant will provide new playground equipment at each of the SRU developments, responding to a request from the Town of Huntington.

A major attraction of the proposed development will be a 20,000 square foot community center, offering indoor and outdoor swimming pools, tennis courts, an exercise room, wellness center, multi purpose and computer rooms, a movie screening room, beauty parlor, banking facility, etc. These uses and activities were suggested in the Task Force report. A retail store providing grocery items is not included, given concerns expressed by local area residents.

**Comment F14:**

*"It would have been appropriate to do a market study as to the need for the unrestricted affordable housing." which has been neglected for so many years all over Town.*

*As to the timeliness of the data and studies:*

*"Much of the dialogue that took place concerning the planning took place in 1995. A considerable amount of this data that is included is based upon a 1990 Census. Much has changed within that period of time. Over six hundred fifty units of assisted living congregate care have been built or approved in the Town of Huntington.*

*"A one hundred and forty unit congregate care facility on Deer Park Avenue has been abandoned. The developer has reduced the Task Force recommended life care community from six hundred units to one hundred and fifty because of the above marketing factors.*

*"Therefore, what is the alternative use for the portion of the property allocated to the assisted living if this use is discontinued or never developed? Perhaps it should be used for the nonage restricted units for moderate income people or for the Section 202 Program for seniors."*

*(Mrs. Bulgatz, P.H., July 25, 2000, pg. 189, line 21)*

**Response F14:**

The DGEIS does not rely on 1990 Census. Key studies are presented with current information, including up to date information on school district enrollments, and current estimates of senior housing in the Town. Where 1990 Census data is utilized, it is done so to show past trends in housing and population.

Certainly, the 2000 Census will provide additional data; however, detailed Census information will not be available until 2002. At the public hearing, Mr. Charles Shorter, Vice President of Real Estate Consulting for Ernst and Young (and the author of the 1994 market study for the LIDC Task Force report) updated the Town Board and the public on current market conditions for seniors in the area, utilizing projections of 1990 Census data and current information on housing availability in the Town. See attached.

**2. Written Comments**

**Comment F15:**

*I have been directed by my Board to inform you that certain statements in the EIS indicating that the Library has planned for the LIDC development appear to be inaccurate. Inasmuch as the June 6<sup>th</sup> bond referendum was defeated, the Library will be unable to expand its*

facilities at this time. Please advise me how this clarification of statements made in the EIS should be transmitted.

(Letter #12, Mary Jane Schmidt, July 18, 2000)

**Response F15:**

The information in the DEIS was obtained from Ms. Schmidt and was accurate at the time of DEIS publication. The DEIS states, “. . . planning for the library over the past few years has anticipated the construction of approximately 3,000 new homes within the area including the 1,375 units proposed at The Greens at Half Hollow. In response to the anticipated increase in demand on library services as a result of these new homes, a referendum will be put to the public in January 2000 for a 9.5 million dollar expansion of existing library facilities including a 12,000-square-foot expansion to the Melville Library and an 15,000-square-foot expansion to the Dix Hills Library.”

However, as indicated in Ms. Schmidt’s July 24, 2000 letter on the DGEIS (Comment F18, below) the \$9.5 million bond referendum was defeated on January 25<sup>th</sup> and June 6<sup>th</sup>.

**Comment F16:**

*This is to clarify statements in the draft EIS regarding library planing for new homes in the area. In anticipation of the approximately 3,000 new homes, the Library planned expansions to its facilities in Dix Hills and Melville. The \$9.5 million bond referendum, however, was defeated on January 25<sup>th</sup> and again in a revote on June 6<sup>th</sup> and it is unlikely that any expansion will take place in the near future. Nevertheless, we welcome all newcomers to the community and will do our best to serve them.*

(Letter # 14, Mary Jane Schmidt, July 24, 2000)

**Response F16:**

Comment noted. As indicated on page III-96 of the DGEIS, the proposed community center at The Greens at Half Hollow will include an 800-square-foot library and computer center for use by residents of the development. This on-site library and the \$250,000 in annual tax revenues anticipated to be generated to the Half Hollow Hills Community Library as a result of the proposed development, will mitigate potential impacts to the library.

**Comment F17:**

*There seems to be a disparity in the DGEIS having to do with water usage and discharge. Tables 37 and 38 seem to be in conflict.*

(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)

**Response F17:**

Estimated sanitary sewer flows (DGEIS Table 37) were based on numbers in the *Engineering Report for the Reactivation of the Long Island Developmental Center Sewage Treatment*

*Plant*, prepared by Nelson & Pope, LLP, and dated August 12, 1999. Estimated water demand was based on a report prepared for the Dix Hills Water District by the H2M Group on October 11, 1999. Estimates of water demand are considered to be conservative since it is based on typical unit type rather than the characteristics of the senior population which will be living at the proposed development. Any "conflicts" will be resolved during discussion with the SCDHS which has jurisdiction over this issue.

***Comment F18:***

*Clarifications as to what the median income of seniors in the town as well as in the bi-county area.*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

***Response F18:***

The median income for the primary market area was estimated by Arthur Andersen, LLP in 1995. The projected 1999 incomes for the various senior cohorts were:

- 55-64                      \$69,011
- 65-74                      \$43,430
- 75+                         \$26,336

The primary market area was defined to include Huntington, Oyster Bay, Smithtown, Islip and Babylon. The median income in Dix Hills is significantly higher. The median income for Suffolk County, as estimated by the U.S. Department of Housing and Urban Development (March 2000) for a two person household is over 10% lower, at \$61,200. For a one person household, the median income is \$53,600.

***Comment F19:***

*Measures to insure that man made ponds will not generate vermin or insects.*

*(Letter # 24, Richard Machtay, For the Planning Board, August 4, 2000)*

***Response F19:***

Because the ponds are designed for aesthetic purposes as well as retention, its edges will be landscaped to minimize exposed mud banks, which are favorable breeding grounds for insects. Vermin will not be attracted to the ponds.

***Comment F20:***

*The developer is proposing a zoning change base on a PUD (Planned Unit Development). There is no PUD in our current zoning code. What is the impact of adding a PUD to our code? We are told that this PUD is specifically for this job. Is that smart? Shouldn't we have an analysis of the impact before adding it to the code?*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response F20:**

The impacts of the project-specific PUD have been studied in the DGEIS and the FGEIS.

**Comment F21:**

*The developer is proposing a zoning change based on a PUD. There is no PUD in our zoning code:*

- *What is the impact of adding a PUD to our code as an additional zoning classification? Is this a floating zone? How many changes of land have there been to a floating zone classification? How many other floating zones are there in the Huntington code?*
- *Shouldn't we have an analysis of the impact before adding it to the code?*
- *We are told that this PUD is specifically for this development. Is that smart?*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F21:**

See Response F20 and H3.

**Comment F22:**

*There are acknowledged differences between the 1995 Task Force recommendations and the developer's current plan. Has there been an analysis of these differences?*

*(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)*

**Response F22:**

Page III-14 of the DGEIS describes the differences between the proposed plan and the 1995 Task Force recommendations. In addition, Section V, Alternatives, of the DGEIS compares a number of the alternatives presented in the Task Force Plan, including the C-1 and B-1 plans, with the proposed action. Characteristics of the proposed plan, C-1 plan, B-1 plan and a conventional single-family subdivision are compared in Table 39 on page V-17 of the DGEIS.

**Comment F23:**

- *The developer acknowledges that the present plan does not follow the 1995 LIDC plan.*
- *Has the Town made and analysis of the differences?*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F23:**

See Response F22.

**Comment F24:**

The Applicant should be praised for the fact that the tentative drawings for the community center shows accessibility for the physically handicapped. An elevator and no steps at the entrance are shown. No show is a ramp into the swimming pools; therefore, this issue is raised as to the inclusion of such a necessary accessibility feature.

(Letter #25, John C. Bace, August 4, 2000)

**Response F24:**

Both the community building and pool will be accessible to the physically handicapped.

**Comment F25:**

*The proposed dwelling units do not fair as well. Steps seem to be depicted at the front doors and the bathrooms seem to be undersized. It is anticipated that this will be addressed in the response.*

(Letter #25, John C. Bace, August 4, 2000)

**Response F25:**

The proposed dwelling units will meet all requirements of the New York State Building Code with regard to handicapped accessibility and handicapped adaptability.

**Comment F26:**

*Most of the units are restricted to those over 55 years of age. If they have children living at home, the child must be over the age of 18. Has there been any consideration of those who may be at the right age but have handicapped children under the age of 18?*

(Letter #25, John C. Bace, August 4, 2000)

**Response F26:**

The proposed senior housing units will be restricted to those age 55 years and older and, if living at home, children over the age of 18. The 75 single-family homes will not be age-restricted and will be available to families with children of all ages.

**Comment F27:**

*The Committee is an advocate of 100% accessibility/adaptability in new construction. Will the actual construction address this need?*

(Letter #25, John C. Bace, August 4, 2000)

**Response 27:**

Construction will be done in compliance with all Federal, State and Local Laws. See also Response F25.

**Comment F28:**

*It is assumed that the jitney service be provided on accessible buses or vans. Is this true?  
(Letter #25, John C. Bace, August 4, 2000)*

**Response F28:**

The proposed jitney service will be provided on accessible buses or vans.

**Comment F29:**

*I reviewed the Environmental Impact Statement for this project. The statement included floor plans of the four types of proposed senior residences. It is clear that only a small fraction of the 1375 housing units will be accessible to aging senior and handicapped people.*

*(Letter #27, Carol J. Schuster, August 6, 2000)*

**Response F29:**

See Response F25.

**Comment F30:**

*This project should not be approved unless there is complete physical access to all units for the seniors and the disabled. I urge you to require the developer to revise his building plans to meet the essential need for total access. Do not approve the project unless he does so.*

*(Letter #27, Carol J. Schuster, August 6, 2000)*

**Response F30:**

See Response F25.

**Comment F31:**

*Are there any homes for the handicapped on LIDC?*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F31:**

See Response F25.

**Comment F32:**

*We strongly recommend: 20 homes for the use of handicapped persons to be made available especially in the condominium-type home on the first floor.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F32:**

See Response F25.

**Comment F33:**

*The Applicant has agreed to dedicate 31 acres to the Town for soccer fields. The local soccer league has consulted with a professional land designing company and a layout for the 31 acres has been drawn. I am concerned about the implementation of that plan. At the public hearing the Applicants attorney indicated that the Applicant would implement the soccer field plan as spelled out in a letter from Land Design (attached), a local design company. I would like an assurance within the FEIS and a time table for that implementation.*

*(Letter #26, Mark Cuthbertson, August 4, 2000)*

**Response F33:**

Assuming the Town Board confirms the use of the dedicated parkland for soccer fields, the Applicant has committed to the work specified by the Land Design letter dated July 10, 2000, and has agreed that the existing soccer fields will continue to be made available until the new fields are completed. It is anticipated that, with the permission of the Town, work related to the new fields will be part of Phase I of the project.

**Comment F34:**

- *The DGEIS states that the school district would receive \$4,663,720 in annual tax revenue.*
- *The cost to educate 85 children is \$1,139,000 (85 x \$13,400). Therefore the school district tax revenue from this development would exceed costs of education by \$3,524,000.*
- *We believe that the tax revenue to the school district will even be greater than shown and request that the tax assessor review the projected tax revenue calculation.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F34:**

The Tax Assessor worked with the Applicant to determine projected tax revenues.

**Comment F35:**

*Floor plans may not have been available when the tax assessor made his calculations. The Villas unit A model is shown to be a large 5 bedroom unit. Do we know how many units like this are to be built and what the selling price is to be?*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F35:**

The Tax Assessor based his estimates on a general description of the proposed villas. It is anticipated that the price of a typical villa unit will be \$375,000.

**Comment F36:**

*The townhouse tax revenue was calculated at a market price of \$250,000. It is stated elsewhere that they will start at \$275,000. The Villas are calculated at a starting price of \$350,000. It is stated elsewhere that they will start at \$375,000.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F36:**

It is anticipated that the townhouse units will average \$275,000 and that the villa units will average \$375,000. Any slight difference in pricing will have a minimal effect on the amount of taxes generated.

**Comment F37:**

*Should an analysis of the impact to school tax revenue be done? It would be helpful to project the school tax revenue from commercial and industrial buildings that have recently been built and not fully assessed and those that will be built during the same time frame as the LIDC property. This information would be very helpful to the school district in the budgeting process.*

*(Letter #21, Rev. Peter S. Sanborn, August 1, 2000)*

**Response F37:**

This sort of analysis could be undertaken by the School District or the Town Planning Department. It would not be appropriate to include such an analysis in The Greens at Half Hollow DGEIS.

**Comment F38:**

*If there is a total of 1,375 housing units on LIDC, we can reasonably expect at least 2,000 cars, and an additional 1,000 cars driving out of LIDC everyday.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F38:**

Rather than projecting all day traffic, the DGEIS examines peak hour traffic (AM and PM), consistent with widely accepted traffic engineering practices.

**Comment F39:**

- 1) If you examine the Site Map, you notice the northeast enclosed 75 homes in its own Homeowners Association, with its own Community Center in a gated community, that does not have a road connection to the remainder of LIDC. It exits onto Carman Road (two lanes).*
- 2) You also notice that the greatest intensification of housing units on the smallest percentage of land increases dramatically at the northwest corner of LIDC on the road exiting the Old East Neck Road (two lanes). These are called "condominium-styled,*

owner occupied units, with each unit occupying one floor of the two story building. Approximately 400 condominiums are envisioned here. Each two bedroom unit will have approximately 1,100 square feet of floor area. Parking will be provided in surface lots, adjacent to each unit." (Page 6, The Greens at Half Hollow Master Plan.)

This major density also has a companion of cars exiting into Old East Neck Road, Old Country Road, New York Avenue intersections and Route 110 "Level of Service F":

Northeast exit on Carman Road - 75 houses x 2 persons = 150 cars

vs.

Northwest exit on Old East Neck Road - 400 condos x 2 persons = 800 cars

This is extremely poor planning and absolute discrimination against Melville!

(Letter #23, Sonya Bradley, August 4, 2000)

**Response F39:**

Since the density of the proposed development is greater in the western portions of the site, three access roads are proposed there (Old South Path, Old East Neck Road and Old South Path, just north of Half Hollow Road). All traffic impacts associated with the project design have been studied in the DGEIS.

**Comment F40:**

The "condominium-style" two story housing units are absolutely essential on the LIDC Site Map. Therefore we recommend:

- The 400 condominium-style units" replace two other types of units throughout the southern portion of LIDC, namely the townhouses, and golf course villas, which will:
  - reduce the "torrent of traffic" by about 800 cars, (by removing 400 other houses) and
  - bring the Senior Citizens closer to the activities in the Community Center, and
  - give more space to the condominium-type homes, as in a suburb, instead of an urban setting where they are all jammed together in 11 rows, a la New York City, the opposite of "Smart Growth". (Please see attached portion of the Site Map)
  - provide a portion of the condominium-type houses with a garage, and
  - 100 (25%) of the condominium-type houses, owned by the HIOA, should be rentals.

(Letter #23, Sonya Bradley, August 4, 2000)

**Response F40:**

Comments noted.

**Comment F41:**

As we understand the Master Plan, there will be two Homeowners Associations. One will be for the Golden Ghetto in the Northeast Sector. Another will encompass the entire

*remaining private homes of whatever type, on the remainder of the 385 acres including the golf course Villas, but we assume, excluding the Assisted Living Home residents.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F41:**

The assisted living has been replaced with 100 rental units. A Homeowners Association will manage the SFC sub-districts.

**Comment F42:**

*There will be a Board of Trustees eventually elected by the resident/owners among the mass of homes that include "condominiums, townhouses, and golf course villas". (Please see Page 2 of 2 in the Addendum), all of which seem to be attached houses.*

*Is there any method spelled out by SBJ Associates as to how all these residents will be represented on the Board of Trustees?*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F42:**

HOA by-laws will be created after project approvals.

**Comment F43:**

*We respectfully request the Town Board reduce the size of the pitch and putt golf course to 9 holes and leave the forest intact. Originally this golf course was 9 holes and now has been enlarged to 18 holes. Why?*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F43:**

As previously stated, the Applicant designed The Greens at Half Hollow in response to market conditions. It was determined that an 18-hole executive golf course is more marketable than a full size 9-hole golf course. It also provides a greater amount of open space.

**Comment F44:**

*Page 1 of 3, Addendum to Application, states: "The golf course will be a private facility available for residents of The Greens at Half Hollow and, subject to availability, to the residents in the surrounding area."*

*What does "private facility" mean? Should the Town Board investigate?*

- Does "The Greens at Half Hollow" HOA own the golf course land and have complete control over the golf course, club house, etc.?*
- Does SBJ Associates, Inc. own the golf course land after selling all the houses?*

- *Does SBJ Associates, Inc. plan on selling the golf course land to another company?*
- *Does SBJ Associates, Inc. plan on keeping the land and retaining control over the golf course indefinitely?*
- *Does SBJ Associates, Inc. plan on eventual office buildings for the golf course land?*  
(Letter #23, Sonya Bradley, August 4, 2000)

**Response F44:**

The golf course will be owned by the HOA. There are no plans for an office building, which is not permitted in the PUD.

**Comment F45:**

*When the Town Board ascertains exactly who owns the golf course land, the Clubhouse, etc. it is incumbent upon the Town Board to require a "Restrictive Covenant Running With The Land" to insure that the golf course land will be legally owned by "The Greens at Half Hollow Homeowners' Association" the moment the First House is sold by SBJ Associates, Inc. and that the "The Greens at Half Hollow Homeowners' Association, Inc." is legally activated by the purchase.*

*If the 75 homes in the northeast corner of LIDC are constructed first, their HOA has no responsibility for the golf course land.*

(Letter #23, Sonya Bradley, August 4, 2000)

**Response F45:**

Comments noted. Phase I includes single-family homes, townhomes, condominiums, villas, the golf course, the 31-acre soccer field, one of two community centers and a major portion of the greenway open space system.

**Comment F46:**

*The "Restrictive Covenant Running With The Land" must contain a clause forbidding SBJ Associates, Inc. from any secret agreement with any other entity concerning any use of the golf course land, other than ownership by the "The Greens at Half Hollow Homeowners' Association, prior to acceptance of the Site Maps by the Town Board.*

(Letter #23, Sonya Bradley, August 4, 2000)

**Response F46:**

Comment noted. This procedure has not been used by the Town in the past.

**Comment F47:**

*The "Restrictive Covenant Running With the Land" must be part of "The Greens at Half Hollow Offering Plan."*

(Letter #23, Sonya Bradley, August 4, 2000)

**Response F47:**  
Comment noted.

**Comment F48:**

*The Town Board should have prior to its acceptance of any SBJ Associates, Inc. Site Maps, the requirement that they must have the New York State Attorney General's Department of Law official approval of the "The Greens at Half Hollow Offering Plan", for all structures on the LIDC, (outside the 75 detached single-family homes bordering Carman Road), which must be handed to the Planning Department Director before receiving their Building Permits.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F48:**  
Comment noted.

**Comment F49:**

*The same arrangement should apply to the HIOA for the 75 detached single-family homes bordering Carman Road.*

*(Letter #23, Sonya Bradley, August 4, 2000)*

**Response F49:**  
Comment noted.

**Comment F50:**

*I am writing to support the positive steps being considered by the Town Board to frame initiatives which will provide affordable housing in the Huntington area. The availability of suitable housing for all segments of the community certainly is a value arising from Jewish tradition. While I have a deep respect for the separation of church and state and would not comment on specific proposals, I hope that strategies will be found to ensure that no group is excluded from housing in our community.*

*(Letter #10, Rabbi Neil Kurshan, July 5, 2000)*

**Response F50:**

The general comment regarding affordable housing is noted. See Response D1.

**Comment F51:**

*However, as recently as August 5, 1999, HUD indicated that a possible pattern of racial discrimination existed in the town, in violation of the Fair Housing Act. As a result of this, HUD referred the matter to the Department of Justice. If affordable family housing is excluded from the LIDC, workers from the Melville Employment area, many of whom are members of racial and or ethnic minority groups, will be deprived of desperately needed housing. Since affordable family housing will be the only type of housing excluded from the*

382 acre LIDC site, won't this action be considered a further extension of this unlawful practice?

(Letter # 20, Larry McNally, July 28, 2000)

**Response F51:**

See Responses D1 and D36.

**Comment F52:**

What's the justification for excluding affordable family housing from the LIDC that substantially outweighs the town's commitment to the housing needs of the workers in the Melville Employment Area?

Letter #20, Larry McNally, July 28, 2000)

**Response F52:**

See Response D1.

**Comment F53:**

We know that there were studies done to ascertain the need for senior housing in the Town. Were there any studies done on the need for affordable housing for the working families in Town? Shouldn't these studies be done before this plan is adopted?

(Letter #24, Richard Machtay, For the Planning Board, August 4, 2000)

**Response F53:**

The most recent study is the Consolidated Plan, a document prepared by the Town for HUD funding. The existence of such plans is not relevant to the SEQRA review of this project.

3. **Comments from Town Planning Department Staff: Alternatives**

**Comment F54:**

The alternatives section does not focus on any different options that could be implemented using existing zoning classifications, for example R-RM zoning to achieve similar senior housing options and fully-conforming R-40 zoning for the single-family residences.

Plans B-1 and C-1 (Alternatives 2 and 3) offer some off-site buffering between the SRUs and the Sagamore Children's Psychiatric Hospital, and the planned housing. These buffers are inadequate in the proposed plan. The SRUs that front on Old South Path are bounded along the north and northeast by condominiums and town houses. The condominiums back up to the SRU site boundary. The state developed these SRUs to be consistent with surrounding low-density residential development. Now four (4) out of twelve (12) of the SRU units will have a total of 48 condominium units and 15 townhouse units abutting site perimeters. This also holds true for the SRUs off Carman Road where twenty-three (23) golf course villas are

adjacent to the SRUs northwestern site boundary and six (6) single-family dwellings are adjacent to the northern boundary. The views from the SRUs into the proposed new development should be considered.

The C-1 plan, which the proposed plan is based on, indicates a nine (9) hole golf course. The addition of nine (9) more holes making it an eighteen (18) hole course reduces the amount of non-recreational passive open space in the sensitive receptor areas which would buffer the two SRU complexes as addressed in the foregoing and the Sagamore Children's Hospital. The hospital houses children with major psychiatric disorders who require a peaceful and predictable environment. The golf course wraps around the psychiatric hospital building with two of the fairways almost directly on the property line of the hospital. Existing presently is a ridge running along the northern boundary of the hospital, which serves as a natural landscaped berm separating the hospital from the main campus and its activities. The plans submitted do not show in detail the golf course and its planned topography and landscaping. The potential construction impacts to the hospital are significant (earth moving to construct the golf course with attendant noise and dirt) and substantial mitigation should be provided to assure that this frail population is not effected during construction. After construction, buffering for visual and noise impacts associated with golf course maintenance and use is necessary to assure that the Sagamore Children's Psychiatric Hospital environment is conducive to patient health and well being. While a proposed landscape plan is mentioned, no such plan is provided. While Us would assist analysis of visual impacts from these sensitive receptor sites into the surrounding Greens community, the Planning Board will consider this during site plan review.

The close proximity of these fragile populations, at the hospital and in the SRUs, to such intense development should be addressed with appropriate mitigation in the plan instead of leaving these sites off the master plan entirely.

All alternatives must consider handicap accessibility for a substantial number if not all of the proposed senior citizen dwellings. As the population ages, this issue becomes more a concern for the needs of seniors. Bathroom size and fixtures including "grab" handles, tubs, showers, sinks, door widths, ramps, kitchen cabinets and handles, construction that includes building-in the ability to add amenities for handicap aids in the future among other such facilities should be considered for the homes that are to be built.

I-28 Age-restricted housing could be considered for all of the alternatives. It is not an issue/option specific to the proposed action.

V-13 The DGEIS states that in a "no build" scenario "...none of the development objectives outlined in the Preliminary Master plan for the Long Island Development Center would be obtained, no diverse, cohesive residential community would develop, and no tax revenue

would be generated." The no build scenario presumes the site, which was occupied up until recent time, has no functional use. The Long Island Comprehensive Special Groundwater Protection Area Plan recommended that an institutional use continue at the site. It is recommended that the no action alternative be considered functional operation of the institutional property consistent with its prior use. Even in its vacant, under-utilized state, the site generates tax revenue. Furthermore, a development strictly devoted to one group of people is hardly a "diverse" community, but rather a community conceived and developed to meet the special needs of a growing segment of our population.

(Letter #28, Huntington Planning Department Staff)

**Response F54:**

The Alternatives section of the DGEIS relates back to the various alternative plans in the LIDC Task Force Master Plan, including B-1, C-1 and an single family development plan. Differences among the alternatives are described in text and tabular form. There is also a discussion of the fundamental differences between the proposed 18-hole executive golf course and a 9-hole full size course and alternative locations for the soccer fields.

Use of alternative zoning (e.g., R-RM instead of PUD) is also included as an alternative. Fully conforming R-40 zoning for the eastern portion of the site was not considered. This 75-lot single family development has lot sizes that range from approximately 20,000 square feet to over 50,000 square feet. If developed with one acre lots, approximately 47 homes would result in this 56-acre portion of the site; 37% less than proposed. This would reduce various projects impacts (e.g., traffic, water utilization, school children generation) by that same percentage. Note, however, that 75 single family homes was a specific proposal in the Task Force report.

The Task Force Plans did provide additional buffering for the SRU developments. In Plan B-1, SRU residents would have been able to walk to the community center and retail shops. Plan C-1 was similar to The Greens at Half Hollow with respect to the SRU's, separating them from the golf course community. Information regarding landscaping and buffering around the SRU's is described in Section III.C of the DGEIS. Additional landscaping can be provided, if necessary, as part of site plan approval.

Although the State may have attempted to integrate the SRUs into the low density neighborhood, their density of approximately 6 units per acre, is similar to the density of The Greens at Half Hollow, which has 3.6 dwelling units per acre.

Information on golf course views from the Sagamore Children's Psychiatric Hospital is also provided in Section III.C of the DGEIS. The Applicant disagrees that an 18-hole executive golf course would be a disruption to the Sagamore Children's Psychiatric Hospital. Certainly, there will be some construction impacts, but the end result will be an attractively

designed and well maintained formal open space surrounding the hospital, clearly a compatible land use.

With regard to handicapped accessibility, the proposal calls for handicapped adaptability in all units (e.g., wide doorways) and first floor living in most units. The proposed development meets all of the requirements of the Americans with Disabilities Act (ADA).

Age restricted housing is contemplated for all of the alternatives in the DGEIS, except for the single family subdivision. The no-build alternative in the DGEIS presumes that the site would not be redeveloped. However, another institutional use could, in fact, be realized on the site in a no-build scenario. Such an alternative was not considered to be reasonable, as per SEQRA requirements, since the property was sold by the State to a developer with extensive senior citizen housing development experience. The reasonable alternatives are senior housing, as proposed in the Task Force report, or single family housing as permitted under current zoning. The mix of seniors and other prospective residents, including people with low, moderate and high incomes, plus renters and owners, all with varied life experiences and backgrounds will be "diverse" in the context of the project's essential purpose.

***Comments from Town Planning Department Staff: Cumulative Impacts***

***Comment F55:***

*I-4 The DGEIS describes their offering to provide affordable senior housing, which is less than 20% of the proposed dwelling inventory (only 100 of the 1,300 units to be reduced in price). It further states that an additional \$25,000 per unit (\$2.5 million) is to be set aside in a Housing Trust Fund to be used elsewhere in the Town to create affordable housing.*

*However, at the public hearing on the DGEIS the attorney for the Applicant indicated that there would be further mitigation for affordable housing at property owned by the Applicant on Ruland Road (Sanctuary). The FGEIS should include consideration of the proposed Sanctuary rezoning on Ruland Road among the growth-inducing aspects of the proposed action. Counsel indicated that it is planned that affordable units for families would be supplied there. Further, the Applicant has offered to provide land to the Town of Huntington Senior Housing Committee in order that they may construct Federally funded Section 202 low income housing for seniors. Together, these proposals, if implemented, would provide 100 low income senior dwellings, 100 moderate income dwellings and 100+ non-age restricted dwellings, meeting the 20% standard for affordable housing.*

*In consideration of growth-inducing aspects of the proposed action, the DGEIS states: "Because the text amendment has specific standards, it would have applicability to the subject site only." That would presume a rezoning or other land use change to enable higher*

*density use and would have the potential to reduce the discretion of that review by the Town Board and the general public. If the mitigation is to be related, both projects must be considered in the same GEIS to properly assess cumulative impacts.*

*Funding for the 100 dwelling units offered to the Huntington Senior Citizen. Housing Committee, as well as the Ruland Road proposal, are not under the control of the Applicant and, consequently, only represent "potential" mitigation for affordable housing. Some assurance from the Applicant should be forthcoming in the FGEIS concerning these two issues.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F55:**

Development of affordable housing on the Ruland Road site raised in response to concerns regarding the lack of land for non-restricted housing, must be addressed with its own SEQRA analysis. That development cannot be linked to The Greens at Half Hollow as part of the proposed action, either as mitigation of theoretical affordable housing impacts, or part of the action with possible cumulative impacts. Ruland Road is a separate project that must be handled separately. Because Ruland Road was slated for high density development before the zoning application for the Greens at Half Hollow was filed, it is clear that the present action is not inducing growth on the Ruland Road site. See p. I-1 - I-2.

The Ruland Road site is in contrast with the Applicant's proposal set forth in the FGEIS to construct 100 units of senior rental housing for low income seniors in conjunction with the Huntington Senior Housing Committee, in lieu of the 150 unit assisted living development. This plan change would further address the needs of low income seniors. By removing the extensive service component of an assisted living development, the 100 units would reduce traffic as well as water and sewer utilization on the site.

***Comments from Town Planning Department Staff: Irreversible Commitment of Resources***

***Comment F56:***

*VI-1 The consumption of over 300 acres of former public land should be included among the Irreversible and Irretrievable Commitment of Resources. Also, the loss of buffer to surrounding uses must be considered. The FGEIS should specifically include documentation from the administrators of the agencies most likely to be affected by the proposed action-NYS OMRDD (re: SRUs), Sagamore Children's Center, and the James E. Allen Junior/Senior High School that the plan proposed will not in any manner compromise their operations and/or if it has such potential, to identify mitigation that would be desirable.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F56:**

Comment noted. The use of 360 acres of privately owned land for senior housing could theoretically be considered an irreversible commitment of a resource, notwithstanding the fact that the subject site is already developed. However, under the logic of this comment, all new development could be considered an irretrievable loss of land. The loss of wooded areas on portions of the perimeter of the site represents a loss of natural resources, notwithstanding plans to provide new landscaping and buffering.

No comments have been received on the DGEIS from the State OMRDD, the Sagamore Children's Psychiatric Hospital or the James E. Allen Junior/Senior High School. As abutting property owners, they were duly notified of the proposed PUD Zoning.

**Comments from Town Planning Department Staff: Special Groundwater Protection Area (SGPA)**

**Comment F57:**

*In Table 7 the DGEIS provides a table that summarizes elements of relevant plans and assesses the proposal's consistency therewith. It is anticipated that the Long Island Regional Planning Board will forward some indication of consistency the Town to assist this determination.*

*I-24 & III-6 The FGEIS should specify that consistency with the LIC SGPA Plan will be determined by the LIRPB, an interested agency to the review, before the Planning Board issues site plan approval. This will enable the proposed Natural Turfgrass and Pest Management Program to be subject to their consideration, simultaneous with future site plan review. Such a program should be specified as a condition in any future prospectus/offering plan prepared for the site in order to be upheld into the future as mitigation.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F57:**

Comments from the LIRPB have not been received, despite the fact that, as an involved agency, the Board received a copy of the DGEIS.

**Comment F58:**

*Whether the golf course should remain a part of this proposal is questionable in the SGPA, even if it upholds the same rigorous program required for Town courses or as recommended in the LIC SGPA Plan. It should be clearly identified what agency would assume the responsibility for oversight and monitoring of the turf-pest management program.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F58:**

It is anticipated that the Town Board would be responsible, with technical assistance provided by its engineering staff. Golf courses are compatible uses in an SGPA.

**Comments from Town Planning Department Staff: Sewage Treatment Issues**

**Comment F59:**

*As the Sagamore Children's Center and the group residences developed by the state share the sewage treatment plant, a possible consideration in site yield could involve apportioning the other uses as a component of total site yield. The legal interest (e.g., covenant, easement) that binds the Applicant to provide connection to these other uses should be identified in the FGEIS.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F59:**

As noted in the DGEIS, the STP will be dedicated to the Suffolk County DPW, which will be responsible for future operations, maintenance and service to The Greens at Half Hollow, the SRU's and the Sagamore Children's Psychiatric Hospital.

**Comment F60:**

*There is planned to be a reserve capacity on the sewage treatment plant of 25,856 gallons per day. Will the Applicant use this reserve capacity to drive support of other proposed projects?*

*(Letter #28, Huntington Planning Department Staff)*

**Response F60:**

The proposal does not include service to any other uses.

**Comment F61:**

*III-5 The DGEIS states that the Task Force Plan recommended "upgrade the sewage treatment plant to provide tertiary treatment and recharge of surface runoff." If the sewage treatment plant is to accommodate any stormwater, it has not been considered in the projections.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F61:**

The stormwater management plan, as described in the DGEIS, provides recharge areas for the developed areas, and retention ponds for the golf course. The STP will treat sanitary sewage only.

**Comment F62:**

*III-153 It is suggested that the FGEIS consider swapping the area now identified for single-family homes with the proposed park site, to complete the existing, adjoining residential neighborhood and not rezone either the distinct 46.5 acre parcel or the area to be dedicated as parkland to PUD. The area adjoining the STP could be rezoned to R-20, consistent with the adjoining neighborhood zoning and the lots could be modified to provide needed starter housing in a small self-contained development. These homes would be just as close to the community center as the other area or they could be constructed to contain their own recreational amenities/community center.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F62:**

This concept would eliminate the 75-lot single-family home development. It would be contrary to the LIDC Task Force Master Plan and would seriously affect the economics of the proposed development, including the extensive program of mitigation and project benefits. However, the suggestion of housing in the area of the STP certainly confirms the appropriateness of the area for recreation, which is raised in other staff comments.

**Comment F63:**

*It is noted that the proposed STP reconfiguration may not meet the County standard for distance to property lines. Exhibit 70 shows the trickling filter 300 feet from the proposed property boundary with the park. The required minimum separation distance to the property line is 350 feet for sewage treatment processes open to the atmosphere. The distance to the secondary settling tanks is also shown as minimum 300 feet, where 350 feet also appears required. The FGEIS must indicate all current separation distances and future expansion requirements in the SCDHS standards, show that they will be met on the subject property, and identify whether this will affect the size of the parkland offered for dedication.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F63:**

The DGEIS has been submitted to the Health Department for review. No comments have been received to date. All lawful requirements of the SCDHS will be satisfied.

**Comments from Town Planning Department Staff: Remediation Issues**

**Comment F64:**

*The area being offered to the Town for public recreation use is the present site of sand disposal beds that are part of the sewage treatment/sanitary wastewater management system. Having been used in such manner continuously in a government operation not subject to County standards questions whether another agency's "Brownfields site" (similar to the Central Islip site) is suitable for recreation. Moreover, generally accepted practice would*

require extensive examination of such a site. There is no analysis presented in the DGEIS to indicate the present quality or constituents that may be present in the soils and/or that may require remediation. To simplify the process by stating the concrete structures will be removed, the piping will be cut and capped in place, and abandoned beds restored to grade by the addition of clean fill material may not be sufficient and further analysis may be necessary. While the bed areas may be abandoned in accordance with applicable County and State regulations, it remains to be shown in the FGEIS that the history of the site use has not changed and that the land is of a quality nature to be used for extensive active recreation. At another one of the Applicant's properties, also a rezoning request in Northport the SCDHS is requiring removal of a component of a former sludge bed following an extensive testing regimen. In preparation for soccer fields, extensive regrading will occur on portions of the site and the Applicant should be committed to any and all remediation should County or State agencies require such at the time of development.

(Letter #28, Huntington Planning Department Staff)

**Response F64:**

As previously noted, the site will be examined in detail, and any required remediation will be undertaken by the Applicant.

**Comment F65:**

III-158 The area of the STP/sand disposal beds should be tested to determine whether it is appropriate for the areas simply to be filled with clean material. They may need to be further excavated, due to attenuation of metals, etc., as their purpose was to serve as a final effluent disposal point. While page III-160 states that an environmental site assessment will be undertaken, it must include a subsurface testing report. The Town Board would not accept the EIS for the Benjamin Property in Northport, formerly part of the federal VA Hospital property, until it was assured by the SCDHS and NYSDEC that the site was fully tested and required mitigation was framed. Among the clean-up objectives for that site is the removal of a former sludge bed. There should be some investigation presented prior to acceptance of a deed that the STP site was never more intensively used by the hospital for any other operations, perhaps not limited to wastewater treatment.

(Letter #28, Huntington Planning Department Staff)

**Response F65:**

See Response H11.

**Comment F66:**

The demolition and elimination of existing site amenities/infrastructure are treated with assurances, such as that removal of the power plant will include any necessary site remediation in accordance with all applicable regulations. While SEQRA does not change the jurisdiction of agencies, it will be the Town Board, as lead agency, that will establish

*whether a voluntary clean-up program is in order, similar to The Knolls at Northport, the former federal site that was acquired by the Applicant. It will be the Town Board, as lead agency, determining what program for mitigation may be necessary with the input of the SCDHS and NYSDEC. The DGEIS includes some discussion of what is to be undertaken; the volume of material that may have to be removed; however, it does not consider any potential for contamination from past chemical uses, with special concern for prior pesticide use in the institutional setting.*

*A key item of concern is removal of the existing infrastructure deemed unnecessary—the buildings, piping, asphalt, etc. The DGEIS clearly explains the process for sorting and removing or reusing demolition material, and remedial activities already being pursued relative to PCBs and asbestos, but landfilling on-site continues to be a concern in this Special Groundwater Protection Area. The DGEIS indicates on page IV-4: "The demolition of existing buildings, roads and utilities will be undertaken in strict conformance with all local, state and federal laws and requirements to ensure the safety of construction workers and compliance with all applicable environmental regulations. Where appropriate, demolition materials will be used as fill on-site." While it is noted on page IV-5 that the Phase I report did not find the subject property listed on key databases, the CLEARs (Cornell Laboratory of Environmental Application of Remote Sensing) Study/Airphoto Inventory of Hazardous Dump Sites in Suffolk County identifies a four-acre open dumping site in an area proposed for housing (see attached form for site# X41). Also, an aboveground tank site (see attached form for site# T16) is identified just off-site. The Applicant should contact the SCDHS and address in the FGEIS whether any specific mitigation is necessary related to these concerns.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F66:**

The DGEIS has been submitted to the County Health Department, an involved agency. Health Department comments will be addressed prior to site development. Clean-up issues are governed by separate statutes and district agencies.

**Comment F67:**

*While the DGEIS indicates that the use of qualifying demolition debris as on-site fill will be undertaken in conformance with all applicable laws and regulations, the areas that are to be designated as such fill areas should be clearly identified in the FGEIS and accompanying project plans to eliminate potential for future conflicts of use. The Environmental Site Assessment identified in the DGEIS is not included among the appendices and should be a part of the FGEIS.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F67:**

The Environmental Site Assessment is listed in the DGEIS as a reference document. Specific locations regarding on-site fill will be specified as part of site plan approval.

**Comment F68:**

*When the Edgewood Hospital Complex was transferred to the NYSDEC for inclusion in the State Nature Preserve to be managed as a significant habitat area, the planned facility demolition was carefully deliberated in a full EIS prepared by the NYSDEC. Any proposal for a site that could potentially support high-density residential use should be subjected to the same, if not more intense, level of scrutiny. Among the concerns in the Edgewood review was the disposal of building rubble in double-lined landfills.*

*The deed submitted with the rezoning application states that the New York State Urban Development Corporation ... "does hereby remise, release and quitclaim unto the party of the second part...." As quit claimed land, it appears the state has absolved its responsibility for, and the new owner has assumed any obligations for, remediation of any prior site impact(s). Would the Town be required to assume the same obligation on the soccer fields if a quit claim deed was conveyed, and what if any are the consequences.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F68:**

As previously noted, the Applicant will examine the proposed soccer field site and undertake necessary remediation prior to its dedication and development as a recreation site. Also, the site was subjected to an extensive environmental review by the State regarding hazardous materials. None were identified. The Applicant will be responsible for complying with all environmental laws regarding uses of fill and removal of hazardous substances, if any.

**Comments from Town Planning Department Staff: Groundwater/Drinking Water**

**Comment F69:**

*The planned inclusion of the project in the Dix Hills Water District (DHWD), which has been serving the site through an emergency connection for the past five years, requires the review and approval of the DHWD Board of Commissioners. Thus, part of the proposed action is approval of the Dix Hills Water District extension to serve the site. Such approval is subject to permissive referendum and requires notification. The document states the Applicant is working with the DHWD and has agreed to fund a share of the improvements that will be necessary to serve the property. This is not a negotiated process. The Town Board will have jurisdiction to establish what the required mitigation will be. The new well, pump station and water storage tank are not depicted on the plans, nor are the wellhead buffers depicted or their future protection addressed.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F69:**

Specifics are not provided since discussions are on-going. These issues will be resolved prior to site plan approval.

**Comment F70:**

*The DGEIS in Appendix C identifies the peak day demand at 997,500 GPD, average day demand at 332,500 GPD, and the peak hour demand at 1,496,250 GPD-all excluding irrigation water. The Town's consultants, H2M, direct by letter of October 11, 1999 that "the Dix Hills Water District does not currently have sufficient well capacity to meet these water demands." The letter estimates 3 to 4 acres being needed for the well and tank that would be required and that the developer should bear the total cost of constructing the new well pump station (with 1380 GPM well), new tank, and on-site water mains "since the residents of the Dix Hills Water District will not receive any benefit from this plant site." The Town might consider a well known planning case involving the Town of Ramapo, a situation where the new development had to wait until the necessary infrastructure was in place. The FGEIS should identify the location of this new well site, water tower and pump station that must be protected by all appropriate buffers and not located in any area (e.g., parkland, golf course) or zoning sub-district that would restrict its future use.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F70:**

The Ramapo Plan, while interesting, was not successful, nor relevant here. As previously noted, locations for the water tank and wells are being discussed with the Water District. Specific locations will be defined prior to site plan approval. The District's consultants have not yet issued their report.

**Comment F71:**

*I-22 Potable water demand for the proposed project only is estimated to total 368,700 gallons per day (GPD). However, page I-21 notes that the STP to handle wastewater from The Greens, SRUs and Sagamore Children's Center will have a capacity of 330,000 GPD and that 249,000 GPD of wastewater is likely to be generated in addition to existing flows (80,794 GPD). This appears to indicate that the planned reserve capacity will not be realized and that the STP may not be sized properly.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F71:**

Estimated sanitary sewer flows (DGEIS Table 37) were based on numbers in the *Engineering Report for the Reactivation of the Long Island Developmental Center Sewage Treatment Plant*, prepared by Nelson & Pope, LLP, and dated August 12, 1999. Estimated water demand was based on a report prepared for the Dix Hills Water District by the H2M Group on October 11, 1999. Estimates of water demand are considered to be conservative since it

is based on typical unit type rather than the characteristics of the senior population which will be living at the proposed development. Any issues regarding STP capacity will be resolved during discussion with the SCDHS which has jurisdiction over this issue.

**Comment F72:**

*If the existing on-site wells (presumably magothy wells) were removed from service due to an inability to meet SCDHS standards, is it appropriate to consider use of likely more impacted upper glacial wells for irrigation purposes? What specific standards were not being met and what was the level of contamination?*

*(Letter #28, Huntington Planning Department Staff)*

**Response F72:**

The existing on-site wells were removed from service for reasons other than water quality. Water quality for upper glacial wells is acceptable for irrigations purposes (e.g. diminished useful life and equipment obsolescence).

**Comments from Town Planning Department Staff: Vegetation**

**Comment F73:**

*III-67 The DGEIS notes the presence of several exploitably-vulnerable and a single rare native plant species on the site. It indicates that a more detailed survey prepared by a professional botanist will be undertaken prior to construction. As there are additional Natural Heritage-ranked element occurrences in the vicinity of the site, it is recommended that a botanist from the New York Natural Heritage Program be requested to conduct a site review immediately to insure that no rare elements are compromised by any component of the site development (including demolition of structures, roads, etc.).*

*(Letter #28, Huntington Planning Department Staff)*

**Response F73:**

No threatened or endangered plant species have been identified on the site which required formal protection in accordance with Federal or State regulation.

Prior to demolition, a detailed survey, identifying vegetation classified as rare or exploitably vulnerable within the limit of disturbance, will be undertaken by a professional botanist. Where practicable, such species will be preserved or transplanted on-site. Where nursery stock of certain species identified as rare or exploitably vulnerable (e.g., butterfly weed, flowering dogwood, northern bayberry, etc.) is available, these species will be incorporated into the proposed landscape plan. Consultation with a botanist from the State is not necessary.

**Comment F74:**

*M-71 See comment on M-28. Red fox are not indicated among the species identified on the property. As an earlier survey is referred to, it is questioned how in-depth the distinct sewage treatment plant parcel was reviewed.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F74:**

The variety and number of wildlife species present on the site corresponds to the habitats provided by the vegetative communities that exist there. Because the majority of the site is developed and the dominant vegetative community is maintained lawn, most of the species inhabiting the site are comprised of those species adapted to such environs. These species include common avian species such as American robins, and various sparrows, and small mammals such as the eastern chipmunk. Transient Canadian geese have been observed using large grassed lawn areas as temporary resting areas. Wooded areas on-site support a wider variety of species including common flickers, downy and hairy woodpeckers, crows, blue jays, nuthatches, brown creepers, cardinals, opossums, rabbits, skunks, and various mice. The DGEIS lists wildlife species observed or reported to have been observed on-site. Red fox should be added to that list, based upon Planning Department observations.

No wildlife species were identified by the Natural Heritage Program as threatened, endangered, rare, or exploitably vulnerable were identified on-site. Of the Federally-listed species only one has the potential to be present on-site -- the Indiana Bat. Habitat for this species includes wooded and semi-wooded areas along streams in summer, and caves in winter. This type of habitat is not present on-site, therefore it is unlikely that they inhabit the wooded portions that currently exist on-site. Additionally, this species was not identified during recent field investigations.

**Comments from Town Planning Department Staff: Taxes**

**Comment F75:**

*M-99 The DGEIS compares tax revenues of the potential project as proposed versus the payment in lieu of taxes (PILOT) last submitted by the State of New York. Whether this is appropriate as the state supplied all of its own governmental services and, except for water during the last few years of occupation, and highway services, never caused a burden on public and quasi-public agencies. The Half Hollow Hills School District has had a net gain from state use of the property for the entire length of its ownership despite the lower total revenue. It is noted that although the Assessor's office shows that the deed to SBJ Associates was recorded on November 24, 1999, records of the Receiver of Taxes checked on August 1, 2000 indicate that the State of New York is paying taxes for the entire 465.9-acre property (\$798,170.95 paid vs. \$1,239,070 true tax).*

*(Letter #28, Huntington Planning Department Staff)*

**Response F75:**

Comment noted. However, the LIDC facility had a large resident population served by a staff of over 2000 persons in the 1980's. This staff must have utilized some Town service, and must have driven on some town roads. In any case, the tax generation from the project will be substantially greater than the previous State PILOT with no appreciable impacts on the school district.

**Comment F76:**

*V-11 The fiscal alternatives use 1995 tax rates and should be updated in the FGEIS with current data.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F76:**

Updating the 1995 tax figures by 3% per year results in an estimate of \$3.6 million per year in total revenues and \$2.2 million in school district revenues for B-1 and C-1, and \$2.4 million in total and \$1.5 million in school tax revenues for the single family alternative.

***Comments from Town Planning Department Staff: Community Services***

**Comment F77:**

*It is noted that the proposed project will generate the largest surplus in school district revenues from among the alternatives considered; however, it is likely that the project will attract home buyers from within the district as the first offering will probably be to this group of homeowners. Turnover of homes within the district is likely to cause an influx of younger families with children that could have as much effect or even more to the school district than if a greater number of new single family homes was constructed on the subject site. If this occurs, this "perceived" surplus revenue will be exhausted by the need to provide educational services to a greater enrollment.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F77:**

Comment noted. See Response C2 referencing small impact given that buyers will be drawn from a wide market area. Additionally, an as of right use would certainly "exhaust" school taxes given the children generated and the possible need to construct new schools.

**Comment F78:**

*III-91 The DGEIS does not consider other student enrollment in the district such as the adjoining BOCES James E. Allen Junior/Senior High School, nor does it consider potential*

traffic impacts/conflicts therewith. Exhibit 52 fails to even identify the school, which is an outparcel of the state property.

(Letter #28, Huntington Planning Department Staff)

**Response F78:**

The traffic study evaluated existing, no build and build conditions. The existing conditions included the referenced school. The build condition added project generated traffic to existing and future traffic volumes.

**Comment F79:**

III-92 The DGEIS does not adequately consider the potential significant out-migration of seniors within the Dix Hills community to the 1,200 units, particularly if they are given housing priority as has been done in other projects (e.g. The Knolls at Melville, The Cove at Melville). This would enable turnover of homes from existing seniors/empty-nesters within the community to established and/or growing families. If the Applicant and/or their counsel is holding any waiting list at this time for the project~ local demand should be discerned, e.g. what number of new units might be occupied or existing homes in the school district turned over to give the district administration a clearer picture of how they might be potentially affected by the proposed project. The projected \$3 million tax surplus to the school district is not necessarily a given element of the proposed action.

(Letter #28, Huntington Planning Department Staff)

**Response F79:**

See Response C2. The Applicant's marketing of the project will target the entire market area, including Oyster Bay, Babylon, Islip, Smithtown and Huntington. The project will not be restricted, nor will priority be given to Huntington residents.

**Comment F80:**

The presence of 1,300 mature households is the potential generate a far greater number of ambulance calls than the Melville Fire District is presently servicing. The Fire Department is anticipating an increase of 665 calls annually. The DGEIS does not contain any figures from the fire district concerning whether the existing number of ambulances and EMT/paramedic staff are sufficient to cover weekdays, evenings, nights and weekends. Presently all of the districts that have emergency ambulance services are finding it harder to assemble sufficient crews particularly during the day. Many districts find that they are paging out to other districts in order to maintain coverage. With the Massapequa Cove project approved, as well as the Greens project, in addition to the planned assisted living project called Huntington Terrace, which is located south of the LIE in Melville there will be a far greater number of residents distributed in all senior age cohorts in the Melville Fire District. This appears to be a potential emergency service problem of some magnitude.

*No information is provided regarding a comparison of the taxes going to the fire district vs. potential costs to service the project both for manpower and equipment. This development has the potential to create a shortage in the manpower needed to serve the potential population. The DGEIS does not identify where this manpower will come from or if any mitigation of manpower demands is needed above the payment of taxes.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F80:**

Discussions with the Fire District have focused on detailed designs for site access as related to fire equipment and the construction of the new fire station. The location of the new fire station to the east of Route 110 and north of the LIE addresses Fire District concerns regarding overall site access. It is recognized that the proposed retirement community will probably not provide very many new volunteer firefighters.

**Comment F81:**

*The developer should be consulting with the fire district to arrive at a mitigation package, which will specifically address these needs attributed to the proposed Greens development. The DGEIS lists under Significant Impacts that Cannot Be Avoided "increased demand on certain local services". Additional mitigation could be fire sprinklers in the other housing units, the outright donation of needed equipment including an ambulance, a fund set up to recruit additional personnel, an incentive program for volunteers paid for by the developer, or any other possible mitigation deemed appropriate by the fire district. The Applicant should have confirmation in writing from the district that the \$1,777,000 estimated taxes to be levied on behalf of the Fire District is sufficient mitigation.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F81:**

The mitigation program is the new fire station. The Fire Department specifically has communicated that new equipment is not needed. Certain indoor sprinklers will be provided as described in the DGEIS.

**Comment F82:**

*I-23 The FGEIS should indicate what component of the total waste stream processed at the Town Resource Recovery Facility the 200 tons of solid waste per month is, and whether removal of demolition debris from the existing infrastructure is considered as solid waste.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F82:**

Demolition debris not used as on-site fill would be considered to be solid waste that would have to be removed and disposed of in accordance with applicable procedures

**Comment F83:**

*III-96 The library referendum was defeated and the Half Hollow Hills Community Library is on record as not being capable of meeting the demands for services to be generated by the subject action.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F83:**

The community center will contain a small library facility and computer facility. The new residents at the Greens at Half Hollow may support a library referendum if it is proposed in the future.

**Comments from Town Planning Department Staff: Traffic**

**Comment F84:**

*The prospective prices of the units will all but guarantee that the majority of the residents will have the characteristics of affluent households i.e. more active, healthier, with a more active lifestyle and are more likely to own a greater number of vehicles and travel more often to destinations beyond the Greens boundaries. In addition, if the Clubhouse and golf course will be open to outside members this has the potential to increase population density considerably beyond that of site residents. If the clubhouse provides for large catered parties, even by residents, this will especially further increase traffic in and out of the site. The DGEIS should describe in detail the potential clubhouse uses and the traffic generated therefrom.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F84:**

The traffic engineering study examined AM and PM peak hour use and proposed a program of mitigation to address existing conditions and project impacts. The use of the golf club and community center by non-residents of The Greens at Half Hollow will be limited. A few golf course memberships may be available to community residents, subject to Town approval. The community center will not be made available to non-residents for catered events. Non-residents visiting to the community center for activities hosted by residents will be off-peak, with traffic conditions being much less than those analyzed in the AM and PM peak hours.

**Comment F85:**

*The FGEIS should include information from the Melville Fire Department, which indicates that the traffic generated by the proposed development and the offered mitigation, will not affect volunteer firefighters response times, for example, the nine that apparently reside on Altamore Street.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F85:**

The Melville Fire Department received a copy of the DGEIS. The Applicant has met with the fire department officials to review the project in detail, including the proposed mitigation program.

**Comment F86:**

*II-32 The DEIS states that the SRUs will no longer be accessible from interior portions of the site. There should be some pedestrian accessibility or the state's guiding purpose of constructing the SRUs will be defeated. The SRUs were supposed to be an opportunity for the disabled population to have greater community interaction.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F86:**

OMRDD was represented on the LIDC Task Force, and was involved with the decision that Plans B-1 and C-1 would be acceptable solution for future development of the balance of the site. Plan C-1, a golf course community, eliminates pedestrian access to the interior portions of the site, similar to The Greens at Half Hollow plan. Nothing prevents the SRUs from interacting with the existing community.

**Comment F87:**

*III-52 It is noted that there is no opportunity for public passage through the property from the SRUs. The traffic component of the FGEIS should address the need for pedestrian connections from outside the project area.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F87:**

See Response F13.

**Comment F88:**

*III-114 Trip generation in the DGEIS is based solely on ITE Trip Generation figures and factors and arbitrary projections on how many of the senior residents will be working full-time, part-time, have flexible hours, or be retired (though it does not specify this breakdown), which makes the analysis theoretical. The trip generation of other similar senior projects should be reviewed for comparison with the proposed action. The worst case scenario of all units being occupied by working persons should be considered a possibility. Deterioration of level of service at key intersections is proposed given the hypothetical occupation scenarios; however, with access to the Melville-Route I 10 Corridor, there may be greater opportunity for employment. There is no parking calculation for the entire site specified in the DGEIS from which to verify some of the trip end estimations. The recently-adopted rezoning for The Cove at Melville anticipated that future senior residents would be predominantly mobile. An argument was presented for 1.56 parking spaces per unit versus*

*the 0.5 space/unit provided for in the R-RM District to accommodate residents' needs, including the entertaining of guests.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F88:**

The ITE standard utilized in the traffic report is for a retirement community, not a senior citizen housing project. Although a number of the seniors at The Greens at Half Hollow will be working, many of them will commute off-peak, reflecting near-retirement positions. In the Applicant's experience of building senior housing, parking requirements specified in the PUD are adequate. Also, garages are provided where none were at the Melville Knolls.

**Comment F89:**

*Based on verbal communication with the Town Director of Engineering Services, there was concern not with the efficacy of the mitigation proposed, but how the traffic mitigation will be implemented. More precise information on the road-work to be undertaken should be included in the FEIS (e.g. location of lights and timing, turn signals, traffic calming measures, signage, etc.). Consistent with other rezonings of large magnitude (industrial/office in nature), the FGEIS should indicate that the Applicant will assume responsibility for funding the improvements proposed (Option 2) in order for them to be considered viable mitigation measures.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F89:**

The Environmental Findings Statement will clearly state that road and intersection improvements will be the responsibility of the Applicant. Details will be provided to the governmental entities responsible for the specific road (i.e., Town, County, State). The DGEIS contains significant detail on road and traffic mitigation.

**Comments from Town Planning Department Staff: Construction Impacts**

**Comment F90:**

*IV-3 The DGEIS notes that slight increases in noise activities may result from construction activities. Among the demolition tasks anticipated 55,000 cubic yards of concrete materials is to be crushed on site. The noise and dust generated by this activity will be significant. This is a heavy industrial type of activity that should not be permitted in a residential zone. If the state is to allow such activity, it must occur in a site location furthest from sensitive receptors (active BOCES school, psychiatric center, SRUs-all supporting individuals with greater proclivity to auditory sensitivity than the population at large) and must occur prior to occupation of any of the residential units on site. While Town Code requires construction activity to occur during working hours on weekdays, this will directly affect the school operation. Adjoining sensitive receptors should be forewarned of the activity prior to its*

*initiation to have an opportunity to plan appropriately. Neither the noise of the proposed operation or of the adjoining parkway appear to have factored into the design as the residential development is clustered close to Northern State, with the most sensitive receptor (assisted living facility) located right there. According to the Applicant's attorney at the public hearing, the assisted living portion of the site will be transferred to the Huntington Senior Citizens Housing Committee in order to construct 100 units of very low-income senior citizen housing in the place of the planned assisted living facility.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F90:**

With regard to noise impacts from demolition, the DGEIS notes that mitigation measures will include limiting hours of operation. Demolition material will be utilized on-site to the extent possible. Noise impacts to abutting uses (SRU's, Sagamore, BOCES School) will be limited since no blasting will be required. Crushing of material can be undertaken at significant distances from sensitive noise receptors, given the large expanse of the 362 acre site. Noise impacts, however, are listed in the DGEIS as a temporary short term construction impact.

**Comment F91:**

*III-60 The grading impacts do not consider the potential for air-borne dust to affect the SRUs, BOCES School or Sagamore Hospital Complex-all sensitive receptors, as will be the concentration of senior residents as the construction ensues.*

*(Letter #28, Huntington Planning Department Staff)*

**Response F91:**

As indicated in the DGEIS (page IV-4) emissions of fugitive dust will occur during some construction operations. Appropriate control measures will be employed to limit the generation of dust during construction including: water spraying of exposed areas, use of dust covers for trucks, use of mulch or other approved covers on exposed soils, and use of stabilized construction access tracking pads.

**G. DGEIS**

**Comment G1:**

*In the Town's resolution accepting the Draft Environmental Impact Statement for the purpose of public review, it states that a site at Ruland Road will "be factored into the project during the final stages of the SEQRA process in order that it can be determined as to how it best mitigate whatever impact that might arise after the review of the Draft Environmental Impact Statement."*

*It would appear that the Ruland Road ruse is the developer's panacea for any and all of the project's adverse impacts.*

*SEQRA Regulations, however, require that the Environmental Impact Statement address each part of the proposed action at a level of detail sufficient for an adequate analysis. Related actions, such as Ruland Road, have to be identified and discussed to the fullest extent possible. Because the Draft Environmental Impact Statement fails to do this, it's defective.*

*(Mr. McNally, P.H., July 25, 2000, pg. 114, line 9)*

**Response G1:**

Ruland Road is a location where the Town can implement its housing initiative. However, the project is not part of the subject Proposed Action, and needs to be evaluated separately by the Town. Hence, it was not addressed in the DGEIS.

**Comment G2:**

*The DGEIS is defective because it fails to consider the Ruland Road housing site and fails to provide a sufficient analysis as required.*

*Because of these serious defects, Long Island CAN is requesting that the Town Board require a Supplemental Environmental Impact Statement limited to these significant adverse impacts regarding affordable housing for the workers in the Melville employment area.*

*SEQRA Regulations permit a lead agency to require a Supplemental Environmental Impact Statement when adverse impact is not addressed in the Environmental Impact Statement. Because of the urgent need to provide affordable housing for the workers in the Melville employment area and for the Town to fulfill its commitment to do so, it is imperative that a Supplemental Environmental Impact Statement be required.*

*In finishing, I would like it known that the unabridged version of this presentation is being submitted for the record.*

*(Mr. McNally, P.H., July 25, 2000, pg. 116, line 13)*

**Response G2:**

A supplement EIS may be required by the lead agency when a significant adverse impact was not covered, or if conditions change that result in a significant adverse impact. See 6 NYCRR Part 617.9. This is not the case with The Greens at Half Hollow. Project opponents, who call for affordable housing on the site, have not identified any significant adverse impact relating to the subject proposal; only an opportunity lost. The theoretical opportunity to create affordable family housing on the site is not a significant adverse impact as defined by SEQRA. To the contrary, the proposed development will result in numerous beneficial impacts including many related to housing opportunities for seniors. The proposal does include an affordable housing component including affordable owner and renter housing for seniors and contribution to a Housing Trust Fund, all of which are consistent with the Applicant's and the LIDC Task Force's objective of achieving a golf course/retirement community on the site.

Ruland Road is a separate project. As a result it requires its own separate environmental review, pursuant to SEQRA.

**Comment G3:**

*I'm going to read this rather technical paper that Stu Tane developed, and I hope you will listen to it carefully. It's related to the Draft Environmental Report of The Greens dated June, 2000. It has to do with Scoping.*

*"There appears to be no scoping in the preparation for this present Draft Environmental Assessment Form. Is the developer relying on any scoping that may have been done five years ago?"*

*"Had this matter been scoped, the Planning Director would have included the need for affordable unrestricted family housing units. In the absence of scoping, the developer would not address that kind of issue because he was analyzing the impacts of those uses provided on the property. A good municipal scoping report would have included other alternative uses of the property, including the needs that exist in the community, the community not being Dix Hills/Melville community, but the entire Town of Huntington." That is our community.*

*(Mrs. Bulgatz, P.H., July 25, 2000, pg. 188, line 21)*

**Response G3:**

Scoping is optional under SEQRA. See 6 NYCRR, Part 617.8

Prior to formal acceptance by the Town Board, the DGEIS for The Greens at Half Hollow was subject of an intensive review by the Huntington Planning Department staff who called for a number of additional studies and analyses. The Applicant's proposal for an affordable senior housing program with reduced sales prices for 100 condominium units and the creation of a Housing Trust Fund grew out of the Town's review of the DGEIS prior to its acceptance.

***Comment G4:***

*The Draft Environmental Impact Statement is defective because the developer's plan is inconsistent with the Smart Growth principles when it states it is consistent, when in fact, it is clearly not.*

*SEQRA Regulations require that the content of the Environmental Impact Statement analyze the significant adverse impacts and evaluate all reasonable alternatives. Nowhere in the Draft DEIS are the adverse impacts on affordable family housing addressed or possible ways to lessen them.*

*A reasonable way to mitigate the adverse impact would be to include affordable family housing at the LIDC site. The Draft Environmental Impact Statement is defective because it fails to address the adverse impact on affordable housing, as well as ways to alleviate them.*

*(Mr. McNally, P.H., July 25, 2000, pg. 113, line 13)*

**Response G4:**

The commitment of 382 acres of land for The Greens at Half Hollow as a senior/retirement community, replacing land formally committed to use by the State of New York as the Long Island Developmental Center, is a change of land use that involves a commitment of resources; it is not a loss of land. The site was never planned for or contemplated for affordable family housing.

The site was offered for sale by the State; proposals were received and evaluated; SBJ Associates was selected as the developer of the site. The transfer of land was preceded by a SEQRA review by the Empire State Development Corporation. Neither the RFP or the State's SEQRA review raised the affordable family housing issue. As previously noted, the proposed use of the land was based on the 1995 Master Plan of the LIDC Task Force, which called for predominately senior community with 1500-1550 units of housing surrounding a 9-hole golf course.

The Task Force Plan did not call for affordable family housing.

Notwithstanding the above, the Applicant's affordable housing component of The Greens at Half Hollow Master Plan, as expressed in the DGEIS, and the Town's proposal for affordable housing on Ruland Road, recognize the availability of land for all types of

housing and the need to follow the Task Force Master Plan.

Smart Growth Principles are, in fact, addressed in the DGEIS, in its analysis of consistency and inconsistency with various Town and regional plan documents.

**Comment G5:**

*Because this significant environmental issue does not address the Draft DEIS, the developer's plans in the plans for LIDC, doesn't satisfy the development objectives established by the LIDC Task Force. One objective was to create a balanced community by providing housing for a broad spectrum of the population by diverse housing of type, price and design. This was to include, not exclude affordable housing at the LIDC site.*

*Since it does not meet this objective, the Draft DEIS is defective.*

**Response G5:**

The above item is addressed in the DGEIS.

**Comment G6:**

*The Draft Environmental Impact Statement is defective because it does not comply with the goals of the Melville Environmental Impact Statement to provide affordable housing for the workers in the Melville employment area. It's defective because it fails to address irreversible commitment of scarce land and the resulting adverse impact on the corresponding and availability of affordable housing for the workers in the Melville employment area.*

*It is defective because it fails to meet the development objectives established by the Long Island Developmental Center Task Force to create a balanced community by providing housing for a broad spectrum of the population through diversity of housing prices and design.*

*It is defective because it is inconsistent with the Town's Smart Growth principles and causes communities to have a diversity of housing sites with communities with a wide range of ethnic background and economic levels to live within neighborhood boundaries.*

*It fails because it doesn't recognize the significant adverse impact and mitigating measures on affordable housing in the Melville employment area.*

*(Mr. McNally, P.H., July 25, 2000, pg. 115, line 8)*

**Response G6:**

These studies do not call for affordable housing on the subject site. To the contrary, the Route 110 study calls for low density single-family use and the SPGA calls for institutional use on the site. See pp. I-1 to I-2.

Both studies do, however, discuss the general need for affordable housing. The Town's proposal for an affordable family project on Ruland Road and the Applicant's proposal to contribute \$2.5 million to a Housing Trust Fund to assist first time home buyers throughout the Town of Huntington respond to the affordable family housing needs in the Route 110 Corridor.

**Comment G7:**

*In summary, the Draft EIS is defective because*

- It does not comply with the goal of the Melville EIS to provide affordable housing for the workers in the Melville Employment Area.*
- It fails to address the adverse impact resulting from the substantial influx of workers at the LIDC who will need affordable housing*
- It fails to address the irreversible and irretrievable commitment of scarce land and the resulting adverse impact on the cost and availability of affordable housing for the workers in the Melville Employment Area.*
- It fails to meet the development objective established by the Task Force to create a balanced community by providing housing for a broad spectrum of the population, through diversity in housing types, price and design.*
- It is inconsistent with the Town's Smart Growth Principle of calling for communities to have a diversity of housing types to enable citizens from a wide range of age groups, ethnic backgrounds, and economic levels to live within neighborhood boundaries and interact.*
- It completely fails to analyze the significant adverse impacts and mitigating measures on affordable housing for the workers in the Melville Employment Area.*
- It fails to include the related action of the Ruland Road site as part of the Draft EIS and in sufficient detail for an adequate analysis as required by SEQRA regulations.*

*Because of these defects, LICAN is requesting the Town Board require a supplemental EIS limited to these specific significant adverse impacts regarding affordable housing for the workers in the Melville Employment Area.*

*(Letter #16, Larry McNally, July 25, 2000)*

**Response G7:**

The need for affordable family housing, as suggested above, is not a SEQRA issue for The Greens at Half Hollow. See pp. I-1 to I-2. See Response F56.

**Comment G8:**

*Why was the significant issue of affordable housing for the workers in the Melville Employment Area completely ignored in the DGEIS.*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response G8**

See Response G7.

**Comment G9:**

*The combined impact of the rezoning and conversions on affordable housing needs should be examined as of 1989, when the adopted GEIS for the Melville area first identified this housing need. The analysis should address the following question: What is the need for affordable housing for the workers in the Melville Employment Area compared with what has been done to meet this need?*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response G9:**

See Response G7.

**Comment G10:**

*Long Island CAN maintains that the DGEIS is defective because it completely fails to address the adverse impacts on affordable housing in the Melville Employment Area as well as ways to alleviate them.*

*(Letter #20, Larry McNally, July 28, 2000)*

**Response G10:**

See Response D1; and Introduction pp. 1-2.

**Comment G11:**

*Additionally, please insure that all other EIS documents relating to LIDC or any other development are directed to me. I will insure that the documents are made available to the public but they must pass through this office. Note that the Melville Library is a branch of the Half Hollow Hills Community Library.*

*(Letter #14, Mary Jane Schmidt, July 24, 2000)*

**Response G11:**

On June 26, 2000 a copy of the DGEIS was sent by UPS Next Day Air to a list of agencies/addresses (including the Melville Library on 530 Sweet Hollow Road in Melville) provided by the Town's Planning Department. On July 31, 2000, as requested by the Town's Planning Department, an additional copy of the DGEIS was sent by UPS Next Day Air to the Half Hollow Hills Community Library on 55 Vanderbilt Parkway in Dix Hills.

**Comment G12:**

*Also, a copy of the Environmental Impact Statement should be available at the Main Library in Dix Hills on Vanderbilt Parkway. It is currently available only at the Sweet Hollow branch.*

*(Letter #27, Carol J. Schuster, August 6, 2000)*

**Response G12:**

See Response G11.

**Comment G13:**

*The DGEIS is based on a conceptual master plan for the LIDC [cf Preliminary Master Plan for The Long Island Developmental Center, Empire State Development Corporation, LIDC Advisory Task Force, Saccardi & Schiff Consultants, December, 1995]. The action by the State of New York to declare the site surplus and privatize the public property was reviewed pursuant to SEQRA. No SEQRA review was conducted on the earlier Task Force Master Plan, or the C-1 Alternative on which the present proposal is based, nor was it adopted by any specific jurisdiction. However, the full EAF on the state sale should be incorporated directly in the appendices. It is noted that the Type I action to sell the site into private ownership was not officially coordinated with the Huntington Town Board pursuant to the SEQRA regulations. Therefore, potential impacts and mitigation have never been considered. If the Town Board is to approve the PUD, the FGEIS will be the solitary forum to consider issues raised at the public hearing and during the allotted public comment period.*

*(Letter #28, Huntington Planning Department Staff)*

**Response G13:**

The full EAF prepared by the Empire State Development Corporation (ESDC) in 1998 relative to the sale of the LIDC site to SBJ Associates is cited the DGEIS as a specific reference document. Since the Town of Huntington was not party to the land transfer, it was not considered to be an involved agency, pursuant to SEQRA.

**Comment G14:**

*Any new information presented by the Applicant to the Town Board and/or to any involved agencies during the public comment period must be included in the FGEIS. This includes all commitments made at the public hearing, including:*

- *Transfer of 100 units to the Huntington Senior Citizens Housing Committee for construction of 100 units of low-income senior housing in place of the 150-unit assisted living facility, thereby reducing the overall yield by 50 units;*
- *Provision of 100 affordable units to sell for \$125,000 each;*
- *Contribution of \$2.5 million to the Affordable Housing Trust Fund;*
- *Development of the parkland (soccer fields, parking) as requested by the Huntington Soccer Club per letter from Land Design Associates (see attached); and*
- *Construction of 100 one-bedroom affordable, non-age restricted dwellings, at the Ruland Road (Sanctuary) site.*

*(Letter #28, Huntington Planning Department Staff)*

**Response G14:**

The only item referenced above that is not addressed in this FGEIS is the potential development of affordable family housing on the Ruland Road site. This development was suggested by the Town Board not the Applicant. It is an independent project which will be address separately with its own SEQRA review.

**Comment G15:**

*III-16 Re: SEQRA and the LIDC Master Plan. It is noted that the state "did hold a scoping session, and completed a number of SEQRA steps." The FGEIS should specify the steps taken.*

*(Letter #28, Huntington Planning Department Staff)*

**Response G15:**

The Empire State Development Corporation (ESDC) initiated the SEQRA process on the Task Force Master Plan with lead agency determination, positive declaration and public scoping. Although a DGEIS was scoped, the State decided not to proceed with preparation of that document, but rather to sell the land to a private developer who would modify and detail the development plan and process its approval in accordance with SEQRA. The sale of land to the selected developer, SBJ Associates, was subject to an environmental review, including preparation of a long form EAF.

**H. Comprehensive Planning, Zoning and Open Space (Comments from Planning Department Staff)**

***Comprehensive Plan***

***Comment H1:***

*A new zoning ordinance or local law should follow policy direction drawn from a Comprehensive Plan. The proposed PUD ordinance/local law is not fully supported by the present Comprehensive Plan although it does meet some identified goals. As zoning must be tied to a Comprehensive Plan and the Applicant seeks a classification that presently does not exist, a Comprehensive Plan amendment should be a part of this proposal.*

*It is recommended that the FGEIS include specific language amending the Comprehensive Plan that would support the proposed creation of a PUD, the identified extenuating circumstances (e.g. large, surplus, institutional property) that warrant it public needs, and the environmental review (such as this) that would be associated with any such special district creation. In this way, the Comprehensive Plan could be amended by the Town Board upon finding that the proposed action has sufficient merit.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H1:**

The DGEIS states that the Town of Huntington may amend its Comprehensive Plan along with the approval of the PUD zoning and The Greens at Half Hollow Master Plan. Although the Town's Comprehensive Plan was never adopted by the Town Board, said Board could simply state, as part of its resolution of approval of the rezoning, that:

The PUD Zoning and the Master Plan for The Greens at Half Hollow represents the official land use policy of the Town of Huntington for 362 acres of land that represents the majority of land formerly known as the Long Island Developmental Center (LIDC). All references to this site in the Comprehensive Plan shall be superceded by the PUD Zoning and The Greens at Half Hollow Master Plan.

The Planning Board can adopt a resolution with similar language.

As noted in the DGEIS, the Town's Comprehensive Plan has not been adopted by the Town Board consistent with current State Comprehensive Plan legislation enacted in 1995 (i.e. Town Law, §272-a). The Planning Board adopted the Comprehensive Plan about two years prior to that legislation. If the Town Board adopts the PUD zoning and applies it to the LIDC site, and concurrently adopts Greens at Half Hollow Master Plan (which accompanies the zoning), the Town Board will be changing the Town's Comprehensive Planning approach for this site. This change would be consistent with the intent of the State law that defines a Comprehensive Plan as a compilation of policies, as such, this should be so noted in the resolution of PUD approval. The Town Board could encourage the Planning Board

to adopt a resolution amending the Comprehensive Plan, similar to that noted above, to include the PUD zoning approach and The Greens at Half Hollow Master Plan, thereby further ensuring consistency between planning and zoning documents in Huntington.

Notwithstanding the above, the adoption of the proposed PUD does not require that formal amendment of the Town's Comprehensive Plan Update, as adopted by the Planning Board on April 21, 1993. Although Section 272-9 of the Town Law, as amended effective July 1, 1995, now provides, in pertinent part, that "all town land use regulations must be in accordance with a Comprehensive Plan", that provision has no application to the Town's Comprehensive Plan Update which was adopted by the Planning Board prior to the enactment of the present form of Section 272-a. A community's existing Comprehensive Plan, which predates the 1995 amendment of Section 272-a need not be amended prior to the adoption of inconsistent zoning amendments. See 61 Terry Rice, Practice Commentaries to Town Law § 272-a, p. 214 (Mckinney Supp. 2000).

In the future, when the Town updates its Comprehensive Plan, the Town Board should consider adoption of the overall Comprehensive Plan. Although not mandatory, adoption of the Comprehensive Plan would comply with the intent of the recent state legislation.

**Zoning**

**Comment H2:**

*III-21 The zoning discussion should include the density of units per acre for the SRUs, also zoned R-80. Also, the ages of the residential population at the SRUs should be noted as the construction of new playground equipment is noted for those units.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H2:**

The density of the SRU developments are noted below.

	units	acres	units/acre
western complex	144	±22.5	6.4
eastern complex	144	±25.5	5.6

The provision of playground equipment at the SRU's was proposed in response to a request from Richard Machtay, Commissioner of Planning, who noted that The Greens at Half Hollow Plan would remove some existing playground equipment in the central portion of the LIDC site next to the administration building. The equipment to be provided would be age-appropriate. It could be a basketball court, swings or climbing equipment, or a combination of these types of facilities.

**Comment H3:**

III-26 The "Applicant recognizes that it may have been possible to utilize, in a tortuous fashion, other zoning districts already included in the Town of Huntington Zoning Ordinance," but chose not to. If it is the objective of the Town Board to provide senior housing, there is no reason not to consider rezoning the property to R-RM with a density cap as was imposed on The Villages at Huntington when the zoning classifications requested were combined with a cap in the final outcome. Even the R-10 zoning that was adopted for The Villages at Huntington might be appropriate for the subject property with an age-restriction. This should be among the alternatives considered in the FGEIS. It should be determined precisely why existing zoning classifications can not meet the needs of the community and the developers (that used it successfully to construct the other independent living project considered in the DGEIS, The Knolls at Melville). What may become "tortuous," in the future, is the interpretation of the PUD by subsequent Town entities, making the overall process more difficult for homeowners that want changes in the future and need to seek Board approval. Further, the Town Comprehensive Plan recommends reducing the number of zoning districts, not creating new ones.

*(Letter #28, Huntington Planning Department Staff)*

**Response H3:**

The possibility of utilizing existing zoning districts and the benefits of PUD are explained in detail on pages III-26 to III-28 of the DGEIS. It is noted with regard to the R-RM, that this district does not specifically permit single-family homes, golf courses, or the assisted living facilities (as previously proposed). While it could have been argued that single-family homes would have been permissible, the golf course would have required a special permit from the Zoning Board of Appeals (ZBA), providing a further degree of uncertainty in the approval process beyond the Town Board's exercise of its discretionary authority. Moreover, multiple existing zoning districts would need to be artificially cobbled together to accommodate all the proposed uses on the property. A uniform PUD is the preferred planning tool in such situations. Additionally, because the proposed development has been designed as an integrated whole, it follows that approval should be focused at the Town Board level where the authority to rezone rests in any case. Having a portion of the proposed planned development subject to the approval of multiple boards would fragment and complicate the local approval process, possibly resulting in conflicting decisions by different boards exercising overlapping jurisdiction over the project.

Other reasons for utilizing PUD as the proposed zoning approach relate to the flexibility inherent in this type of regulation, an advantage clearly recognized by the localities throughout the State of New York that have adopted PUD zoning. From the developer's perspective, the statute allows some shifts in the mix of housing types to meet market conditions over time (e.g., from one type of senior housing to another) while the density, use and other specific restrictions in the PUD remain static. Buffering and landscaping requirements are somewhat flexible, within the parameters of the Master Plan that

accompanies the PUD, and within the discretion of the Planning Board that retains jurisdiction over individual site plans and subdivisions.

Given the unique size of the subject property, its singular history, the prior completion of the Task Force's LIDC Master Plan and the benefits arising from a planned retirement community, the Applicant has concluded that the PUD zoning approach provides benefits to both the neighborhood (a degree of certainty) and to the Applicant (some flexibility within established parameters), thereby helping to ensure successful implementation of the proposed development.

Moreover, it is correct that the Town's Comprehensive Plan does not call for PUD zoning or adding new zones to the Zoning Ordinance. However, as stated in the DGEIS, this development is unique, and as stated by the Planning Department, the Comprehensive Plan should be amended to reflect the specific proposal for this site.

**Comment H4:**

*II-57 Development is proposed to be the same intensity of the former LIDC peak use for the purposes of evaluating groundwater impact. This must take into consideration the population at the SRUs and Sagamore Psychiatric Center that are also served by the STP. For the Town Zoning Map to accurately reflect conditions, thought should be given to the state outparcels, also. Their density (# of units on # of acres) was technically yielded from a single state holding of which the subject property is part. The FGEIS should determine if any of the proposed site yield might be compromised by this consideration.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H4:**

It is the Applicant's understanding that the numbers regarding peak use of the LIDC site do not include the SRUs or the Sagamore Children's Psychiatric Center. The STP has been designed to serve both the proposed population at The Greens at Half Hollow as well as the existing populations at the SRUs and the Sagamore Children's Psychiatric Hospital.

**Comment H5:**

*V-14 The discussion of the alternative zoning approach supports a PUD to define overall parameters for future development, including land use and density, and provide flexibility to develop the site over time. SEQRA (6 NYCRR 617.3(b) may not change the jurisdiction among agencies; however, the DGEIS states that the rezoning PUD will remove the ZBA from the review process. Thus, this rezoning seeks relief of the standing process that other Applicants (e.g., Hamlet Golf and Country Club) have had to pursue.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H5:**

Comment noted. In the proposed PUD, the golf course is permitted as an accessory use. SEQRA is not changing the jurisdiction of the ZBA. The Town Board, when enacting the proposed zoning, will be making that change, which is fully permissible under State law.

**Comment H6:**

*The FGEIS should provide discussion on why the SEQRA/GEIS process is not sufficient to plan the entire site, address all substantive issues, and meet the objectives of the project sponsor. Addition of a new zoning classification to the Town Code that serves only a select property should be deliberated. It would appear that using existing zoning classifications with caps on density, well-defined uses, and incorporating covenants and restrictions may be a more appropriate way, consistent with prior Town policy, to implement a rezoning to accomplish a senior housing project. Enforcement of covenants and restrictions should inure to the neighboring community, as well as to the prospective site residents/homeowners, and there would be recognizable accountability and assurance that all objectives are met into the future. In other words, the surrounding community, as well as people living in the new community, could sue to enforce the covenants and restrictions.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H6:**

Comments noted. If necessary, covenants and restrictions could also be imposed with the PUD zoning. However, the covenants and restrictions should run only in favor of the Town and residents of The Greens at Half Hollow. Artificially granting standing to others will jeopardize the ability to the residents and the Town to respond and interpret the covenants and restrictions. It will also constitute an improper and unwise delegation of enforcement issues away from the Town, where it belongs, to an unspecified group.

The use of a PUD approach for the development of The Greens at Half Hollow was first discussed by the LIDC Task Force during the development of the LIDC Master Plan. Professional planners, town and county officials and neighborhood residents agreed that this type of zoning was best suited to establish the overall parameters for future development, including land use and maximum density provisions, and to provide the flexibility necessary to develop this large parcel over time. Neighborhood residents, in particular, agreed that PUD zoning provided protection and assurance that the development they sought would actually be realized. As a result of these deliberations, the PUD zoning approach was specifically included in the implementation strategy chapter of the LIDC Master Plan, and thereafter adopted by the Applicant.

Although the Applicant recognizes that it may have been possible to utilize other zoning districts already included in the Town of Huntington Zoning Ordinance (i.e., Chapter 198 of the Town of Huntington Code), the Applicant decided that it would be prudent to follow the direction of the LIDC Master Plan which incorporated the zoning objectives of the neighborhood and the Task Force. For example, R-RM zoning would have been possible

in terms of achieving various density, lot and bulk controls. However, R-RM's maximum density of 14.5 dwelling units per acre far exceeded the maximum density endorsed by the LIDC Master Plan and now advocated by the Applicant under the proposed PUD. Applying the higher density of the R-RM multifamily zone to a site currently zoned for 2-acre single-family homes, in a mostly 1-acre single-family zoning area of town, would be more difficult to justify and control from a zoning perspective than the proposed PUD zoning which provides for a moderate density range (3.6 du/acre) in the context of well-defined controls.

***Planned Unit Development (Pud District)***

***Comment H7:***

*Through SEQRA the Town Board, as lead agency, can impose substantive conditions to mitigate impacts identified in the EIS. As the project changes in the FEIS, so should the PUD ordinance change as needed to support the proposal.*

*(Letter #28, Huntington Planning Department Staff)*

***Response H7:***

Comment noted. The PUD ordinance will change as needed to support the proposal. For example, the PUD will be revised to include affordable rental units for seniors in place of assisted living facilities.

***Comment H8:***

*II-46 The description of the PUD zoning indicates that "the mix of permitted housing types for age restricted homes may vary as the project is developed, responding to market conditions that emerge during build-out. " While it is noted that any such change would require site plan approval from the Town Planning Board, any such change could pose other impacts that have not been fully considered in the DGEIS.*

*(Letter #28, Huntington Planning Department Staff)*

***Response H8:***

Comment noted. The approving agency could consider any impacts resulting from a modification to the mix of senior housing types. However, because the density is fixed under the PUD, a shift in approved and similar housing types should not cause significant adverse impacts.

***Comment H9:***

*II-54 Table 6b identifies comparative impacts between baseline R-80 subdivision and the proposed PUD zoning. The DGEIS assumed a "cookie-cutter" conventional subdivision of the property; thus the comparisons are not valid. For example, only 40 acres of open space would be reserved in the conventional subdivision. Perhaps this is meant to be publicly accessible dedicated land, in which case the open space is greater even in the conventional plan. It anticipates no special buffer treatment along roads, which would be inconsistent with Planning Board treatment of other sites. An effort is always made to preserve buffer.*

Most of the mitigation for the subject action is of an extraordinary nature, due to the significant intensity of the design proposal and the requisite infrastructure stress. A more balanced approach would be to discuss the overall R-80 development in a cluster configuration in the FGEIS. The single-family lots range from 20,136 to 53,527 sf, only two are above one acre. If the overall site was designed to accommodate modified lots the size of those specified for the proposed 75 single-family homes, assuming a lot size of 25,000 sf, about 115 acres would be used in homes lots. Taking out for roads and other improvements, it is still likely that about 150 acres could be reserved. Based on yield alone, the physical impacts of 120 homes total would be far less.

(Letter #28, Huntington Planning Department Staff)

**Response H9:**

A cluster plan would result in additional open space. However, most of the other impacts of a cluster subdivision (e.g., traffic, school age population, water and sanitary sewer) would remain the same as those of a conventional subdivision. As compared to the project, a subdivision, cluster or otherwise, would increase certain impacts (i.e. school district impacts), and would provide less public benefits (i.e. affordable senior housing).

**Comment H10:**

Appendix B - The PUD Ordinance will free the project from certain requirements and design specifications contained in the present Zoning Code and Town regulations. If the Town Board is amenable to the creation of a new PUD zoning district, the proposed R-PUD Ordinance has several elements that should be further considered:

1. It should specifically address the need to meet goals and implementation recommendations contained within the Comprehensive Plan.
2. Section B(6) appears to usurp the authority of the Planning Board by defining that the 30-acre proposed dedication for use as parkland "shall suffice as the recreational set aside pursuant to Town 274-a(6)." It would appear more appropriate to establish that public parkland dedication should account for the usual 10% of site acreage or a recreation fee may be assessed for the difference.
3. The Single Family Development (SFD) Sub-District setbacks are tantamount to R-10, while the lot area requirement meets R-20 standards. Modifying area to R-10 standards would enable greater open space/buffer to be provided.
4. There is a community building specified in the SFD Sub District, but not who will own and maintain perpetual responsibility for the structure.
5. The golf course is identified as being in the Senior Residential Community (SRC) Sub District. While the golf course membership may not exceed 500 members and is to be limited to residents of the entire PUD, it appears to be exclusively limited for the use of seniors; thus it will not help to meet the recreational needs of the greater community. If the golf course will also be open for single family use, it is recommended that it be placed in its own Golf Course Sub District. This will enable the golf course to be recognized for its specific ownership and use and assessed more properly as a

- (commercial) entity that generates revenue and taxes separate from the residences.*
6. *A Covenant and Restriction that inures to the Town of Huntington, to the residents of the PUD community and to the residents of the surrounding Dix Hills/Melville community should be offered to provide assurance that the golf course will be organically maintained.*
  7. *Each Sub-District should specify an acreage allocation and associated residential yield so that it can be appropriately mapped on the Zoning Map.*
  8. *The new ordinance should address the need for handicap accessibility.*
- (Letter #28, Huntington Planning Department Staff)*

**Response H10:**

1. The Planning Department has already indicated that The Greens at Half Hollow meets some of the Town's Comprehensive Plan objectives. The DGEIS clearly notes consistencies and inconsistencies between the subject proposed and the Comprehensive Plan, in Section III A, Table 7.
2. See Response H16.
3. The single family proposal in the eastern portion of the site, with its variety of lot sizes, is part of the overall PUD approach for the entire development, and is a further example why the PUD is preferable to the existing zoning district.
4. A Homeowners Association will own and manage the community building.
5. The golf course is an accessory use in the PUD. Membership will be available to all residents of The Greens at Half Hollow. A limited number of memberships may be made available to the surrounding community, if approved by the Town Board.
6. The Environmental Findings Statement will provide the language regarding construction and maintenance of the organic golf course.
7. The zoning map should indicate the entire site as a PUD zoning, consistent with the intent of this type of zoning for large tract of land. Information on densities by sub-district are provided below.

ZONING SUBDISTRICTS		
Housing Type	Section*	Acres
<b>PUD-SF: Planned Unit Development - Single Family Dwelling Community (Maximum 75 Units)**</b>		
Single-Family Homes (75 units)	1	56.01
<b>PUD-SRC: Planned Unit Development - Senior Residential Community (Maximum 1,150 Units) This district includes the 18-hole executive golf course and the approximately 20,000-square-foot community center building</b>		
Golf Villas (400 units)	2a	126.89
	2b	34.48
Townhouses (350 units)	3a	39.17
	3b	10.98
	3c	24.62
Condominiums (400 units)	4a	22.60
	4b	10.94
<b>PUD-ALC: Planned Unit Development-Assisted Living Community (Maximum 100 Units)</b>		
Rental Housing (100 units)	Affordable Senior Rentals	9.54

\* Sections refer to the construction phasing plan; see Exhibit 28, Phasing Plan, on page II-41 of the DEIS.

\*\* See Exhibit 35, Proposed Zoning Sub-Districts, on page III-25 of the DEIS, for the spatial boundaries of the sub-districts.

- Handicapped accessibility is already addressed in the PUD text with regard to parking. Additional language can be provided, if necessary.

**Open Space/Parkland**

**Comment H11:**

*The DGEIS notes that approximately 31 acres (less than the usual and required 10% of the site acreage in residential projects) will be offered to the Town for parkland dedication for soccer fields. An additional impact that the FGEIS must consider is the lack of public access to all but the portion of the site that is, perhaps, among the most environmentally degraded. (Letter #28, Huntington Planning Department Staff)*

**Response H11:**

As indicated in the DGEIS, prior to offering the 31-acre portion of the existing STP site to the Town for dedication as parkland, the Applicant will fund an environmental site assessment of the property to evaluate subsurface conditions. If any contaminants are found to be present in the soil, the Applicant will undertake all necessary site remediation activities in accordance with laws of the State of New York under the supervision of the requisite governmental agencies.

**Comment H12:**

*From a planning perspective, a more desirable parkland location might be adjoining the James E. Allen School on Carman Road, the location of the proposed single family dwellings. If land were dedicated in this area, there might be an opportunity for shared parking with the school, maximizing the area that could be availed for active recreation use. Perhaps this would also reduce some of the cost of relocating and reconstructing the sewage treatment facilities. Any new park should be planned to provide a diverse array of facilities to meet the recreation needs of the young and the old; the physically capable and those challenged. This is particularly important to provide recreational enhancements, which will contribute to an improved community life for those dwelling in the SRUs. In addition the BOCES school on Carmen Road at the northeast corner of the property serves a total of eighteen (18) school districts and would also generate students for whom recreational facilities for the physically challenged would provide an opportunity to expand activities beyond the classroom.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H12:**

The 31-acre site for soccer fields is an appropriate location for this park, given the former use of the land, and its upgrade to an attractive recreation resource. Development of a park on this portion of the former LIDC would address prior STP related issues that affected abutting residences. The soccer fields would have on-site parking and service facilities. The site would be well landscaped, with a buffer and/or buffer providing separation to existing residences to the west. Access would be provided to Old South Path, which leads directly to Half Hollow Road and Old East Neck Road/ Old Country Road -- which combine to serve a broad geographic segment of the southern portion of Huntington.

The suggested location for soccer fields in the northeastern portion of the site, with direct access to Carman Road, is discussed as an alternative in the DGEIS. The DGEIS states, on page V-16:

Another possibility is to locate replacement soccer fields in the northeastern portion of the site, along Carman Road and adjacent to the BOCES school. An advantage of this site is the possibility of joint use of the existing BOCES parking lot. Disadvantages are access from a single winding roadway. From a land planning perspective, this alternative would utilize prime real estate for recreation rather than for single-family home development, like the adjacent residential properties, off-site to the east. Further, if soccer fields were located on Carman Road, the 31-acre site in the western portion of the site would either remain in its present condition as part of an abandoned sanitary disposal area, or it would be used for additional housing development. Since that site is west of Old South Path, housing on the 31-acre parcel would be clearly separated from the balance of the residential development of The Greens at Half Hollow.

In recognition of these factors, the 1995 Master Plan called for single-family housing along Carman Road in both Plans B-1 and C-1, reinforcing the predominantly single-family land use pattern in that area. No request from the referenced school was submitted during the comment period.

**Comment H13:**

*I-31 Alternatives 1a and 1b are cited as creating the least open space, but they are conventional single-family subdivisions. Since the Applicant has modified the C-1 plan, if alternatives 1a and 1b were clustered also, there would be considerably greater open space available. These alternatives were at the existing zoning and proposed construction of 125 single-family homes. The present proposal is to rezone the entire property to enable creation of senior housing, with only 100 affordable condominium units from the mix.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H13:**

Comments noted. Certainly, a cluster subdivision could result in additional open space. The proposed plan provides for a substantial affordable housing component which would be unavailable if the property were developed according to its existing R-80 zoning. See Response 14.

**Comment H14:**

*There is a need for open space to be clearly defined as it can have several different meanings. As a condition of establishment of a PUD, the Town Zoning Code should be simultaneously amended to clearly define open space, with a subset of definitions thereunder for the various kinds of open space -- differentiating between specific active uses (e.g., general recreation, linear corridors and pathways) and more passive ones (e.g. natural buffer, preserve), those that are useable or unusable, those that can include structures, and the planned accessibility of each area. While of sizeable area, golf courses are not fully accessible properties, but programmed for very limited, timed group play.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H14:**

The PUD ordinance is specific with regard to different types of open space. Additional specificity may not be necessary. Amending the Zoning Code to define open space is a separate issue within the discretion of the Town Board, and does not involve the Applicant.

**Comment H15:**

*There is only one other golf course community in the Town, the Hamlet Golf and Country Club. Its overall rezoned density is 0.94 units/acre. From a total of 160 acres, 125 acres were carved out for the golf course, acreage was dedicated to the Greenlawn Water District for a new well site; and 6.8 acres are held in private common area. As a condition of the rezoning, the Town Board required an open space covenant. In comparison, the DGEIS does not indicate the means by which the golf course and open space areas are to be protected*

to insure against their future development. A separate subdistrict in the PUD Ordinance should specify that a covenant and restriction shall be required for any open space area not to be dedicated to the Town as parkland. The golf course should be a separate lot designated specifically to reflect its use.

(Letter #28, Huntington Planning Department Staff)

**Response H15:**

A separate PUD sub-district for the golf course is not necessary to insure against its future development. The PUD requires the course and the amount of open space it provides.

**Comment H16:**

*II-35 The Applicant continues to propose dedication of less than 10% of the site area as parkland, offering only 8.1%. This is the only component of the 382-acre site that will be available for public access. It is part of a 46-acre parcel, which contains a portion of the sewage treatment facility and is located on a parcel that is separated by a roadway from the developed component of the site. No portion of the "mainland" to be developed will be publicly accessible; although limited access may be offered to outside members of the golf club. All of the areas deemed "open space," other than the 31 acres, will be privately-held by the future Greens' property owners and homeowners association.*

*II-38 The OASIS Study presented to the Town Board in September 1998 provided an Open Space Index Retrospect, Protected Lands Inventory, and Proposed Open Space Program. It contained half-mile maps for Town of Huntington total parkland and for active parkland (continuing recreational facilities). Most of the former LIDC facility and the immediately surrounding area to the south and west lies outside that half-mile radius of active Town parkland. The closest active recreational areas are not easily accessed—they lie north of the Northern State Parkway, west of Route 110, and south of the Long Island Expressway. There is a clear void that should be filled by dedication of at least 10% of the site acres for active public recreation. The Parks, Open Space and Historic Resources Section of the Huntington Comprehensive Plan (p. 7-8) recommends:*

*"Special populations need to be served due to changing demographics ... Any large commitments of money or land should be for developing facilities attractive to a broad range of age groups (e.g., an indoor swimming complex, multi-use gymnasium), or which meet specifically identified needs to benefit special segments in the local populous, such as the physically handicapped and senior citizens, particularly in the more densely populated communities where there is a shortage of local parkland."*

*On p. 7-13 the Comprehensive Plan states:*

*"A number of other significant open space parcels including parcels not listed on the 1974 Open Space Index are currently the subject of development proposals, such as an 82-acre parcel of land that was formally a portion of the*

*Veterans Administration Hospital Property in Northport. The recent closure of the Long Island Developmental Center (LIDC), also non-Index designated, in Melville prompted concerns over the development of the surplus property holdings. The pressure to develop these parcels in private ownership, which over the years have served as open space resources to the benefit of the community are great, and may require preservation techniques as discussed earlier in this chapter. These and other proposals are requiring a more thorough consideration of the environmental, recreation and aesthetic issues associated with the development of the town's remaining open space parcels... "*

*While the subject application, if approved, will mature into a subdivision/site plan, it is presently an application for rezoning, a legislative decision of the Town Board. Section 278 of Town Law enables and encourages "flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of open lands." SEQR (6 NYCRR 617.3(b) "provides all involved agencies with the authority ... to impose substantive conditions upon an action." The FGEIS should provide further alternatives and mitigation for development of this significant property to balance the interests of the Applicant, the surrounding community, and the site's public open space potential.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H16:**

The Planning Department is misinterpreting the requirements for a set aside of open space and the specifics of the of the Bayswater case in the Town of Lewisboro. The recreation lands need to be related to the impact that project residents would have on Town facilities. In this case, on-site recreation facilities (indoor and outdoor) would address the vast majority of the project's needs. Recognizing this, the Town's regulations call for a **maximum** set aside of 10% of the land area, assuming no on-site facilities are provided.

Since The Greens at Half Hollow is proposing 8.1% (for soccer field), plus a golf course, at least two tennis courts, indoor and outdoor pools, walking/jogging trails and two community centers, the recreation requirement is clearly met. (This does not include the Firefighters' Recognition Park, comprising another 4-5 acres, which if added would bring the total to over 9% of the site area).

**Comment H17:**

*II-39 The DGEIS notes that "the project as proposed, satisfies the requirements for park and/or playground dedication, and will not adversely impact the existing recreational facilities of the Town." There will be 75 new, single-family homes constructed and potentially 1,150 units for able-bodied seniors and yet, in addition to the pathways (for walking, jogging, bicycling), the only recreation facilities proposed are the executive golf course, two tennis courts and a swimming pool as shown on Exhibit 27a, titled Proposed*

*Open Space Subdivision. The Applicant is not proposing to provide a full spectrum of recreational facilities on the subject site; therefore, it is likely that existing Town facilities will be further impacted. In particular, Wolf Hill Park, the closest Town recreation facility with tennis courts, is likely to be subjected to greater use. There are no recreational resources indicated in close proximity of the single-family homes. While there is a 74,520 square foot (1.7-acre) area identified on Exhibit 29 as recreation area, the DGEIS does not specify its future use (public or private, active or passive). In comparison, the Hamlet Golf and Country Club has a larger tennis complex for only 170 homes. Perhaps additional recreational amenities can be incorporated, such as a children's playground for visiting relatives, additional tennis courts, etc.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H17:**

The 1.7 acre site will include a community center with a swimming pool. Residents of the single family homes will be able to use that facility plus the walking trails, golf course and tennis courts on the balance of the site. Children will also be able to use the soccer fields. The possibility of providing additional tennis courts will be studied as part of site plan approval.

**Comment H18:**

*It is recommended that additional active recreation area be dedicated to meet a 10% dedication. This additional seven acres could be located adjoining the BOCES school on Carman Road and provide some field play area (e.g. softball), a running track, playground, multi-use courts, and other specialized facilities, perhaps be an area that could double for special olympics use by the BOCES program. The school district appears quite concerned about the prospect of adding student enrollment; thus, the reduction in number of single-family homes could have multiple benefits.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H18:**

There is no legal or planning basis for the provision of additional open space beyond that which is already provided in the proposed plan. The BOCES School has not submitted any comments during the review process.

**Comment H19:**

*It is noted that the project is to be constructed in three phases and no recreational facilities are to be constructed until the second stage of Phase I (just the golf course). The other recreational amenities will be completed with the second stage of Phase 2. No time frame is presented.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H19:**

With regard to project phasing, dedication of the land for the soccer fields would be included in Phase I of the development of The Greens at Half Hollow, along with the development of the golf course and major portions of the community greenway system. The golf course clubhouse and one of the two community centers are also included in Phase I.

**Comment H20:**

*The Applicant has offered to fund an environmental site assessment to evaluate subsurface conditions on the property offered for dedication to the Town, and to undertake all necessary remediation in accordance with NYS regulations under the supervision of requisite governmental agencies. The Town should accept no deed until such time as the NYSDEC and SCDHS certify to the Town that the property investigation and quality is satisfactory. The environmental site assessment that was contracted by the state should be included in the FGEIS, not simply referenced.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H20:**

As part of the dedication of the 31-acre soccer field site, the Applicant will fund an environmental assessment and complete any necessary remediation related to the prior use of part of this site for sewage treatment. A detailed examination of existing site conditions (flora and fauna) will also be undertaken and a mitigation program will be devised if significant adverse impacts are identified, based upon preliminary park plans developed by the soccer association's land planning consultant.

**Comment H21:**

*III-28 The DGEIS identifies public benefits and includes "the development of a 31 acre public park area for, inter alia community soccer fields." The DGEIS does not assess the parking requirements, traffic impacts, or noise element of such a facility, nor the effect on the land resources.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H21:**

The Huntington Soccer Club is working with a consulting firm to develop detailed plans for the proposed 31-acre park for soccer fields. Although the plans are not complete, certain elements of the proposed facility have been determined including providing on-site parking, perimeter fencing and landscaping. Final plans will require review and approval from the Town.

**Comment H22:**

*Page III-35 identifies the location of the sand beds in the central and western portions of the site, and then, that they are predominantly wooded. Thus, to avoid removing the woodland that presently serves as ample buffer to the community would lead to development of the fields only in the location of the existing sand beds. This site contains the most contiguous*

*woodland habitat on the entire property. A member of the community contacted the staff and stated that there are 15-20 red fox residing in dens on the site not far from Grossman Street and that there is a "swampy" area on the property. The potential to impact the natural resources of the proposed park site should be further reviewed prior to making a determination on the suitability of the site for active recreation (soccer fields).*

*(Letter #28, Huntington Planning Department Staff)*

**Response H22:**

As indicated above, the Huntington Soccer Club is working with a consulting firm to develop detailed plans for the proposed 31-acre park for soccer fields. Environmentally sensitive areas, if any, will be avoided and/or mitigated. Final plans will require review and approval from the Town.

**Comment H23:**

*V-15 The DGEIS identifies that a 31-acre site is to be dedicated to the Town for parkland/soccer field development, as it is not needed as part of the upgraded and redesigned sewage treatment facility. However the PUD Ordinance identifies only 30 acres.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H23:**

Zoning regulations typically specify minimum requirements. The Environmental Findings for the proposed action will indicate that the Applicant has offered a 31-acre parcel for dedication to the Town for parkland.

**Comment H24:**

*Pursuant to Bayswater Realty v Town of Lewisboro, the Town Board via the FGEIS should determine whether the parkland offer is optimal or if the particular open space created by the clustering process under Town Law §278 satisfies the requirement to provide recreational land (or a fee in lieu thereof) under Town Law s. 277. In that case it was found that while "both section 277(l) and section 281 (d) are intended to serve the general aim of fostering the preservation of opens lands, the provisions are designed to address different societal needs [and] while they may be employed simultaneously, they operate independently." If the Town Board and Planning Board determine that the impacted property is not of optimal size, location or quality, it would appear that a recreation fee could be required. The Town has been severely criticized for other cluster developments where the maximal dedication was not assured for public benefit.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H24:**

Comment noted, however the Applicant believes that the 60%+ open space, plus indoor facilities, exceeds the recreation needs as required under State law.

**Comment H25:**

*V-15/16 The DGEIS refers to a design and layout developed by local officials for the soccer fields, but this plan is not shared in the DGEIS. The FGEIS should include the plan and specify potential impacts of a significant soccer facility (tournaments, parking, traffic, noise, lighting, natural resource impacts, such as woodland removal) in close proximity of a higher-density community area and mitigation thereto. The FGEIS should specify if it is the Applicant's intention to construct the park facility and any amenities required thereon.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H25:**

The Huntington Soccer Club is working with a consulting firm to prepare detailed plans for the proposed park/soccer fields. The Applicant is not preparing the plans for the park, but has agreed to offer the land for dedication and fund the construction.

**Comment H26:**

*The DGEIS considers other alternatives for the placement of the park, including an off-site fire district owned parcel that was ruled out for its size (not that it is not within the capability of the project sponsor to use it). The "access from a single winding roadway" is noted as a disadvantage for potential location of the park adjoining the James E. Allen Junior/Senior High School in the northeast corner of the site. Clearly, the location is otherwise safe for the school and for the proposed single-family homes. The DGEIS notes that "from a land planning perspective, this alternative would utilize prime real estate for recreation rather than for single-family home development like the adjacent residential properties, off site to the east." If it is the Applicant's intent that this area develops consistent with the adjoining community, the FGEIS should explain why it would not be more prudent to either maintain the zoning or rezone it R-40 and provide fully-conforming lots, instead of the proposed modified lots. Land to be offered to the Town for dedication should be prime real estate. If the parkland is to serve the necessary goal as extending the public domain to the prospective homeowners, it should be on the main parcel, equally accessible to the new development and the surrounding community.*

*(Letter #28, Huntington Planning Department Staff)*

**Response H26:**

The Master Plan for The Greens at Half Hollow, the LIDC Task Force Plan and the DGEIS clearly provide the land planning rationale for the location of the proposed single-family housing and recreational areas on the 382-acre site. The single family development is to serve as a transitional use between the existing community and higher densities proposed to the west. Hence, a simple R-80 or R-40 subdivision is not as appropriate as the proposed design.

**APPENDICES**

---

---

**APPENDIX A**

---

---

**Transcripts**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

OFFICIAL TOWN BOARD MINUTES

PROCEEDINGS AND VERBATIM DISCUSSIONS OF THE  
HUNTINGTON TOWN BOARD MEETING, HELD ON THE  
25TH DAY OF JULY, 2000 AT 7:00 P.M., AT TOWN  
HALL, 100 MAIN STREET, HUNTINGTON, NEW YORK.

16 PRESENT:

- 17 FRANK P. PETRONE, Supervisor
- 18 MARLENE L. BUDD, Councilwoman
- 19 MARK A. CUTHBERTSON, Councilman
- 20 STEVE J. ISRAEL, Councilman
- 21 SUSAN J. SCARFATI-REILLY, Councilwoman
- 22 JO-ANN RALIA, Town Clerk
- 23 THELMA NEIRA, ESQ., Town Attorney

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Tonight we are entertaining a public hearing dealing with the Long Island Developmental Center that has been the issue of great discussion over the last six or seven years.

What we will be doing, I will be calling that public hearing. There will be, traditionally, on a zone change application, the applicant will make their presentation. That probably will be somewhere in the area of a half hour because of the various speakers that go along with the applicant's presentation.

I will then be calling other people to the podium. You will all be limited thereafter to three minutes per speaker, and we will ask you in three minutes and the red light flashes, to please let your neighbor come up, the next speaker.

We will call first elected officials. We give elected officials preference in the public hearing process, and then we will start calling names according to the forms that you filled out

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 SUPERVISOR PETRONE: Ladies and gentlemen, please be  
2 seated. Those of you that are standing,  
3 stand and those of you who are sitting,  
4 please rise for the Pledge of Allegiance  
5 led by Councilman Cuthbertson.  
6 [AFTER THE RECITATION OF THE PLEDGE OF  
7 ALLEGIANCE, THE MEETING OF THE TOWN BOARD  
8 OF THE TOWN OF HUNTINGTON WAS CALLED TO  
9 ORDER BY THE SUPERVISOR, FRANK P. PETRONE,  
10 AT 7:00 P.M.]  
11 SUPERVISOR PETRONE: Thank you, ladies and gentlemen,  
12 for coming this evening.  
13 We have some procedures that I  
14 would like to, first and foremost, review  
15 with you.  
16 First of all, I would like to  
17 read to you some of the fire regulations so  
18 you are fully aware of them. Fire exits  
19 are located at the areas that I am  
20 indicating, to my right, to my left and to  
21 the back. In the event of a fire, you will  
22 be notified in the following manner:  
23 There will be an alarm. If  
24 notified, please move calmly in an orderly  
25 fashion to that nearest exit.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

and as they had been prenumbered when you received them.

What we are going to do in order to move it along this evening, we have a seat right up here in the front next to Mrs. Bradley. It says "Next Speaker." I will call two speakers, the speaker and then the next speaker, so that person, being in this room or out in the hall, can come in and take a seat so we can move quickly.

If you speak and wish to leave at that point, please do so quietly so we can let other individuals enter the auditorium.

There are speakers in the hall, and we have taken the room behind us for individuals to sit in as well.

There are people taking names of people that maybe wish to leave because they don't think they would want to stay here until the middle of the night. We will take their names, which will go on the public record and the fact that they were in attendance this evening. We need order because there are a large number of people,

1 people that are going to be moving in and  
2 out, so let's try and proceed in the most  
3 orderly fashion.

4 So, please bear with us as we  
5 attempt to take some breaks because we have  
6 a court reporter and she cannot take this  
7 all night long and we, too, perhaps need  
8 some breaks, and we will be doing that.

9 I guarantee that each and every  
10 person that wishes to speak will speak. If  
11 we are here until three or five in the  
12 morning, or five or six in the morning, we  
13 will stay. I like cream cheese on my  
14 bagels, and we like lox, too. [LAUGHTER]

15 So, we are here and we are here  
16 for the long run. So, relax. It's not  
17 going to be pleasant for some of you  
18 because you are not going to want to sit so  
19 long. If you are leaving the auditorium  
20 after you have spoken, let someone who  
21 hasn't had a chance to come in, come in.

22 I did look to change the facility  
23 for this evening, but we were advised by  
24 counsel that it has been noticed and it had  
25 been scheduled, and for legal reasons we

1 concerning same. (Local Law Intro #23-  
2 2000/99-ZM-324).  
3 [WHEREUPON THE NOTICE OF HEARING FOR PUBLIC  
4 HEARING NUMBER ONE WAS READ BY THE TOWN  
5 CLERK, JO-ANN RALA.]

6 MRS. RALA: This is by order of the Town  
7 Board; Jo-Ann Raia, Town Clerk. I have the  
8 Affidavits of Publication and Posting in  
9 both The Long Islander and The Observer. I  
10 have the Affidavits of Service on every  
11 property owner within two hundred feet of  
12 the property involved, and I have the  
13 Affidavit of Service and the Posting of  
14 Signs on each frontage of the property  
15 involved.

16 SUPERVISOR PETRONE: The Affidavits are in Order. The  
17 postings are in order. I hereby open this  
18 Public Hearing and I may add for the  
19 record, this is merely a public hearing.  
20 There will be no action taken on this  
21 application this evening. The hearing will  
22 be heard, there will be no vote and no  
23 actions on this procedure.

24 At this point, I will call  
25 representatives of the applicant for their

1 could not do that.

2 Please be patient. We are trying  
3 to make this a most, most enjoyable  
4 experience.

5 Mrs. Raia --

6 COUNCILMAN CUTHBERTSON: [INTERPOSING] Before we start,  
7 Mr. Supervisor, I ask if the list of people  
8 who don't want to stay around can be sent  
9 some sort of solicitation so their views on  
10 the project can be known?

11 SUPERVISOR PETRONE: Sure, most definitely. Thank  
12 you.

13 Ready? Mrs. Raia, would you  
14 kindly read the notice for Public Hearing  
15 Number One?

16 I. Consider adopting Local Law  
17 Introductory No. 23-200 amending the Town  
18 of Huntington Zoning Map, Town Code Section  
19 198-7, and adding Section 198-21.2 to the  
20 Zoning Chapter and in accordance with  
21 Section 198-126 et. seq., considering Zoning  
22 Change Application #99-ZM-324 S.B.J.  
23 Associates, L.L.C., former property of  
24 LIDC, (The Greens at Half Hollow), and  
25 solicit public comments on the DGEIS

1 presentation.

2 MR. HARRAS: Good evening, Mr. Supervisor,  
3 members of the Town Board. My name is John  
4 Harras from Morton Weber & Associates. We  
5 are the attorneys for the applicant, S.B.J.  
6 Associates, which owns three hundred  
7 eighty-two acres of property, commonly  
8 known as the LIDC site, in the Dix  
9 Hills/Melville area.

10 By this application, our client  
11 seeks to rezone that property from R-80,  
12 which is a two-acre residential Zoning  
13 District, to a planned unit development to  
14 be established under proposed Article 21.2  
15 of the Zoning Chapter of the Town Code.

16 The planned unit development  
17 christened The Greens at Half Hollow is  
18 designed to be predominantly for seniors  
19 fifty-five years and over, in accordance  
20 with the Federal Fair Housing Act and the  
21 Housing for Older Persons Act of 1995.

22 It will boast a variety of  
23 housing types offered at a wide range of  
24 prices, including affordable prices, and  
25 focused around a twenty thousand square

1 foot community building, an organically  
 2 maintained eighteen hole golf course, two  
 3 hundred forty-seven acres of preserved open  
 4 space constituting sixty-four percent of  
 5 the site, together with a host of  
 6 amenities, all carefully designed to make  
 7 this project the best planned community of  
 8 its type in the State of New York, and we  
 9 believe on all of the East Coast.

10 [APPLAUSE, SCREAMING AND STANDING OVATION]

11 This planned community will, in a  
 12 single strike, help alleviate a critical  
 13 and well documented shortage of housing for  
 14 seniors who comprise the fastest growing  
 15 segment of our population, a segment which  
 16 by 2030 will count among its members one  
 17 out of five Americans.

18 To the difficult question of  
 19 where will these seniors live, part of the  
 20 answer for Huntington starts with The  
 21 Greens at Half Hollow.

22 The theme and design of the  
 23 project did not start with the applicant.  
 24 Rather, the project and its theme and  
 25 design was formed over the course of two

1 It did that by increasing the  
 2 number of critically needed independent  
 3 living units for seniors over that provided  
 4 in Plan C-1, while reducing the overall  
 5 density of the community. This was made  
 6 possible by eliminating the more commercial  
 7 aspects of Plan C-1, including nursing home  
 8 and congregate care facilities, which have  
 9 saturated the market since the Task Force  
 10 did its work.

11 In contrast, independent senior  
 12 living has not experienced the same build-  
 13 out. In fact, the shortage of senior  
 14 housing is becoming even more acute since  
 15 the Task Force disbanded in 1995. Only  
 16 three hundred units of unregulated  
 17 independent senior units exist in the Town  
 18 today, and they were filled as quickly as  
 19 they were built.

20 In order to address that critical  
 21 housing need, The Greens at Half Hollow is  
 22 designed to have a maximum residential  
 23 density of thirteen hundred seventy-five  
 24 units, all but seventy-five of which will  
 25 be restricted to seniors fifty-five years

1 years by a State-appointed Task Force,  
 2 comprised of County, State and local  
 3 officials, as well as community leaders who  
 4 were all charged with the responsibility of  
 5 determining the best use of the LIDC  
 6 property in light of the State's decision  
 7 in the early 1990's to close down the  
 8 facility there.

9 The Task Force was designed to  
 10 find the best use as one which would  
 11 provide a public benefit while, at the same  
 12 time, insuring that the development of such  
 13 a large parcel so suddenly released into  
 14 the marketplace would not adversely affect  
 15 the surrounding community, its road,  
 16 schools and infrastructure.

17 Guided by those objectives, the  
 18 Task Force recommended two plans, one of  
 19 which was known as the C-1 Plan, which was  
 20 a golf course community of approximately  
 21 fifteen hundred units representing a  
 22 continuum of care for seniors and empty  
 23 nesters. The applicant adopted that plan  
 24 as its own and set about to refine it and  
 25 to improve it.

1 of age or older.

2 Under the proposed zoning  
 3 controls for the project, The Greens at  
 4 Half Hollow is proposed to contain the  
 5 following variety of housing types:

6 There will be four hundred  
 7 condominiums which are proposed to be  
 8 located in the northwest portion of the  
 9 site. These units will consist of a single  
 10 floor, one unit on the ground floor, one  
 11 unit on the upper floor of a two-story  
 12 building. These units will be  
 13 approximately eleven hundred fifty square  
 14 feet with two bedrooms and one-and-a-half  
 15 baths. Surface parking will be provided.

16 Three hundred of the units will  
 17 be built as attached townhouses. These  
 18 units will be approximately two thousand  
 19 square feet. They will be comprised of two-  
 20 and-a-half stories, have two and three  
 21 bedrooms and a garage.

22 Four hundred units will be golf  
 23 villas located on the organic golf course.  
 24 These units will be built as an assortment  
 25 of attached and some detached units with

1 two-car garages. All these units, the  
 2 condos, townhouses and villas, will be  
 3 available only to seniors.  
 4 There also will be a maximum of  
 5 seventy-five single-family homes on lot  
 6 sizes ranging from one acre to slightly  
 7 over one-half acre located on the northeast  
 8 quadrant of the site, and that was  
 9 specifically recommended by the Task Force  
 10 in a C-1 Plan, as well as other plans that  
 11 the Task Force considered.  
 12 Also proposed is a minimum of  
 13 fifty senior rental units containing a mix  
 14 of one and two bedrooms. These units will  
 15 be affordable and are intended to be  
 16 managed by the Huntington Senior Citizen  
 17 Housing Committee presided over by  
 18 Huntington's Dean of Senior Housing, Duncan  
 19 Elder, relatedly to provide one hundred  
 20 fifty units of assisted living, in  
 21 accordance with the specific  
 22 recommendations found in the C-1 Plan.  
 23 However, like nursing homes and  
 24 congregate care facilities, the  
 25 proliferation of assisted living facilities

1 zoning would result in no affordable  
 2 housing, senior or otherwise.  
 3 This is not the case for The  
 4 Greens at Half Hollow.  
 5 First, all four hundred of the  
 6 condominium units will be priced under one  
 7 hundred eighty thousand dollars. In the  
 8 context of location of the project and the  
 9 affordable housing formulas previously used  
 10 by the Town Planning Board for other  
 11 projects, the amount of one hundred eighty  
 12 thousand dollars qualifies as affordable  
 13 given the Town's median family income and  
 14 the low tax assessment that these units  
 15 will receive.  
 16 Of those four hundred units, one  
 17 hundred will be offered at the reduced  
 18 price of one hundred forty-five thousand  
 19 dollars to qualifying buyers. With the  
 20 availability of subsidies, we believe those  
 21 units can be offered to senior home buyers  
 22 at a price of one hundred twenty-five  
 23 thousand dollars. [APPLAUSE]  
 24 Second, The Greens at Half Hollow  
 25 will include fifty affordable senior rental

1 since the deliberations of the Task Force,  
 2 suggests that it may be appropriate to  
 3 eliminate the assisted living in favor of  
 4 additional rental units.  
 5 Towards that end, the applicant  
 6 proposes an alternative in which the one  
 7 hundred fifty units of assisted living is  
 8 replaced with fifty affordable senior  
 9 rental units in addition to the fifty  
 10 affordable units which I just described.  
 11 As a result of this mix of  
 12 housing types, The Greens at Half Hollow,  
 13 in the context of a senior community, will  
 14 be a truly diverse community with owners  
 15 mingling with renters, and those qualifying  
 16 for affordable units strolling side by side  
 17 with owners of market priced homes.  
 18 [APPLAUSE]  
 19 Turning to the issue of  
 20 affordability. The Greens at Half Hollow  
 21 improves on the Task Force's plan by  
 22 offering a substantial affordable housing  
 23 program not found in the Task Force's  
 24 recommendations. Similarly, any  
 25 development under the R-80 as-of-right

1 units and perhaps one hundred if Federal  
 2 financing is available, which will have a  
 3 mix of one and two bedrooms. These  
 4 affordable rental units will be managed by  
 5 the Huntington Senior Housing Committee, or  
 6 such other entity that the Town feels  
 7 appropriate.  
 8 Third, the affordable program at  
 9 The Greens at Half Hollow does not stop at  
 10 its boundary lines. Rather, the applicant  
 11 has committed to contribute 2.5 million  
 12 dollars to a Huntington Town Housing Trust  
 13 Fund, which is an anticipated component of  
 14 the Huntington Homes Initiative currently  
 15 under consideration by this Board. That 2.5  
 16 million dollars will be administered by the  
 17 Town and shall be available to assist  
 18 first-time home buyers in the Town of  
 19 Huntington, or for any housing purpose that  
 20 the Town deems appropriate, including  
 21 vouchers for first-time home buyers.  
 22 This 2.5 million dollar Trust  
 23 Fund contribution is truly governmental in  
 24 scope and obviously unprecedented. To  
 25 place it in context, the contribution is

1 more than ten percent of the entire  
 2 affordable housing initiative recently  
 3 enacted by Suffolk County. Together with  
 4 the price reduction of the one hundred  
 5 condominium units that I have spoken about  
 6 before, the applicant's contribution to  
 7 affordable housing, both senior and family,  
 8 exceeds five million dollars. [APPLAUSE]

9 Fourth, the principal of the  
 10 applicant is agreeable to constructing  
 11 affordable nonage restricted housing on an  
 12 8.5 acre parcel located on Ruland Road at  
 13 the density permitted under the R3M Zoning  
 14 classification, resulted in approximately  
 15 one hundred to one hundred ten one bedroom  
 16 units. This affordable housing, contingent  
 17 on successful rezoning, will compliment  
 18 other affordable family housing units in  
 19 the area approved by the Town, including  
 20 the fifty two and three bedroom affordable  
 21 homes recently built by order of the Town  
 22 at The Villages, the additional two and  
 23 three bedroom affordable units that remain  
 24 to be built there, as well as the  
 25 affordable units at Avalon I and II, and

1 storage facility, as well as water taps for  
 2 irrigation and gravel parking. This, of  
 3 course, raises the pleasant prospect of  
 4 grandparents strolling to the soccer fields  
 5 to watch their grandchildren play.

[APPLAUSE]

7 Also, new playground equipment is  
 8 proposed for the SRU community located  
 9 around the site.

10 Another huge public benefit that  
 11 cannot be understated, and this is the  
 12 second to the last one, Mr. Supervisor.  
 13 Another huge public benefit that cannot be  
 14 understated is the four million dollars  
 15 that the project's real estate taxes will  
 16 generate for the Half Hollow Hills School  
 17 District. [APPLAUSE]

18 This is all without burdening the  
 19 already overcrowded schools in that  
 20 District, which has had to absorb  
 21 approximately one thousand housing units,  
 22 including affordable units, over the last  
 23 several years.

24 Not only is the tax revenue a  
 25 public benefit, but so is the avoidance of

1 other developments that this Town has seen  
 2 fit to approve.

3 All in all, it is an  
 4 extraordinary and unprecedented affordable  
 5 housing package to be put forth by a single  
 6 owner. We believe it will be the gold  
 7 standard against which all future projects  
 8 on all of Long Island and this Town will be  
 9 measured.

10 In addition to the affordable  
 11 housing package, and much needed senior  
 12 housing, The Greens at Half Hollow provides  
 13 other public benefits to the community.  
 14 The applicant has committed to construct a  
 15 new Firehouse for the Melville Fire  
 16 Department, which will be located on Old  
 17 East Neck Road opposite the northwest  
 18 entrance into The Greens at Half Hollow.

19 Additionally, the applicant will  
 20 dedicate thirty-one acres to the Town, on  
 21 which will be built six soccer fields to  
 22 replace the worn fields that the HBC Soccer  
 23 Club has been using -- [APPLAUSE] -- has  
 24 been using at the site for many years, and  
 25 we are committed to providing a small

1 harm that would be caused by overburdening  
 2 the School District with an unmanageable  
 3 influx of new students. Not only is the  
 4 tax revenue a public benefit, but so is the  
 5 avoidance of cars and, again, the School  
 6 District, which schools are at a max.  
 7 [APPLAUSE]

8 In consideration of the site's  
 9 location in a special groundwater  
 10 protection area, the applicant will  
 11 construct and maintain one of the first  
 12 organic golf courses on Long Island. The  
 13 Long Island Special Ground Protection Plan  
 14 and other studies have found that golf  
 15 courses are not harmful to the groundwater,  
 16 and this is especially true with an organic  
 17 golf course that we are proposing.

18 At this point, Mr. Supervisor,  
 19 Town Board members, I would like to turn to  
 20 our presenters, all experts in their  
 21 respective fields, many of them consultants  
 22 to the LIDC Task Force. They will describe  
 23 the particulars of the project, the need it  
 24 satisfies and the public benefit it  
 25 provides.

1 To save time, I would ask  
 2 permission to just hand up a package of the  
 3 resumes of those particular experts that we  
 4 will be calling and enter them into the  
 5 record.

6 SUPERVISOR PLTRONE: We will see that they will be  
 7 entered.

8 [WHEREUPON MR. HARRAS HANDED RESUMES TO THE  
 9 TOWN CLERK, JO-ANN RAIA.]

10 MR. HARRAS: Our first presenter is, perhaps,  
 11 where this whole concept started. His name  
 12 is Charles Shorter, currently an Adjunct  
 13 Professor at Columbia with an emphasis on  
 14 residential development. He is a principal  
 15 in the firm of Ernst & Young Real Estate  
 16 Advisory Division.

17 Mr. Shorter was the gentleman who  
 18 conducted the marketing studies that  
 19 identified the need for a senior community.  
 20 Mr. Shorter is here today to update that  
 21 report and tell us what the status is in  
 22 connection with the marketing to the senior  
 23 population.

24 COUNCILMAN ISRAEL: Mr. Harras, I have some questions  
 25 for you.

1 Are you going to be back up?

2 MR. HARRAS: Yes.

3 COUNCILMAN ISRAEL: Okay.

4 MR. SHORTER: Mr. Supervisor, Town Board  
 5 members, thank you.

6 As John pointed out, I was part  
 7 of the original consultant team in 1994,  
 8 and we looked at the potential uses for the  
 9 site specifically around the issues of the  
 10 market demand for senior housing and other  
 11 amenities. We were asked to look at the  
 12 proposed project and how what was projected  
 13 in terms of market dynamics came to pass in  
 14 1999 and what they would look like going  
 15 forward into the future.

16 This project is consistent, and I  
 17 think this is very important, this project  
 18 is consistent with several major trends in  
 19 the region.

20 First, what we all term the aging  
 21 of our population, which is defined by  
 22 increases in households over fifty-five;  
 23 and

24 Second, with that increase in  
 25 households is also the increase in

1 household income and net worth, and for  
 2 purposes of this project, how seniors are  
 3 also looking at using those expenditures  
 4 for recreation and entertainment.

5 These trends are particularly and  
 6 strongly reflected in the primary market  
 7 area which we analyzed. That market area  
 8 included the Town of Huntington, Babylon,  
 9 Islip, Oyster Bay and Smithtown, but only  
 10 within those boundaries, which means that  
 11 this is a conservative estimate.

12 What has been found in 1999 in  
 13 looking at this project is that the primary  
 14 factor in demand, the increases in  
 15 household formations, that is the number of  
 16 new households, we had projected in 1994  
 17 that there would be an increase in our  
 18 primary market area of approximately sixty-  
 19 six hundred new households. It turns out  
 20 in 1999 that that number is fairly  
 21 consistent. It was overstated by  
 22 approximately three hundred.

23 Looking forward, however, and  
 24 consistent with this increase that we have  
 25 talked about in households over age fifty-

1 five, the projection in our primary market  
 2 area between now and the end of 2004 is  
 3 that there will be an additional twelve  
 4 thousand three hundred new households,  
 5 which constitutes a very significant demand  
 6 factor.

7 The other side of the equation  
 8 obviously is the supply side. John has  
 9 pointed out -- John Harras has pointed out  
 10 that the supply of independent housing for  
 11 seniors in this market area was fairly  
 12 small. In fact, the increase in senior  
 13 housing, independent living in the past  
 14 five years, is approximately three hundred  
 15 new units. Projected, that is planned and  
 16 under construction right now in this five  
 17 community market area, there are  
 18 approximately four hundred, and that's  
 19 again the demand side of over twelve  
 20 thousand new household formations, a very  
 21 striking balance in favor of the supply  
 22 side and one that underlines the market and  
 23 economic factors for this project.

24 Thank you. [APPLAUSE]  
 25 MR. HARRAS: Councilman Israel, would you like

1 me to respond at this time?  
 2 COUNCILMAN ISRAEL: At one point you mentioned that  
 3 fifty units of long-term senior housing  
 4 would be placed in assisted living.  
 5 MR. HARRAS: What we proposed, Councilman  
 6 Israel, that we had proposed fifty units of  
 7 senior citizen rental housing with the  
 8 Huntington Senior Housing Committee, and in  
 9 those discussions there was a dialogue with  
 10 respect to increasing that amount to  
 11 another fifty, and in order to do that, we  
 12 would eliminate the assisted living  
 13 locations to provide a location for those  
 14 rental units that would be in replacement  
 15 of the assisted living that, frankly, has  
 16 saturated the marketplace, and that arose  
 17 from our discussions with Duncan Elder and  
 18 his attorney.  
 19 COUNCILMAN ISRAEL: So, there are proposed one  
 20 hundred units, and those sections are  
 21 affordable units?  
 22 MR. HARRAS: We understand that the Huntington  
 23 Senior Housing Committee will apply for  
 24 financing under the 202 Program. We have  
 25 anticipated that will be in the control of

1 Consultants from White Plains and  
 2 Hempstead.  
 3 As John pointed out, I was a  
 4 Planning Consultant to the Task Force in  
 5 the development of the Master Plan for the  
 6 LIDC site about five years ago, and my firm  
 7 is also the Planning Consultant for the  
 8 applicant, and we are the principal  
 9 preparers of the Draft EIS which is going  
 10 to be discussed at the hearing tonight.  
 11 I will outline briefly the plan,  
 12 Mr Supervisor, for The Greens at Half  
 13 Hollow, some of the physical components,  
 14 particularly the open space components.  
 15 As John pointed out, the current  
 16 plan, the plan for The Greens at Half  
 17 Hollow builds upon C-1, the C-1 Plan from  
 18 the Task Force Report. The Task Force  
 19 Report clearly stated that the concept in  
 20 that report would be detailed by the  
 21 developer of the site. The developer on  
 22 this site, in particular, has extensive  
 23 experience in developing senior housing on  
 24 Long Island and, of course, in the Town of  
 25 Huntington as well.

1 the Federal Government and if they do not  
 2 receive that, we will endeavor to provide  
 3 those units under a different program.  
 4 COUNCILMAN ISRAEL: At approximately the same rental?  
 5 MR. HARRAS: Yes, they will be affordable  
 6 rentals that are afforded those programs.  
 7 COUNCILMAN ISRAEL: Thank you.  
 8 MR. HARRAS: We would now like to introduce  
 9 the Planning Consultant who was retained by  
 10 the applicant to carry forward with the  
 11 Task Force Plan adjusted for the year 1999,  
 12 and his name is John Saccardi of Saccardi &  
 13 Schiff, a well-recognized Planning  
 14 Consultant in the New York Region. He has  
 15 testified before as an expert before many  
 16 Boards on Long Island, and he was a  
 17 consultant to the Task Force, and he is  
 18 here to explain to the audience and to the  
 19 Board the planning layout and its planning  
 20 features. [APPLAUSE]  
 21 MR. SICCARDI: Thank you, John.  
 22 Mr. Supervisor, members of the  
 23 Board, members of the public, my name is  
 24 John Siccardi, Principal of Siccardi &  
 25 Schiff, Planning & Environmental

1 A number of refinements have been  
 2 made from the Task Force's conceptual plan,  
 3 the plan before you. I would like to  
 4 highlight two of them if I may.  
 5 First, as John mentioned, the  
 6 Task Force report called for one thousand  
 7 five hundred -- one thousand five hundred  
 8 fifty units of housing. This plan calls for  
 9 a maximum of one thousand three hundred  
 10 seventy-five senior units.  
 11 More importantly in some respects  
 12 is the way the applicant has proposed to  
 13 use open space on this site starting with  
 14 the golf course, itself.  
 15 In the Task Force report, the  
 16 golf course was proposed as a sixty acre  
 17 nine hole golf course. The applicant is  
 18 proposing an eighteen hole executive golf  
 19 course that is almost ninety acres in size  
 20 and really not only is the open space  
 21 larger for the golf course, but the open  
 22 space has been a major principle of this  
 23 entire development.  
 24 The concept here is not only to  
 25 develop a senior retirement community built

1 upon a golf course, but to build a senior  
2 retirement community in a park, and that's  
3 really why the plans before you show a lot  
4 of green.

5 The site plan to my left is a  
6 plan, the Master Plan for the development  
7 that shows the housing, the roads, the open  
8 space throughout the property. The sketches  
9 before the dais which the Board cannot see,  
10 but are in the Draft EIS Statement, show  
11 townhouses, show villas, show condominiums,  
12 show our clubhouse, show our community  
13 center, all indicating clearly the amount  
14 of green space that is provided around each  
15 of these housing types and each of these  
16 facilities as part of this project.

17 Clearly, however, the centerpiece  
18 of this development is the golf course.  
19 The eighty-six acre golf course is in the  
20 central portion of the site. It starts at  
21 a clubhouse and community center site where  
22 the first tee and the eighteenth green  
23 would be located. The golf course winds  
24 its way through the central portion of the  
25 site, swings down to the area in the

1 center, a movie screening room, series of  
2 community rooms, series of computer rooms,  
3 multipurpose rooms, beauty parlor, ATM  
4 machine; a whole host of services that will  
5 be available to the seniors living around  
6 the development. [APPLAUSE AND YEAS]

7 To the east and northeast of the  
8 community center would be the golf course  
9 villas. By their name and by the  
10 illustrations in front of you, I think it  
11 is pretty clear that the golf course villas  
12 will front directly on the golf course.  
13 The people that will buy units there will  
14 buy that open space amenity on the  
15 property.

16 To the west of the community  
17 center we would locate our townhouses and  
18 our condominiums, and here we have a  
19 different open space concept, and one of  
20 which I think we are additionally proud of.

21 Winding its way through the  
22 condominium and townhouse development in  
23 the western portion of the site would be a  
24 linked greenway park. This is about a  
25 thirty-five acre open space that would

1 vicinity of the Sagamore Children's  
2 Psychiatric Hospital, and will be visible  
3 in two locations from Half Hollow Road, our  
4 southern boundary of the site.

5 Along the way there will be water  
6 features, sand traps, tees and greens in  
7 the executive golf course that will be  
8 particularly desirable to the senior  
9 citizens that will live in this  
10 development.

11 The clubhouse for the golf course  
12 is about four thousand square feet. The  
13 clubhouse will provide amenities for the  
14 golfers, rooms for golf carts, rooms for  
15 maintenance materials.

16 Next to that clubhouse, roughly  
17 in the center part of the site, will be our  
18 community center. That is illustrated in  
19 the front of the room, and it is something  
20 we are particularly proud of. The  
21 community center will have about twenty  
22 thousand square feet of floor area on two  
23 floors. It will have a full array of  
24 senior facilities and services, indoor  
25 swimming, outdoor swimming, a wellness

1 front upon every single townhouse and  
2 condominium unit. In effect, in this area  
3 of the site, the seniors could walk out  
4 their front door into a linked park system  
5 that will have trails through it. The park  
6 would have gazebos, benches, facilities  
7 available for seniors for walking, jogging,  
8 bike riding and the like.

9 That linked open space system is  
10 based upon a classic planning concept that  
11 came out in the 1920's in the United States  
12 in Radburn, New Jersey and Greenberg,  
13 Maryland. It is a classic, traditional  
14 planning concept that we are particularly  
15 proud of because it allows the seniors to  
16 walk through the development, enjoy the  
17 open space, go through the community center  
18 and then walk the balance of the project as  
19 well through the system of sidewalks that  
20 we have throughout the development.

21 As those walking paths cross the  
22 internal road system within the site, we  
23 are using a series of traffic calming  
24 techniques to slow traffic down and allow  
25 the pedestrians to cross the road;

1 techniques such as paved crosswalks, such  
2 as a use of median dividers where seniors  
3 can stop and look, all part of an  
4 orientation that begins with the open space  
5 and the community facility system, and  
6 allows the seniors to walk through the  
7 development and enjoy the open space  
8 system.

9 Now, beyond those two open space  
10 systems, the greenway park and the golf  
11 course, we have additional areas of lawns,  
12 entranceway parks, buffered areas,  
13 extensive landscaping programs throughout  
14 the site.

15 Two additional open spaces make  
16 up the two hundred forty-seven acres, as  
17 John mentioned, as our open space plan, and  
18 I think they are particularly important.  
19 One is a thirty-one acre area set aside  
20 for soccer fields. That's a park that will  
21 be offered for dedication to the Town of  
22 Huntington located in the southwestern  
23 portion of the site; and second, the  
24 Firefighters Recognition Park in the  
25 northwestern portion of the site, which

1 First, as I mentioned, the open  
2 space system and the pedestrian path system  
3 makes this a truly pedestrian friendly  
4 environment that produces auto  
5 independency. This enhances the quality of  
6 life for seniors in the area and will, in  
7 fact, upgrade property values in this  
8 portion of Huntington.

9 As John pointed out, another  
10 Smart Growth principle is to address the  
11 diversity of housing needs for seniors on  
12 the site and housing needs off-site as  
13 well.

14 Another Smart Growth principle is  
15 to provide abundant open space. Here we  
16 are providing abundant open space, both  
17 public and private, which provides open  
18 space for The Greens at Half Hollow and the  
19 surrounding community as well.

20 Another Smart Growth principle  
21 was a development that supports local  
22 economy, and I think we do this in a number  
23 of ways. Probably most important will be  
24 the tax surplus that will be available to  
25 the School District. [APPLAUSE]

1 encompasses about four or five acres of  
2 land provides an entryway to the site and  
3 compliments the fire station that we would  
4 be building in proximity to that  
5 development.

6 The open space is clearly the  
7 cornerstone of this project. The project  
8 focuses on the golf course, but does much  
9 more in terms of open space. It provides  
10 open space for all housing sites and for  
11 the community at large in terms of the  
12 Firefighters Park and the soccer fields.

13 We built this plan based upon C-  
14 1, but we also looked at a series of  
15 additional plans that were developed by the  
16 Town, developed by the Long Island Regional  
17 Planning Board as part of putting our  
18 thoughts together. Certainly, the  
19 applicant has a lot of experience in  
20 developing senior housing, but there are a  
21 lot of good ideas around as well.

22 The Smart Growth theory of the  
23 Town is part of the objectives we looked  
24 at. I think we meet a majority of them. I  
25 would like to highlight some of them

1 SUPERVISOR PETRONE: Mr. Siccardi, please, you are  
2 well over your time.

3 MR. SICCARDI: And finally, your most important  
4 the Smart Growth principle of encouraging  
5 and providing broad-base community planning  
6 is really a part of this process. The Task  
7 Force, five years ago, went through a  
8 broad-base planning process, the  
9 neighborhood meetings that we have had as  
10 we developed the plan, and this public  
11 hearing tonight I think demonstrates that  
12 we have achieved that Smart Growth  
13 principle of providing a broad-base plan in  
14 the plans for The Greens at Half Hollow.

15 Thank you. [APPLAUSE]

16 SUPERVISOR PETRONE: Mr. Harras, your presentation  
17 will be limited to ten more minutes  
18 entirely.

19 MR. HARRAS: Mr. Supervisor, what I propose --  
20 we had three more speakers, Michael van der  
21 Heijden, who is going to cover groundwater.  
22 That is fully covered in the DEIS. We also  
23 have Kevin Walsh here from Barrett, Bonacci  
24 & VanWeele with respect to the Water  
25 District, and I know the Town is fully

1 aware what's happening with the Water  
 2 District, and that's also covered in the  
 3 Draft Environmental Impact Statement, and  
 4 also we have the foremost expert in organic  
 5 golf here, Professor Martin Petrovic, and  
 6 if the Board would like to hear from him or  
 7 that is also contained in our EIS, and at  
 8 this point, we would be accommodating all  
 9 these people to end our presentation here.

10 The experts will be available to  
 11 answer questions, and with that,  
 12 Mr. Supervisor, we can move on.

13 I can say, Mr. Supervisor, that  
 14 we had asked the School District to make an  
 15 official comment as to our plan, and I  
 16 understand that there is the Associate  
 17 Superintendent of Schools here, Mr. Sandak,  
 18 to make such a presentation, but we would  
 19 be complete at that point.

20 SUPERVISOR PETRONE: Let them make their presentation,  
 21 and I think that will be it. [APPLAUSE]

22 MR. SANDAK: Robert Sandak.

23 Thank you, Mr. Supervisor,  
 24 members of the Board. My name is Robert M.  
 25 Sandak, and I am the Associate

1 relied upon the plan of the Benjamin  
 2 Development Corporation, as well as the  
 3 current zoning of all the parcels, for our  
 4 demographic studies for planning purposes.  
 5 Should the Town deviate from the Benjamin  
 6 Plan or otherwise modify zoning of other  
 7 parcels, that course of action would have  
 8 serious implications for the Half Hollow  
 9 Hills Central School District.

10 "As we set forth in the December  
 11 23, 1999 letter from the Board of Education  
 12 to you, we support senior housing for The  
 13 Greens at Half Hollow development because  
 14 it would have a minimal impact on our  
 15 student enrollment, which at that time was  
 16 eight thousand one hundred seventeen  
 17 students. Our projected enrollment for  
 18 this September is eight thousand five  
 19 hundred twenty-three and Dr. Lloyd Bishop's  
 20 1999 Demographic Study projects student  
 21 enrollment in Half Hollow Hills to reach  
 22 almost eleven thousand by the Year 2007.

23 "The total enrollment increase in  
 24 fifteen years, from 1992 to 2007, will be  
 25 greater than fifty-seven percent. This

1 Superintendent of Half Hollow Hills School  
 2 District. I have been involved in public  
 3 education for thirty-four years, and I have  
 4 worked at Half Hollow Hills for the last  
 5 fourteen.

6 I am here this evening  
 7 representing specifically Dr. Kevin  
 8 McGuire, the Superintendent of Schools, who  
 9 couldn't be here this evening, and also the  
 10 members of our Half Hollow community, and I  
 11 would like at this time to read a letter  
 12 that was composed by Mr. McGuire.

13 "Dear Mr. Petrone:

14 "The Trustees of the Board of  
 15 Education of the Half Hollow Hills Central  
 16 School District have unanimously requested  
 17 that I communicate, once again, our  
 18 District's long-standing and unwavering  
 19 position concerning the future development  
 20 of properties in our School District,  
 21 including the Long Island Development  
 22 Center, LIDC, and the Ruland Road  
 23 properties.

24 "As a reminder to the Town Board,  
 25 the Half Hollow Hills School Board has

1 increase has come about in large part  
 2 because the Town has granted zoning changes  
 3 and density bonuses to some developers in  
 4 our District. These changes and bonuses  
 5 facilitated the building of more rental  
 6 units, affordable entry-level houses, low-  
 7 income housing and below market units, all  
 8 of which have significantly and abruptly  
 9 impacted the District.

10 "Therefore, our Board believes  
 11 that it is important for the Town to  
 12 understand that the development of LIDC and  
 13 other parcels within Half Hollow Hills is a  
 14 critical issue not only to our School  
 15 Board, but to our parents and students as  
 16 well. The LIDC issue has been the subject  
 17 of many discussions at Half Hollow Hills  
 18 Public School Board Meetings. From these  
 19 discussions, school Trustees know that they  
 20 speak for the community when they endorse  
 21 age-restricted residential units and oppose  
 22 further zoning change which would  
 23 negatively impact our school enrollment.

24 [APPLAUSE]

25 "As Superintendent of Schools,

1 and on behalf of all the elected Trustees  
 2 and the Half Hollow Hills School District  
 3 community, I request that the Town Board  
 4 stay its original course of action as  
 5 proposed by the Benjamin Development Corp.,  
 6 and develop senior housing for the LIDC  
 7 property in its configuration.

8 "In addition, the Town Board must  
 9 seriously consider the effects that any  
 10 future rezonings would have on Half Hollow  
 11 Hills in light of current enrollment  
 12 trends, as well as the cumulative impact on  
 13 past rezonings.

14 "In addition to our input, you  
 15 have our School Board's public support on  
 16 this issue."

17 Thank you. [APPLAUSE]

18 COUNCILMAN ISRAEL: Mr. Sandak, just one question.  
 19 You began the presentation by once again  
 20 expressing the unanimous support of the  
 21 Trustees for the senior plan on the LIDC;  
 22 is that correct?

23 MR. SANDAK: Yes.

24 COUNCILMAN ISRAEL: Has the position of the Trustees  
 25 changed over the past several months, to

1 Elder, addressed to yourself, which  
 2 outlines some of the points I read into the  
 3 record, and I would like to enter this into  
 4 the record, and that completes the  
 5 presentation from the applicant.

6 We firmly believe that The Greens  
 7 at Half Hollow is an opportunity realized  
 8 that will be an asset to this Town for  
 9 generations to come.

10 Thank you very much.

11 [WHEREUPON LETTER WAS HANDED TO THE TOWN  
 12 CLERK, JO-ANN RAIK, BY MR. HARRAS, AT WHICH  
 13 TIME APPROXIMATELY FOUR HUNDRED PEOPLE  
 14 STOOD APPLAUDING AND SCREAMING.]

15 FLOOR: Vote yes, vote yes, vote yes.

16 SUPERVISOR PETRONE: Hold it. Ladies and gentlemen,  
 17 hold it. We just canceled the recess.

18 [LAUGHTER]

19 Mr. Cuthbertson has questions.

20 COUNCILMAN CUTHBERTSON: Mr. Harras, just a few questions.

21 We have spoken in the past and  
 22 worked together with the local District  
 23 with respect to the layout on the parkland  
 24 that you are proposing to dedicate as  
 25 soccer fields, and youngsters who are

1 your knowledge?

2 MR. SANDAK: Not to my knowledge.

3 COUNCILMAN ISRAEL: Prior to June and July, was the  
 4 School Board unanimously supportive of the  
 5 senior plan at LIDC?

6 MR. SANDAK: At every meeting I have attended  
 7 they have been unanimous.

8 COUNCILMAN ISRAEL: So no member of the School Board  
 9 took a position opposing senior housing at  
 10 LIDC?

11 MR. SANDAK: Not to my knowledge.

12 SUPERVISOR PETRONE: A question, Mr. Sandak, please.

13 You recently had a redistricting  
 14 plan, and it took effect in September.

15 MR. SANDAK: That is correct. It was for the  
 16 opening of the Sunquam Elementary School.

17 SUPERVISOR PETRONE: Do you have any future plans for  
 18 redistricting at this moment?

19 MR. SANDAK: Not at this moment.

20 SUPERVISOR PETRONE: No plans.

21 MR. SANDAK: That is correct.

22 MR. HARRAS: Mr. Supervisor, I have here a  
 23 letter that I would like to enter into the  
 24 record, not read it. It is from the Senior  
 25 Citizens Housing Committee, from Duncan

1 involved in soccer and is something they  
 2 are very interested in. I just wanted to  
 3 insure that there were a number of  
 4 amenities that the developer has agreed to  
 5 in the project that was approved was  
 6 contained in the record that Mr. Manniello,  
 7 a consultant for the HBC Soccer League has  
 8 prepared, and I want to confirm with you  
 9 that you have read through that letter and  
 10 the applicant would be amenable to  
 11 furnishing all of those amenities if this  
 12 application is approved.

13 MR. HARRAS: We have received the letter, and  
 14 we have read it and we have agreed to it.

15 COUNCILMAN CUTHBERTSON: Fine. Something that I didn't  
 16 see addressed in the Impact Statement that  
 17 I have concern about is the current plan  
 18 that you are proposing would generate about  
 19 eighty-five new students for the School  
 20 District. This is a plan that would be  
 21 marketed to about thirteen hundred seniors  
 22 in the New York region, but many of whom I  
 23 would suspect would come from the Half  
 24 Hollow Hills School District, and I am  
 25 wondering if in the Final Environmental

1 Impact Statement some of the consultants  
 2 can take a look at what the impact can be  
 3 on the seniors that move from the Half  
 4 Hollow Hills School District freeing up  
 5 single-family units in the District into  
 6 this community, what sort of mitigation can  
 7 be done to take that into account, and has  
 8 it been taken into account by the School  
 9 District?

10 MR. HARRAS: Councilman Cuthbertson, we would  
 11 be happy to do that. I would point out  
 12 that we have considered that in our study.  
 13 We will amplify that in our Final  
 14 Environmental Impact Statement, but our  
 15 preliminary finding with respect to that is  
 16 that the turnover in housing would be drawn  
 17 from the entire marketing area, which was  
 18 the area defined by Mr. Shorter, and we  
 19 believe that the impact with respect to  
 20 that would be minimal or at least a wash  
 21 with respect to homcowners that would leave  
 22 otherwise and go to Florida or other  
 23 jurisdictions.  
 24 We will look at that more closely  
 25 in the FEIS.

1 COUNCILMAN CUTHBERTSON: Thank you.  
 2 MR. HARRAS: Thank you.  
 3 SUPERVISOR PETRONE: We have a few elected officials  
 4 with us this evening. I would like to urge  
 5 everyone at this point that we are now on  
 6 the three minute clock. If you can't say  
 7 it in three minutes, then you have bigger  
 8 problems than I do.  
 9 Our first speaker, we welcome  
 10 Legislator Alan Binder.

11 MR. BINDER: Thank you, Mr. Supervisor,  
 12 members of the Town Board, Town Clerk. I  
 13 have never done anything in three minutes  
 14 as a politician. We talk a long time at  
 15 the Legislature.

16 SUPERVISOR PETRONE: This is not the Legislature.

17 MR. BINDER: I have a long history, obviously,  
 18 at Half Hollow from second grade all the  
 19 way through. My claim to fame, I guess, was  
 20 being Senior Class President, the first one  
 21 at West, and I spent a lot of time here as  
 22 you might imagine.

23 As a Legislator, I have been  
 24 representing this District for ten-and-a-  
 25 half years, and the number of times I have

1 come before the Town Board to speak --  
 2 well, this is the first. I have come  
 3 before the Planning Board and some other  
 4 Boards, but I have never come before the  
 5 Town Board in ten-and-a-half years because  
 6 I do believe that there is a separation at  
 7 levels of government, and we try not to  
 8 intrude and not to make public appearances,  
 9 not to be political. You do what you need  
 10 to do, we do what we need to do.

11 Behind the scenes we work  
 12 together on legislation and strategy to  
 13 help the people here, but I try not to, in  
 14 this kind of forum, come down; but I did  
 15 tonight, and the reason I am here tonight  
 16 is because of how crucial and important  
 17 this issue is.

18 The future of this community is  
 19 literally at stake as far as I am  
 20 concerned, and the future of this  
 21 community's voice and the voice of  
 22 communities around Huntington is at stake,  
 23 and I think that's what we are talking  
 24 about today. This is becoming a very hot  
 25 topic in local newspapers; Newsday, News

1 12, all over. And why is this such a hot  
 2 topic? Why is LIDC such a hot topic?

3 Well, affordable housing is a hot  
 4 topic. I was Chairman for ten years of the  
 5 Health & Human Services Committee, and one  
 6 of the most intractable problems we have is  
 7 affordable housing along with  
 8 transportation and other problems. Those  
 9 are very difficult problems, and in ten  
 10 years we haven't been able to take care of  
 11 it.

12 But, do we need, every time there  
 13 is a piece of land, to build affordable  
 14 housing? How do we define that affordable  
 15 housing? It is a hot topic because the  
 16 Newsday Editorial Board has already a  
 17 number of times come out on this particular  
 18 project at LIDC. I believe that the Newsday  
 19 Editorial Board has come out on this  
 20 particular project for only one reason. In  
 21 fact, I think they kind of spilled the  
 22 beans today when they did their Editorial  
 23 because right in their Editorial they made  
 24 it very clear that they say the real  
 25 problem is that you are being badgered into

1 submission by civic groups of blocking the  
 2 development of not just an office complex,  
 3 a first-rate office complex, and they were,  
 4 of course, talking about Olympus, and they  
 5 thought since they lost that battle they  
 6 are going to beat back Half Hollow Hills,  
 7 and it is wrong. It is wrong. This is not  
 8 about revenge. They are going to beat back  
 9 the civic associations, and it is wrong.

10 SUPERVISOR PETRONE: Please wrap up. I'm sorry. We  
 11 have one hundred fifty people.

12 MR. BINDER: You have got to be kidding.

13 SUPERVISOR PETRONE: Sorry.

14 MR. BINDER: There are Legislators in the  
 15 Suffolk County Legislature who have tried  
 16 to put in legislation from outside the  
 17 District. Over here they want affordable  
 18 housing, but not in their District.

19 A group from Chicago comes in  
 20 here and says we should have it here. I  
 21 don't know what IAF is. Let's not forget  
 22 the seniors, very quickly, and I just want  
 23 to say a couple of quick things about  
 24 seniors, maybe the most important thing.  
 25 The Suffolk County Planning Department can

1 their children, with their families. We  
 2 can do this here, and that's what you  
 3 should do.

4 I urge you and I push you and  
 5 support this kind of housing. This  
 6 community wants it. They have worked very  
 7 hard on it. Let's give them what they have  
 8 asked for and approve this project.

9 [YELLING AND APPLAUSE]

10 COUNCILMAN ISRAEL: I have a quick question.

11 Obviously, there are people who  
 12 are passionate on both sides of this issue  
 13 and there are very strong opinions on both  
 14 sides of this issue.

15 You mentioned there was a County  
 16 legislation introduced that would pertain  
 17 to this issue. I am just curious, those  
 18 passionate Legislators who were so  
 19 concerned about this issue, did they ever  
 20 once talk to you as a local representative  
 21 and express their concern for affordable  
 22 housing at LIDC?

23 MR. BINDER: They put the legislation in added  
 24 to another piece of legislation; Tonna,  
 25 Cooper, Bishop, they didn't call me, didn't

1 give you reams of statistics, but I hold  
 2 here a list of, from around the County, all  
 3 the senior projects that have been done,  
 4 and I can show you, and I will hand this to  
 5 you, Mr. Supervisor, you can pass this  
 6 around; you can see a list from the Town of  
 7 Babylon, one hundred, two hundred units,  
 8 two sixty, three hundred units.

9 Brookhaven, a list of units all  
 10 for seniors.

11 Islip, long list, and we get to  
 12 Huntington, there is almost none. Why not  
 13 talk about the seniors? Why are we  
 14 neglecting our seniors?

15 That's why this should be a hot  
 16 topic. [SCREAMING AND YELLING YEA, YEA,  
 17 YEA]

18 Let me wrap up with this --  
 19 FLOOR: [INTERPOSING] Your time is up.  
 20 Your time is up; your time is up.

21 SUPERVISOR PETRONE: Excuse me. I am running this  
 22 meeting, not you.

23 FLOOR: His time has been up.

24 MR. BINDER: The fact is the seniors around  
 25 Suffolk County need a place to stay with

1 discuss this with me, and it was money,  
 2 about two million dollars of the people's  
 3 money from Suffolk County would go to a  
 4 developer as an incentive to build  
 5 affordable housing, and they are not sure  
 6 if you can use "senior" or not.

7 If it can't be senior, obviously  
 8 I would oppose that legislation, and they  
 9 made me think.

10 We recently bought, in  
 11 Mr. Tonna's District, or at least passed a  
 12 bill to buy the Paumanok wetlands, and we  
 13 did it through Open Space money. I am  
 14 introducing a bill instead of using the  
 15 Open Space money, since Mr. Tonna is so in  
 16 favor of open space, we use that money for  
 17 affordable housing, and there are a number  
 18 of acres; at Northport Knolls we can do the  
 19 same. We didn't look at that, but there is  
 20 plenty of others in their District. They  
 21 didn't start there. They started somewhere  
 22 else and pointed a finger in another  
 23 District, and I think they want to cause  
 24 mischief and trouble. I don't think they  
 25 really want affordable housing. I think it

1 is a myth.

2 SUPERVISOR PETRONE: Alissa Sue Taff, President of the

3 Half Hollow Hills School Board.

4 MRS. TAFF: Good evening, Supervisor and

5 members of the Town Board. My name is

6 Alissa Sue Taff, President of Half Hollow

7 Hills School Board; 525 Half Hollow Road,

8 and I am joined by my Trustees tonight.

9 The Trustees of the Half Hollow

10 Hills Board of Education would like to

11 reiterate our unanimous and continuous

12 support for a Senior Plan for the former

13 Long Island Developmental Center property.

14 The Greens at Half Hollow, resulting from

15 the workings of a Task Force that included

16 representatives of the community, Town,

17 County and State, as well as professional

18 planners, is consistent with the objectives

19 of having a minimal impact on the

20 environment and the School District.

21 In 1996, when asked to comment on

22 the evolving plan of the property, the

23 School Board stated, "As we examine the

24 Preliminary Master Plan for the LIDC, we

25 are concerned with the effects it will have

1 concerned about the development on Ruland

2 Road. Not only is this area of Melville

3 extremely congested and overdeveloped, it

4 lies within the Chestnut Hill School

5 boundary, which is already at maximum

6 capacity. During the past several years,

7 the Board of Education did not voice any

8 objection to the approximately fifteen

9 hundred new homes that were built within

10 our School District, zoning changes, that

11 allowed high density construction, produced

12 more affordable homes and rental apartments

13 in Half Hollow Hills than in any other

14 School District in Huntington.

15 The overwhelming increase in high

16 density new housing, combined with a

17 general trend of turnover of older homes,

18 resulted in an unprecedented increase in

19 our student population and tremendously

20 strained the educational services we offer.

21 Instructional space became so limited that

22 we had to turn closets into classes for

23 special services, use a Principal's office

24 for computer instruction, hold music

25 classes on the stage of our cafeteriums,

1 on our taxpayers. We urge acceptance of a

2 plan that will minimize the burden on the

3 expenditure side of our budget, while

4 maximizing revenue enhancement."

5 At that time, we had to

6 significantly modify our educational

7 program in response to receiving a seven

8 million dollar cut in State Aid and a

9 twelve million dollar reduction in

10 assessments. Today we are struggling with

11 a whopping increase in student enrollment

12 and aging buildings that need new boilers,

13 roofs, windows, furniture, and most

14 critically, space.

15 Then, as now, the best plan would

16 be one that has the least impact on

17 enrollment. The Greens at Half Hollow will

18 do just that, but also help to fill a major

19 shortage of housing for our largest growing

20 population, seniors.

21 While the Half Hollow Hills Board

22 of Education has traditionally not

23 commented on the decision-making of the

24 Town Board regarding zoning issues, we feel

25 we must do so at this time. We are also

1 while students were eating lunch below the

2 stage, move art instruction to a cart, add

3 modular classrooms, use formerly closed

4 portables, build windowless classrooms in a

5 hallway, use cafeterias for physical

6 education instruction, and change the

7 location of our Special Education classes

8 because some of our schools had no rooms

9 available.

10 To alleviate the situation, we

11 had to impose two bond issues, totaling one

12 hundred three million dollars, to add

13 instructional space, just to provide for

14 the enrollment that is currently projected,

15 and maintain our aging facilities.

16 Other plans being discussed will

17 result in the need to raise millions of

18 additional dollars for more schools. The

19 taxpayers in Half Hollow Hills cannot be

20 expected to be additionally encumbered.

21 They have spoken loud and clear, as was

22 exemplified by our twice defeated library

23 bond issue. We have yet to even realize

24 the results of the additional construction

25 expected from the next phase of the

1 Villages of Huntington or Millennium Hills.  
 2 We hope the Town Board will not disregard  
 3 the cumulative impact of all of the  
 4 construction that has already been  
 5 completed, or soon to be, and force the  
 6 current residents of Half Hollow Hills to  
 7 leave because they can no longer afford to  
 8 pay the taxes to live here. [YELLING AND  
 9 APPLAUSE]  
 10 SUPERVISOR PETRONE: Please wrap up.  
 11 MRS. TAFF: Our position in 1996 still holds  
 12 today. "It is of greatest concern to our  
 13 community that we continue to provide  
 14 educational excellence with fiscal  
 15 responsibility." We strongly recommend  
 16 that you adopt the plan for The Greens at  
 17 Half Hollow and limit construction on  
 18 Ruland Road. This will provide much needed  
 19 housing for our seniors and keep them on  
 20 Long Island, close to their families, while  
 21 not placing any additional burden on the  
 22 residents of Half Hollow Hills.  
 23 Going forward, we ask you to act  
 24 responsibly and help us provide the best we  
 25 can for our children by communicating with

1 residential area. With the additional  
 2 dense housing recently approved for  
 3 Melville, the problem of traffic on Route  
 4 110 will be compounded.  
 5 Therefore, the article continues,  
 6 "Subway Tubes May Be The Answer."  
 7 Dr. Lee Koppelman, Director of  
 8 the Long Island Regional Planning Board,  
 9 states in response to the proposed subways,  
 10 "The Japanese have similar structures.  
 11 They even have golf courses on the roofs of  
 12 their buildings."  
 13 The Japanese quality of life is  
 14 hampered by the fact that there are so many  
 15 people on such a small parcel of land. Is  
 16 that what the Huntington Town Board here is  
 17 proposing? If that is your future vision  
 18 for Melville and Dix Hills, then I can tell  
 19 you that is not what I, nor my neighbors,  
 20 had in mind when we moved to the suburbs.  
 21 We don't want subways -- no way  
 22 -- and we don't want golf courses on roofs  
 23 of buildings. We want them in large,  
 24 beautiful green areas like that proposed  
 25 for The Greens at LIDC. [APPLAUSE]

1 local School Districts prior to adopting  
 2 any new housing initiatives.  
 3 Thank you. [APPLAUSE AND  
 4 STANDING OVATION]  
 5 SUPERVISOR PETRONE: Thank you.  
 6 Vicki Leopold.  
 7 MRS. LEOPOLD: Good evening, Town Council and  
 8 Supervisor Petrone. My name is Vicki  
 9 Leopold. I am the Vice-President of the  
 10 Half Hollow Hills School Board, but I am  
 11 here tonight to speak to you as a long-time  
 12 resident of the Town of Huntington, since  
 13 1960.  
 14 I have brought the July 20th  
 15 edition of the Long Islander with me, and  
 16 while the front page says "Affordable  
 17 Housing Battle Heats Up," I draw your  
 18 attention to Page 3, the article entitled,  
 19 "Subway Tubes in Route 110 Future?"  
 20 The article starts with an  
 21 announcement of a project to investigate  
 22 the problems that cause traffic gridlock.  
 23 If the Town is looking into the cause of  
 24 gridlock, it's just not that complicated.  
 25 Route 110 is a large economic and

1 Dr. Koppelman, your consultant,  
 2 continues to state how transportation and  
 3 land use work best when planning is well-  
 4 coordinated. If that is true, and I  
 5 believe it is, why have you invited heavier  
 6 and heavier density housing into an area  
 7 that, according to your experts, and I  
 8 quote, "Above design capacity for the last  
 9 twenty years?"  
 10 Why all this downzoning? Our  
 11 schools are crowded and our roads are  
 12 congested. It is not in Huntington's best  
 13 interest as a suburban Town, nor is it our  
 14 desire to have these problems compounded by  
 15 capricious downzoning.  
 16 Don't invite additional dense  
 17 construction into the area, such as Ruland  
 18 Road, without regard for the results.  
 19 Don't create problems and then set up  
 20 costly projects to investigate their cause.  
 21 Have a vision -- I know you do -- and a  
 22 plan -- I know you will.  
 23 As Chris Hewitt states, of  
 24 Tristate Transportation Campaign, right  
 25 here on Page 3, "Any time an effort is made

1 to put less cars on the road and promote  
 2 good land use, it's a good thing."  
 3 A proper use of LIDC, which will  
 4 not adversely affect our community or our  
 5 environment is a largely senior  
 6 development.  
 7 So, do a good thing tonight and  
 8 minimize population growth and traffic with  
 9 the senior LIDC plan. Eliminate the plans  
 10 for apartments on Ruland, and have a  
 11 moratorium on downzoning in the Half Hollow  
 12 Hills community.  
 13 Thank you. [APPLAUSE]  
 14 SUPERVISOR PETRONE: Just a comment, Mrs. Leopold.  
 15 There are no subways planned,  
 16 believe me. I don't like the A Train.  
 17 There are no subways planned. What was  
 18 referred to was a tube system to move goods  
 19 and services for some of the office  
 20 buildings there, and you will have an  
 21 opportunity to be heard. Mrs. Taff will be  
 22 joining that group. I am sure she will  
 23 make it known we need to build schools and  
 24 not subways.  
 25 FLOOR: Where?

1 MRS. SAKS: My house is tipping over with all  
 2 the papers. [INDICATING BOXES]  
 3 During remarks made last week,  
 4 inference was made that the reason our  
 5 community didn't want affordable housing  
 6 was because we didn't want immigrants in  
 7 our neighborhood. Those who know Dix Hills  
 8 and live in Dix Hills know that such an  
 9 idea is a complete misrepresentation of the  
 10 truth. In fact -- [YEA, YEA, YEA, YEA,  
 11 YEA, YEA] -- in fact, I take personal  
 12 offense to it being a first generation  
 13 American, who is married to an immigrant.  
 14 [APPLAUSE]  
 15 "Where were you when," is a  
 16 familiar question that I would like to ask  
 17 tonight.  
 18 Where were you, the groups  
 19 present tonight, opponents of the  
 20 application before the Town, when OMRDD  
 21 proposed hundreds of SRU's for the five  
 22 hundred acres of State property at LIDC?  
 23 Where were you when the parents of the  
 24 clients didn't want SRU's built and asked  
 25 for our help?

1 SUPERVISOR PETRONE: Where? Right. We are ready to  
 2 go on. We will continue. Remember, three  
 3 minutes. It gets frustrating for all of  
 4 us.  
 5 People have signed up in order.  
 6 They have signed up, first come, first  
 7 serve. First speaker is Sheila Saks, and  
 8 our next speaker will be Marilyn Levy.  
 9 We have another seat here called  
 10 "Next Speaker." If Marilyn will come down  
 11 and sit in that seat, so we can move the  
 12 process?  
 13 Sheila Saks. I will start the  
 14 clock.  
 15 MRS. SAKS: Ready, set.  
 16 Thank you, Supervisor Petrone and  
 17 members of the Town Board for this  
 18 opportunity to speak. My name is Sheila  
 19 Saks. I am a resident of the Town of  
 20 Huntington for thirty years. Over the  
 21 years, I have served my community as a  
 22 volunteer in a number of capacities, and I  
 23 will not use my time to recount them.  
 24 COUNCILMAN ISRAEL: Unless you are going to read that  
 25 whole thing, you can slow down.

1 Where were you when the Long  
 2 Island Regional Planning Board recommended  
 3 five acre zoning for the Suffolk State  
 4 School? Did you know LIDC had that name  
 5 for more than two decades, five acre  
 6 zoning, not two acre zoning, because of the  
 7 SGPA? How many people know or even care  
 8 about what SGPA means? It is only about  
 9 our water supply.  
 10 And where were you, all the  
 11 housing advocates, when the community  
 12 petitioned the Governor through our elected  
 13 representatives to form a Task Force to  
 14 plan for the property, when we lobbied for  
 15 legislation in the State Assembly, and the  
 16 State Senate in 1990, again in 1991 and  
 17 again in 1992? I am holding up those  
 18 bills. I have those bills with me.  
 19 And where were you during the  
 20 Olympus fiasco? Who was there to help us  
 21 fight to protect the land and keep the land  
 22 residential?  
 23 And where were you when the Long  
 24 Island Association wanted Olympus to be  
 25 built on LIDC or Long Island would be

1 called antibusiness?

2 And where were you when Newsday  
3 wanted a piece of LIDC to do color printing  
4 there? Imagine, printing on an SGPA.  
5 [SCREAMING AND APPLAUSE]

6 Newsday didn't advocate  
7 affordable homes, or senior homes or homes  
8 for anyone on the LIDC property. The only  
9 position they took was that the property  
10 should be used to further business  
11 interest.

12 And where were you when the  
13 Huntington Chamber of Commerce wanted LIDC  
14 for business, not homes?

15 And who was there to volunteer  
16 their time to sit in and participate in  
17 well-publicized meetings of a broad-based  
18 State Task Force that was formed as a  
19 result of The Community Reinvestment Act?  
20 A Task Force that had representatives from  
21 the State and yes, Mr. Tonna, four from the  
22 County and Town and area. Even as late as  
23 today, Newsday still refuses to recognize  
24 the fact that the plan now before the Town  
25 was the result of many different

1 The Task Force, the Town and the  
2 developer took this request of the Dioceses  
3 into serious consideration and adopted  
4 provisions for senior affordable housing  
5 into the plan.

6 At the meeting several weeks ago  
7 to accept the DEIS for The Greens at LIDC,  
8 several speakers made reference to the fact  
9 that the Town was rushing into this LIDC  
10 deal. And then others made reference to  
11 the fact that the Town should form a  
12 Committee and listen to the recommendations  
13 of the Committee.

14 Well, folks, you are four years  
15 too late. We have been there and done  
16 that.

17 I brought with me these boxes  
18 full of documents, papers, recommendations  
19 to document everything I spoke about, years  
20 and years of work. The plan before the Town  
21 is the result of that work.

22 We lived with the property, we  
23 fought for it, we protected it and we have  
24 waited a long time to see it developed in a  
25 useful, productive way to benefit those who

1 representatives and a professional Planning  
2 Consultant. It was not a plan generated by  
3 civics alone.

4 And where were you when two  
5 public hearings were held in this very hall  
6 to present the recommendations formulated  
7 after two years of Task Force meetings?  
8 Where were you? Where were you all these  
9 past seventeen years?

10 Mr. Charles Kerner, today, from  
11 L.I. CAN, did attend the LIDC Task Force  
12 public hearing of March 19, 1996 and made  
13 the following transcribed statement which I  
14 would like to read and I will give the  
15 Board copies.

16 SUPERVISOR PETRONE: Can you wrap up now, please?

17 MRS. SAKS: Yes. This is the statement I  
18 would like to make, a statement on behalf  
19 of myself and Mr. Murphy, who is the  
20 Director of Housing for the Dioceses of  
21 Rockville Centre. The Dioceses would like  
22 to participate in this plan if affordable  
23 housing for the elderly is available, and I  
24 am repeating it, affordable housing for the  
25 elderly is available.

1 have made our lives what they are today, to  
2 the most forgotten and neglected segment of  
3 the population -- our seniors. [SCREAMING  
4 AND APPLAUSE, YEA, YEA.]

5 In planning, in approving and in  
6 building The Greens at Half Hollow, we are  
7 fulfilling our ultimate task -- honor thy  
8 father and mother.

9 Thank you. [STANDING OVATION,  
10 SCREAMING AND YELLING.]

11 SUPERVISOR PETRONE: Marilyn Levy, and then Phyllis  
12 Dubin.

13 MRS. LEVY: I am Marilyn Levy. I have lived  
14 in the Town of Huntington for thirty-three  
15 years. I served on the Half Hollow Hills  
16 School Board from 1970 to 1975. During  
17 that time, I saw the Town and the School  
18 District grow.

19 For the past eight years, I have  
20 served as President of the Retirement Club  
21 at the Suffolk Y in Commack. When I  
22 assumed the leadership of this group, we  
23 numbered about sixty. Today there are over  
24 three hundred members, and more join each  
25 month. At least half of the members are

1 residents of Huntington.  
 2 The members of the Retirement  
 3 Club represent the children of the Great  
 4 Depression, the veterans of the Second  
 5 World War and the veterans of the Korean  
 6 War. We are finding that our golden years  
 7 are becoming our rusty years. Cancer, knee  
 8 replacements, hip replacements, heart  
 9 problems and other ailments have made  
 10 staying in our homes difficult, if not  
 11 impossible.  
 12 In my own family, my seventy-two  
 13 year old husband has survived two different  
 14 cancers and is now at home with a broken  
 15 leg that is not healing properly. We know  
 16 that staying in our home will not be easy  
 17 for us, and yet we do not want to join the  
 18 members of the retirement group who, with  
 19 great reluctance, are selling their homes  
 20 and relocating to areas that have senior  
 21 housing. We do not want to leave  
 22 Huntington. Our families, our friends and  
 23 our roots are here. Over the years,  
 24 seniors have made a contribution to this  
 25 community. Seniors are an asset and should

1 twenty-eight years.  
 2 In the past three years, two of  
 3 my children have moved into the Town of  
 4 Huntington because of the many wonderful  
 5 opportunities the Town has to offer. My  
 6 third child is hoping to move to Huntington  
 7 within the next year as well.  
 8 My children and I are very close,  
 9 and we see each other every day even though  
 10 this entails driving forty-five minutes in  
 11 each direction.  
 12 Since the LIDC property was sold,  
 13 we have been anxiously waiting for the  
 14 senior homes to be built so I, too, could  
 15 move to Huntington and live closer to my  
 16 children and my grandchildren.  
 17 I am a widow, and the home I live  
 18 in is no longer manageable for me. It is a  
 19 perfect home for a young family starting  
 20 out, in the same way that it was a  
 21 wonderful home for me to raise my children.  
 22 I urge you to approve the current  
 23 senior housing plan at LIDC. This will  
 24 allow me to be closer to my family and to  
 25 live in a community that is geared towards

1 be encouraged to stay here.  
 2 I was always proud of the way  
 3 Huntington was governed. The Town leaders  
 4 seemed to anticipate and meet the needs of  
 5 the population. I remember Huntington  
 6 being in the forefront of communities  
 7 banning DDT and nonbiodegradable  
 8 detergents, prohibiting self-serve gas  
 9 stations.  
 10 This Town Board should find a  
 11 solution to the housing problems of the  
 12 populations you were elected to serve.  
 13 However, for several years now the  
 14 development at the LIDC has been promised  
 15 as a way of providing housing for  
 16 Huntington's seniors.  
 17 The commitment must be met.  
 18 Thank you.  
 19 SUPERVISOR PETRONE: Thank you.  
 20 Phyllis Dubin, and then Elizabeth  
 21 Angebrandt.  
 22 MRS. DUBIN: Good evening, Supervisor Petrone  
 23 and members of the Town Board. My name is  
 24 Phyllis Dubin, and I live in Oceanside in  
 25 the same house I have lived in for the past

1 the needs of the community. It will also  
 2 allow a young family to have my home to  
 3 raise their children in.  
 4 Many of us have wanted to move,  
 5 but our choices are limited as there is not  
 6 nearly enough housing on Long Island. We  
 7 want to remain on Long Island near our  
 8 children and friends, and not be forced to  
 9 move to Florida because there are no homes  
 10 for us to live in, in New York.  
 11 SUPERVISOR PETRONE: Thank you.  
 12 Elizabeth Angebrandt and then  
 13 Abel Jack Schwartz.  
 14 MRS. ANGEBRANDT: I will speak for these parents  
 15 who stand behind me and have children  
 16 throughout the Half Hollow Hills School  
 17 District.  
 18 I would like to thank you,  
 19 Supervisor Petrone, as well as all the Town  
 20 Board members present, for this opportunity  
 21 to be heard. There are many parents and  
 22 senior citizens that stand outside that  
 23 support this plan. [ABOUT FIFTY PEOPLE  
 24 STAND WITH MRS. ANGEBRANDT]  
 25 I cannot preface enough that the

1 focal point for this Town Board when  
 2 determining new developments for the Half  
 3 Hollow Hills area should be, first and  
 4 foremost, the impact to the children  
 5 already within the Half Hollow Hills School  
 6 District.

7 Presently, most of the schools  
 8 within this District are at or near  
 9 capacity. This School District has had two  
 10 bonds pass in excess of one hundred million  
 11 dollars. These bonds are appropriated for  
 12 maintaining and renovating its existing  
 13 schools. One bond is presently worked into  
 14 the two thousand tax bases, and the newest  
 15 bond has yet to be implemented.

16 The parents of the Half Hollow  
 17 Hills School District that are present here  
 18 tonight are here for a reason. Thus far,  
 19 the education afforded our children has  
 20 been excellent. However, let us not resort  
 21 back to past experiences when closets were  
 22 used as the Principal's office and hallways  
 23 served as classrooms. The overcrowding of  
 24 our schools will quickly diminish the  
 25 caliber of education. This District is not

1 classrooms must leave this building; (b),  
 2 trailers must be rented to use as  
 3 classrooms, or (c), we will have art and  
 4 music on a cart.

5 According to demographers,  
 6 enrollment for Half Hollow Hills is to  
 7 continue growing and peak in the middle of  
 8 this decade. With this factual scenario  
 9 before you, I cannot comprehend how this  
 10 Board could even consider placing new  
 11 families anywhere within the boundaries of  
 12 this School District.

13 I ask that you do not abandon the  
 14 children presently within the Half Hollow  
 15 Hills School District, that you do not  
 16 continue to overcrowd them, that you do not  
 17 stifle the education of these children in  
 18 any way.

19 You presently have on your  
 20 political platter the education future of  
 21 approximately eighty-five hundred children.  
 22 Please do not politically manipulate it to  
 23 satisfy the plight of lobbying religious  
 24 groups or large petitions created by people  
 25 residing outside of this School District.

1 prepared to handle a mass influx of  
 2 children from any new development.

3 The recognition this year by the  
 4 Smithsonian for excellence in education  
 5 will be an award of yesterday. I, as a  
 6 parent, am not willing to have the School  
 7 District additionally burdened with finding  
 8 the space, teachers and learning tools  
 9 necessary for new developments, nor can I  
 10 afford to face additional bonds for new  
 11 schools for new development, however  
 12 gracious the State Aid may be. I, as well  
 13 as many others, will be forced to leave.

14 These children already within the  
 15 Half Hollow Hills School District are our  
 16 most vital asset, your concern must be in  
 17 their best interest. Just this week the  
 18 Secretary from Chestnut Hill called every  
 19 incoming fourth grade parent to inquire if  
 20 they were possibly moving before September.  
 21 This school has had so many new registrants  
 22 that they are now forced to consider an  
 23 additional fourth grade class for this  
 24 September. This new classroom means that  
 25 (a), one of the Special Education

1 I ask you tonight, Supervisor  
 2 Petrone and members of this Town Board, to  
 3 please take care of who is presently within  
 4 the Half Hollow Hills School District.

5 Please adopt the plan as proposed  
 6 for LIDC with senior housing only, and  
 7 immediately issue a moratorium on any  
 8 further building and/or land development  
 9 throughout Melville and Dix Hills. Do it  
 10 for the children. [APPLAUSE]

11 SUPERVISOR PETRONE: Abel Jack Schwartz and the  
 12 Patricia Lerner.

13 MR. SCHWARTZ: Boy, these are tough acts to  
 14 follow. Whew.

15 Members of the Town Board and all  
 16 you wonderful, wonderful Americans who, by  
 17 being here --

18 COUNCILMAN ISRAEL: [INTERPOSING] Mr. Schwartz.

19 SUPERVISOR PETRONE: This way; this way.

20 MR. SCHWARTZ: I know, but I can't turn the mik  
 21 around.

22 I am very pleased by everybody  
 23 being here just because they want to see  
 24 something done for the people, and that's  
 25 what this Town Board is doing.

1 I have no honorariums, I am not  
2 an elected official, but I suppose you  
3 might say I am a senior. [APPLAUSE]

4 The word senior is a very polite  
5 term given to older people. I suppose I am  
6 a senior, but in my book I am an old man of  
7 eighty-two years of age. I really don't  
8 know how many years that the Lord above  
9 will give me, but I hope to be able to stay  
10 at The Knolls of Melville during the rest  
11 of my years.

12 The Knolls of Melville is, I  
13 suppose I will use the word seniors, a  
14 senior community, and it came about because  
15 of this Town Board. I congratulate them  
16 for doing that, but we have two hundred  
17 twenty-eight apartments and six hundred  
18 applications with one vacancy. We have  
19 just sent out six hundred applications to  
20 people who have said they want to live at  
21 The Knolls because they have to run a  
22 lottery. We only have one apartment. Six  
23 hundred people.

24 Don't misunderstand me. I don't  
25 mean to in any way diminish the needs of

1 sixty hours a week for fifty dollars a  
2 week, and lucky to get the job. We lived  
3 through the war of 1942, the Korean War and  
4 those of us that are here were lucky to  
5 survive. We made many sacrifices, and it  
6 pains me to be equated with traffic  
7 problems and school problems because we  
8 seniors can no longer work, we need  
9 wheelchairs and nurse's aides, and all we  
10 want is understanding respect and  
11 affordable housing.

12 Are you now saying to us, "Get  
13 thee to a nursing home"? Are you saying to  
14 us we have lived too long? Are you really  
15 saying, "What did you do for me yesterday?"

16 What are you now going to do for  
17 me?

18 SUPERVISOR PETRONE: Jack, wrap up, please. You are  
19 over time.

20 MR. SCHWARTZ: I am done. I don't have an  
21 answer or a solution for affordable  
22 housing, but I plead with you the solution  
23 cannot and should not be at the cost of the  
24 greatest generation, today's seniors.

25 Thank you. [APPLAUSE]

1 everybody for affordable housing. My heart  
2 goes out to everybody. It's terrible that  
3 we don't have enough affordable housing for  
4 everybody. I would hope that what the  
5 seniors have done over the many years of  
6 our lives would have prevented something  
7 like this from happening now. It's so  
8 painful that the seniors here have to  
9 actually compete with other people, decent,  
10 honorable people, for what? All for  
11 affordable housing. It is shameful, but  
12 that's the way it is, and I am here to  
13 speak for the seniors. I have a passion  
14 for seniors.

15 I have lived at The Knolls for  
16 three years, and learned about problems of  
17 the seniors; macular degeneration,  
18 osteoporosis, dementia, depression,  
19 loneliness and some sad memories.

20 SUPERVISOR PETRONE: Can you wrap up? You are going  
21 to make me cry.

22 MR. SCHWARTZ: They have lost their loved ones,  
23 their spouses and their children. We know  
24 the problems of the financial needs. We  
25 also remember the Depression when we worked

1 SUPERVISOR PETRONE: Patricia Lerner, then Michela  
2 Zuflacht.

3 MRS. LERNER: My name is Patricia Lerner. I am  
4 a resident of Huntington Station for  
5 thirty-two years. I have been a volunteer  
6 with the Family Service League, the  
7 Stepping Stones for sixteen years. I  
8 arrived at Town Hall at four-thirty p.m.  
9 tonight due to my knowledge that the  
10 clients from Stepping Stones were being  
11 transported to Town Hall by van at five  
12 p.m.

13 These clients, who have  
14 disabilities, were told to be here by Herb  
15 Cohen, who is the Director of the Stepping  
16 Stones Program, which is part of the Family  
17 Service League.

18 Herb was ordered to get these  
19 clients here by Rick Van Dyke. You might  
20 wish to call this a command performance.

21 What is the purpose of these  
22 clients' presence, to occupy these seats or  
23 perhaps hold these seats for others?

24 What I want to know is is this a  
25 proper, or moral or even an ethical way to

1 act? Are these good people aware of the  
2 purpose of this meeting or the motives of  
3 the higher-ups to press them to come? Are  
4 they being used in some way?

5 After working for sixteen years  
6 with these clients, I have strong feelings  
7 for them and concerns for them, and I am  
8 very disturbed about the motives,  
9 judgements and leadership of Rick Van Dyke,  
10 the Director of Family Service League.

11 The question is has the care and  
12 responsibility we have of the clients of  
13 Stepping Stone been manipulated to serve an  
14 agenda of the Family Service league and the  
15 so-called Housing Coalition?

16 FLOOR: No way; no way, no way.

17 SUPERVISOR PETRONE: Michele Zufflucht? [NO RESPONSE]

18 Amparo Palacio. [NO RESPONSE]

19 Elizabeth Aquino.

20 MRS. AQUINO: Good evening, Supervisor. My  
21 name is Elizabeth Aquino, and I live at 9  
22 Village Drive West at Dix Hills. I am the  
23 President of the Dix Hills Homeowners  
24 Association.

25 In my community currently there

1 MR. GLASBERG: Mr. Supervisor and members of the  
2 Town Board, this gives me an opportunity to  
3 talk about the real situations that are  
4 particularly important to me. I don't  
5 really have any prepared remarks like a lot  
6 of people this evening did. I have nothing  
7 more than chicken scratches.

8 My sister was an empty nester and  
9 had to retire to Florida because she  
10 couldn't afford senior housing. She wanted  
11 to be near her daughter who lives in the  
12 area, but wasn't able to afford to live  
13 here.

14 Being down in Florida, she sees  
15 her daughter no more than two or three  
16 times a year, and she is missing watching  
17 her grandchildren grow up.

18 It is bad enough young people are  
19 leaving the area. Why do we have to lose  
20 our seniors as well?

21 In my case, my wife recently  
22 retired and we would like to live in  
23 affordable senior housing so that we can be  
24 near my daughter, who lives in Dix Hills.  
25 I know there is senior housing out on the

1 is a membership of over fifty families  
2 which -- we have a petition -- we were  
3 outside for so long it is filed with your  
4 other petitions -- demonstrating our  
5 Association's support of the original  
6 development plan by the S.B.J. Associates  
7 for a senior community with a golf course  
8 to be called The Greens at Half Hollow.

9 Dix Hills has an aging population  
10 and is the fastest growing segment of our  
11 population that needs a place to live, and  
12 this will provide a survival option.  
13 Creating affordable housing will flood our  
14 School District with more children than it  
15 could ever handle, and it will create major  
16 traffic congestion on our already  
17 overburdened, over-trafficked road, and  
18 also, again we at the Dix Hills Village  
19 Homeowners Association, support the  
20 original senior housing development.

21 SUPERVISOR PETRONE: Thank you.

22 Joe Lombardo, and then Murray  
23 Glasberg. [NO RESPONSE BY JOE LOMBARDO]

24 Mr. Glasberg, and then Joan  
25 Solomon.

1 East End, on 72, Exit 70 and Exit 68, but I  
2 don't want to live out that far. I am too  
3 far away from airports like LaGuardia and  
4 Kennedy so that I can visit my daughter in  
5 Virginia.

6 I go down there once a quarter,  
7 but if I was able to see her more often, I  
8 would do it, and affordable housing is the  
9 answer to that.

10 There are hundreds and hundreds  
11 of seniors outside who probably feel the  
12 same way, and that's my story.

13 Thank you.

14 SUPERVISOR PETRONE: Joan Solomon, and then Teresa  
15 Covello.

16 MRS. SOLOMON: My name is Joan Solomon. I live  
17 in Melville at 28 Seacrest Drive. I have  
18 been in the Town of Huntington for thirty-  
19 two years, and many of my friends, the  
20 same as I, were looking for affordable  
21 housing. We want to sell our houses, and  
22 there is nothing that is affordable in  
23 Nassau County or if we have to go anywhere,  
24 we have to go way out east as this other  
25 gentleman said, which we don't want to do.

1 Lots of us have family in  
 2 Huntington, and besides this, we have, for  
 3 years, supported Huntington. We shop in  
 4 the Town of Huntington, we go to  
 5 restaurants in the Town of Huntington and  
 6 we don't want to go anywhere else. We want  
 7 to stay and, if you please, I hope you  
 8 support this LIDC property for seniors so  
 9 that we can stay.

10 Thank you. [APPLAUSE]  
 11 SUPERVISOR PETRONE: Teresa Covello and then Art  
 12 Moses.

13 MRS. COVELLO: My name is Teresa Covello. I  
 14 reside on Wyncote Drive in Melville.

15 Good evening, Town Councilmen and  
 16 Supervisor Petrone.

17 Before I share my views in  
 18 support of the senior housing plan, I would  
 19 like to share with you my journey to home  
 20 ownership in Melville.

21 Ten years ago, my husband and I  
 22 searched for a home in Melville. Unable to  
 23 find what we wanted, where we wanted at a  
 24 price we could afford, we had to take a  
 25 detour to Melville.

1 Plan B emerged. We rented a tiny  
 2 home in Huntington Station. After one year  
 3 in Huntington Station, with my husband and  
 4 I both working two jobs, we were able to  
 5 buy another home -- not in Melville, but  
 6 rather in West Hempstead.

7 Once we had our first child and a  
 8 second child on the way, we decided that we  
 9 did not want to raise our children in a  
 10 house on a main road, so again we looked in  
 11 Melville. Still unable to afford what we  
 12 wanted, we took a further detour, we moved  
 13 back to my husband's home State of New  
 14 Jersey.

15 I can tell you it was not easy.  
 16 I commuted one hundred twenty miles a day  
 17 to work from New Jersey to Long Island for  
 18 four years with two infants. I have the  
 19 gray hairs to prove it. Thank God for  
 20 Clairol.

21 Finally, after four years and one  
 22 hundred twenty thousand miles of driving,  
 23 my husband's company was acquired by a Long  
 24 Island-based company. We picked up and we  
 25 moved back to Long Island and, yes, this

1 time to Melville. [APPLAUSE]

2 So, my journey here was not  
 3 direct, nor easy, but worthwhile and  
 4 obtainable because it was our priority.  
 5 Perhaps not everyone has the energy or the  
 6 drive to obtain a home where they want it,  
 7 when they want it. For those individuals  
 8 affordable housing was included in numerous  
 9 developments in Melville and throughout  
 10 Huntington. For example, the roughly five  
 11 hundred apartments in Avalon Court where  
 12 fifteen to thirty percent of the units were  
 13 designated as affordable or low income,  
 14 fifteen percent of the five hundred homes  
 15 of which half have been built in The  
 16 Villages at Huntington are affordable.

17 Country Point, which was not  
 18 "designated or defined as affordable,"  
 19 included homes in the ninety thousand  
 20 dollar range. That does meet the  
 21 definition of affordable housing.

22 Not one of those units of those  
 23 developments was designed to accommodate  
 24 seniors. There are more housing  
 25 developments. These are only the ones that

1 I know about. Melville, for no reason  
 2 other than having open space, has been  
 3 inundated with high density housing, which  
 4 has included affordable housing. The  
 5 businesses and the residents, including our  
 6 seniors, have borne the lion's share of  
 7 costs associated with this housing.

8 I ask how much more can  
 9 businesses or seniors absorb? Right now  
 10 the Long Island economy is thriving. When  
 11 it is not, those businesses that are not  
 12 thriving are going to be looking at their  
 13 overhead. They are going to be looking at  
 14 their taxes and they are going to take a  
 15 hike. They will just leave Long Island and  
 16 leave the homeowners to pick up the lion's  
 17 share of the taxes, and we won't be able to  
 18 stay here.

19 It is time to consider the  
 20 existing residents who seem to absorb taxes  
 21 which are among the highest in the nation.  
 22 It is time to do something for Long Island  
 23 seniors. It is time to deal with the fact.  
 24 Mass exodus is not a challenge facing Long  
 25 Island. Our population is growing. Over-

1 building new housing serves to depress  
 2 values in areas that are truly affordable  
 3 and have company money to flow into them.  
 4 SUPERVISOR PETRONE: Wrap up, please.  
 5 MRS. COVELLO: I have one comment. Perhaps Long  
 6 Island CAN, but Melville has. It is time  
 7 to do something for our seniors.  
 8 [SCREAMING AND APPLAUSE!]  
 9 SUPERVISOR PETRONE: Art Moses.  
 10 MR. MOSES: I have been asked to read a  
 11 letter from the Civic Association of Sweet  
 12 Hollow. It is kind of an overview group  
 13 where we look at things that don't affect  
 14 only our individual neighborhood, and we  
 15 work closely with the other civics and, as  
 16 such, we represent about seventeen hundred  
 17 families, most of which are close to, or  
 18 abut or go to the Half Hollow Hills School  
 19 District.  
 20 "Supervisor Frank Petrone,  
 21 members of the town Board:  
 22 "Dear Supervisor Petrone,  
 23 Councilwoman Budd, Councilman Cuthbertson,  
 24 Councilman Israel and Councilwoman  
 25 Scarpati-Reilly:

1 situation has become so intolerable that  
 2 tubes, railways and additional lanes are  
 3 being considered just to handle current  
 4 traffic.  
 5 "There are many families with  
 6 children in our civic association. They  
 7 have been affected by crowding over the  
 8 last several years. All of us have had to  
 9 share in the burden of two major bond  
 10 issues totaling one hundred three million  
 11 dollars to pay for additional classrooms  
 12 and school maintenace.  
 13 "For these reasons, we must also  
 14 express our concern over the Ruland Road  
 15 development that is being tied to The  
 16 Greens at Half Hollow, and urge you to also  
 17 consider these factors as you plan for your  
 18 new initiatives on affordable housing.  
 19 "In short, The Greens at Half  
 20 Hollow will fill a most important need to  
 21 provide homes for your seniors. Seniors  
 22 have minimal impact on rush hour traffic,  
 23 won't burden our schools and won't raise  
 24 our taxes. Most importantly, we want to  
 25 keep our families close by.

1 "The Civic Association of Sweet  
 2 Hollow, Inc. had several meetings and  
 3 presentations to address various uses of  
 4 the former Long Island Developmental Center  
 5 property. We raised concerns about the  
 6 critical shortage of senior and family  
 7 housing. Traffic congestion and the  
 8 overcrowding of the Half Hollow Hills  
 9 School District were also issues we  
 10 considered.  
 11 "After a thorough review of the  
 12 many possibilities, we unanimously voted to  
 13 support the plan for The Greens at Half  
 14 Hollow.  
 15 "In our review, we looked very  
 16 seriously at the work of the Task Force  
 17 that was formed to find a plan that would  
 18 minimize environmental and School District  
 19 impacts. We also needed to give  
 20 consideration to the many members of our  
 21 organization who live in close proximity to  
 22 the Route 110 Corridor and near the  
 23 roadways surrounding the LIDC property.  
 24 "Daily they face tremendous  
 25 traffic and safety problems. This

1 "Civic associations have taken a  
 2 lot of criticism for their concerns.  
 3 Please remember that members of civic  
 4 associations are the heart of many  
 5 community volunteer organizations. They  
 6 are also comprised of families who pay the  
 7 local taxes, drive the local roads, and  
 8 support and use the local schools. Listen  
 9 to the community who lives here. Approve  
 10 the senior plan, The Greens at Half  
 11 Hollow."  
 12 Thank you. This is signed Alissa  
 13 Sue Taff, President of our association  
 14 [APPLAUSE]  
 15 SUPERVISOR PETRONE: Lori Siedman, and then Reverend  
 16 Peter Sanborn.  
 17 MRS. SIEDMAN: Good evening. My name is Lor  
 18 Siedman, and I am a resident of Dix Hills  
 19 with two children at Signal Hill Elementary  
 20 School, where I am the co-President of the  
 21 PTA. I come before you tonight to once  
 22 again voice my support for the S.B.J.  
 23 Associates' plan for the LIDC, as  
 24 originally submitted.  
 25 Up until last year, Signal Hill

1 Elementary School was so overcrowded that  
 2 our Principal's office was in a utility  
 3 closet. We gave up our primary library to  
 4 make way for a classroom. Band and  
 5 orchestra were held on the stage. Art  
 6 moved into the faculty room, and the  
 7 faculty room was moved into a janitor's  
 8 room.

9 Our class size was at an all-time  
 10 high. Despite these undesirable  
 11 conditions, I chose to move into the Half  
 12 Hollow Hills School District four years  
 13 ago, and pay some of the highest property  
 14 tax dollars around just to be in this  
 15 District, a District of excellence.

16 Two years ago Half Hollow Hills  
 17 underwent an arduous redistricting plan and  
 18 reopened Sunquam in order to meet the needs  
 19 of our children by alleviating the  
 20 overcrowding in all schools in our  
 21 District. We are already back to nearing  
 22 the saturation mark as the children from  
 23 The Villages and other large developments  
 24 just built in our neighborhoods reach  
 25 school age and enter the system.

1 Adding more nonage restricted  
 2 homes to our community will force us to  
 3 have no choice but to once again redistrict  
 4 and open yet another school. Half Hollow  
 5 Hills cannot afford to do this again  
 6 financially, emotionally or educationally.  
 7 It is so disruptive to the children  
 8 educationally and emotionally to have to  
 9 change schools midstream in their first  
 10 public school experience. It is no better  
 11 for the wonderful staff that we have to  
 12 have to be juggled around.

13 Please don't compromise our  
 14 District. Don't sacrifice the children  
 15 that already live here to make way for new.

16 If the S.B.J. plan is changed to  
 17 make way for the number of nonage  
 18 restricted homes that these groups, many  
 19 who don't even reside in our area, are  
 20 demanding, Half Hollow Hills will have no  
 21 choice but to redistrict again. Forget  
 22 affordable. Those of us who live here now  
 23 will not be able to afford the skyrocketing  
 24 taxes as we float more bonds to open more  
 25 schools to meet the needs of our children,

1 and that is inevitable.

2 Of course, the other alternative  
 3 is even worse for our families. If we need  
 4 to open another school, which surely we  
 5 will, and the taxpayers vote it down, we  
 6 will no longer be able to be the School  
 7 District of excellence that we are today.

8 Please support the plan for  
 9 senior housing at The Greens at Half  
 10 Hollow. Let us have the ability to have our  
 11 grandparents, our children's grandparents  
 12 and our parents in our neighborhood near  
 13 us. Don't lose sight of what is most  
 14 important, our children.

15 Thank you. [APPLAUSE]

16 SUPERVISOR PETRONE: Reverend Peter Sanborn and then  
 17 Harriet Varady.

18 REV. SANBORN: Good evening, Supervisor Petrone,  
 19 members of the Town Board. My involvement  
 20 in the housing question began when the  
 21 leaders near Tara asked the Clergy  
 22 Association that I was chairing to become  
 23 involved in the housing question, and it  
 24 was a journey that has taken me places that  
 25 I wouldn't have expected.

1 It took this turn when the  
 2 Chamber of Commerce asked a number of us to  
 3 be a part of a Housing Task Force that has  
 4 since then become called The Huntington  
 5 Township Housing Coalition that has been  
 6 referenced here. It is a group of about  
 7 twenty-five organizations. I will list  
 8 them:

- 9 ABC Civic Association; Community
- 10 Development Corporation of Long Island;
- 11 Family Service League; Housing Help,
- 12 Huntington Clergy Association; Huntington
- 13 Chamber of Commerce; Huntington Chamber
- 14 Foundation; Huntington Station Enrichment
- 15 Center; Hallelu Shalom Synagogue; Long
- 16 Island Association; Long Island Builders
- 17 Institute; Long Island Congregation;
- 18 Association of Neighborhoods, Long Island
- 19 Housing Partnership; Long Island Housing
- 20 Services; Our Lady Queen of Martyrs Church
- 21 Sustainable Long Island; Vision Huntington
- 22 and Worldwide Church of God.

23 My own participation has been, to  
 24 answer Sheila's question, "Where were you,"  
 25 in those years I was founding a shelter and

1 community action program in Nantucket,  
 2 Rhode Island in an area that was blighted.  
 3 I don't come into this as  
 4 somebody with a long history in Huntington.  
 5 I have been here for seven years, but my  
 6 commitment is to try to be helpful in this.  
 7 As I looked at what's going on  
 8 here, if I believed that the only answer  
 9 was what has been presented so far, I would  
 10 have to say somehow, go ahead and vote for  
 11 it, but as I sat and listened to the men  
 12 and women, usually thirty-five to forty,  
 13 sitting around the table over these last  
 14 months, I have come to the conclusion that  
 15 there are other ways of looking at the same  
 16 story.  
 17 It was not that long ago that the  
 18 same land was up for development. There  
 19 was a plan that was presented, and the  
 20 group came against it, and now we celebrate  
 21 that, and I am thankful for the leaders who  
 22 did that because now we can be talking  
 23 about housing, we can be talking about the  
 24 ways we can develop this land to help  
 25 people.

1 we are not trying -- we are not proposing,  
 2 as much as there may be some who want some  
 3 more radical solutions -- we are not  
 4 proposing that the seniors' issue be a dead  
 5 issue. We are looking for a set-aside,  
 6 nonage differentiated. Some of those  
 7 nonage differentiated could be senior  
 8 citizens.  
 9 It just says it is not age  
 10 differentiated, and we are only looking, in  
 11 our Coalition, we are only looking at  
 12 twenty percent. You will hear the details  
 13 in a few minutes.  
 14 FLOOR: Thirty percent.  
 15 SUPERVISOR PETRONE: Can you wrap up, please?  
 16 REV. SANBORN: We would want this developer to  
 17 work with a coalition even broader than the  
 18 one I represent to come up with a larger  
 19 plan than this because once this is done,  
 20 we still have a housing issue to deal with.  
 21 I still have people living in my house that  
 22 can't find housing.  
 23 We have many people coming to the  
 24 agency that can't find housing. We need a  
 25 solution bigger than this and including

1 At this point we are in desperate  
 2 need for housing. I have a family living  
 3 in my home right now with us because they  
 4 can't find housing. So, it is a current  
 5 issue we are facing. We would like to get  
 6 them to some other place, believe me.  
 7 Because of that advocacy, we have a choice  
 8 in doing this.  
 9 As has been referenced, today's  
 10 Newsday had a statement on that, and they  
 11 admitted that housing has come a long way  
 12 from the days of obstructionism, but the  
 13 article concluded the Town can and should  
 14 do better, and it encourages the Board to  
 15 deny or defer a decision to rezone the four  
 16 hundred acres.  
 17 I am not sure what the solution  
 18 is, but as you listen to some of our  
 19 people, you will hear a different  
 20 perspective, and as we looked at Smart  
 21 Growth, one of the things that is a Smart  
 22 Growth principle, we have heard it  
 23 mentioned, and that is different age  
 24 groups, as well as the ethnic backgrounds,  
 25 economic levels to live in one setting, and

1 this.  
 2 Thank you very much.  
 3 SUPERVISOR PETRONE: Harriet Varady and then Susan  
 4 Lagville, and then we will be taking a ten  
 5 minute break.  
 6 MRS. VARADY: Mr. Supervisor, I ask that you  
 7 exchange my number, Number 17, with  
 8 Michelle Santantonio's Number 74 because of  
 9 her traveling circumstances.  
 10 SUPERVISOR PETRONE: Yes. Please come up, Michelle.  
 11 MS. SANTANTONIO: Thank you. My name is Michelle  
 12 Santantonio. I am here as Executive  
 13 Director on behalf of Long Island Housing  
 14 Services. Harriet Varady is a member of  
 15 our Executive Board.  
 16 For those of you who may not be  
 17 familiar with our agency, I will tell you  
 18 we are the only not-for-profit fair housing  
 19 agency serving Long Island in Nassau and  
 20 Suffolk. The main mission of our agency is  
 21 racial and economic integration, to reduce  
 22 and eliminate all forms of unlawful housing  
 23 discrimination, and includes advocating for  
 24 increasing the stock of decent, safe and  
 25 sanitary affordable housing.

1 Discrimination is defined under  
 2 Local, State and Federal laws as denial of  
 3 equal treatment or opportunity to rent,  
 4 purchase and finance housing. The  
 5 prohibited bases for discrimination are  
 6 race, color, national origin, religion,  
 7 gender, handicap, familial status, meaning  
 8 families with children under eighteen  
 9 years, as well as age and marital status  
 10 under the New York State Human Rights Law.

11 We provide services to thousands  
 12 of Long Island residents each year; our  
 13 work is seeking compliance with tenancy  
 14 laws and obligations and in fighting  
 15 discrimination in the sales and rental  
 16 markets; assists in maintaining and  
 17 developing more desirable housing stock;  
 18 enhancing neighborhoods and stabilizing  
 19 communities.

20 In pursuing our mission, we not  
 21 only counsel people about their fair  
 22 housing rights and obligations, and  
 23 investigate discrimination claims, we also  
 24 provide training to housing-related  
 25 government and nonprofit service providers,

1 security deposits, etcetera.  
 2 A lot of our work has been  
 3 focused in the Town of Huntington.  
 4 Supervisor Petrone, we first met as he was  
 5 serving on the early Suffolk County Human  
 6 Rights Agency. He is familiar with some of  
 7 these things.

8 Now, in the Fair Housing  
 9 industry, we hear daily from people that  
 10 are denied essential services, that are  
 11 seeking housing and cannot find affordable  
 12 housing. In the past few months, we have  
 13 heard of tremendous outrageous and  
 14 unconscionable rent increases from  
 15 landlords seeking between seventy-five and  
 16 four hundred twenty-five dollars a month  
 17 rent increases.

18 This is forcing homelessness, and  
 19 it does force overcrowding and it forces  
 20 people to move.

21 We hear from a number of people,  
 22 seniors that are seeking housing, and we  
 23 certainly can't pretend that there is no  
 24 need there, but we do want to advocate that  
 25 there be inclusion, and we think the

1 as well as for profit businesses, such as  
 2 real estate agencies.

3 We counsel people about mortgage  
 4 options for first-time home buyers, seek to  
 5 educate consumers to prevent those  
 6 vulnerable from falling prey to predatory  
 7 lenders from accepting bad loans. We also  
 8 counsel those that are in mortgage default  
 9 to try and prevent homelessness.

10 Other than assisting to advocate  
 11 for discrimination victims and enforcing  
 12 fair housing laws, we perform a very high  
 13 volume of work related to improving housing  
 14 conditions for families and individuals  
 15 that rent housing. Each year we have  
 16 counseled hundreds of people seeking  
 17 houses, needing houses. They have some  
 18 serious scenarios, such as lack of heat,  
 19 hot water, cooking appliances,  
 20 refrigeration or electricity, unwillingness  
 21 to document residency in order to allow  
 22 registration in school, privacy intrusion,  
 23 harassment, not making needed repairs,  
 24 safety and sanitary violations, threatened  
 25 or actual unlawful evictions, dispute over

1 healthiest society is one that is racially,  
 2 economically and culturally inclusive, and  
 3 that includes age, which I believe also is  
 4 supported by the Smart Growth vision.

5 SUPERVISOR PETRONE: Michelle, can you wrap up,  
 6 please?

7 MS. SANTANTONIO: Yes. I want to wrap up by saying  
 8 that we are not real estate agents. For so  
 9 many that contact us we do suggest means to  
 10 conduct their housing search, resources and  
 11 programs, but there is a serious, serious  
 12 lack of affordable housing, and the  
 13 definition that has been given to  
 14 affordable housing is one that has to be  
 15 examined and needs to be realized in terms  
 16 of people's actual income and their  
 17 circumstances.

18 I do want to add one other thing  
 19 in terms of the townhouse structure. That  
 20 is not one that's going to provide  
 21 accessible housing for seniors because  
 22 townhouses are exempt from the Federal Fair  
 23 Housing Law in terms of the requirement to  
 24 make them handicapped accessible. We do  
 25 recognize that some seniors may want to

1 live in age-segregated communities, but to  
 2 provide housing that is, maybe, not going  
 3 to be fully accessible for anyone is a big,  
 4 big mistake, and we want to say please try  
 5 to put an eye towards that.

6 SUPERVISOR PETRONE: Susan Lagville.  
 7 MS. LAGVILLE: Good evening. My name is Susan  
 8 Lagville. I am the Executive Director of  
 9 Housing Help, and I am also a member of the  
 10 Huntington Township Housing Coalition.  
 11 Local Law No. 23-2000 provides  
 12 for the construction of one thousand three  
 13 hundred seventy-five units of housing on  
 14 three hundred eighty-two acres of land.  
 15 Based on the original zoning of this  
 16 property, two homes per acre are allowed,  
 17 or one hundred ninety-one units. This  
 18 proposed law will yield a density bonus of  
 19 one thousand one hundred eighty-four  
 20 additional units.

21 The developer states that four  
 22 hundred of the units being built are  
 23 affordable at prices of one hundred  
 24 seventy-five thousand dollars, one hundred  
 25 fifty thousand dollars and one hundred

1 forty-five thousand dollars for one and  
 2 two-bedroom condos.

3 He also claims, with no argument  
 4 from the Town, that the senior median  
 5 income "in the market area" is eighty  
 6 thousand dollars per year. He says that  
 7 the "vast majority of the transactions will  
 8 be cash deals with no mortgage financing  
 9 utilized." Is this the Town's definition  
 10 of how affordability guidelines should be  
 11 used?

12 The Town's newly revised  
 13 Consolidated plan states that, "The Town's  
 14 elderly population represents fourteen  
 15 percent of the total population. As a  
 16 group, the elderly have a median household  
 17 income of seven thousand four hundred  
 18 dollars." If this is what the Town  
 19 certifies to HUD, how can they accept a  
 20 figure of eighty thousand dollars as a  
 21 senior median income?

22 This site should be developed  
 23 equitably, and benefit all residents of  
 24 Huntington. At least thirty percent of the  
 25 units should be affordable for both seniors

1 and families, using HUD guidelines for  
 2 median income. Under no conditions should  
 3 this development be allowed to move forward  
 4 until such time as a suitable agreement has  
 5 been reached to provide for a public  
 6 benefit.

7 Thank you.

8 SUPERVISOR PETRONE: We have been going for a little  
 9 over two hours. It is time for a break for  
 10 the reporter. We will be recessed for ten  
 11 minutes.  
 12 [WHEREUPON THIS PUBLIC HEARING WAS RECESSED  
 13 AT 9:05 P.M. AND RESUMED AT 9:30 P.M.]

14 SUPERVISOR PETRONE: We will reconvene. We will call  
 15 Michele Zuflacht.

16 MRS. ZUFLACHT: Mr. Supervisor, Town Board, my  
 17 name is Michele Zuflacht. I am an attorney  
 18 in the area; I am a resident of Melville.  
 19 I am speaking tonight as the President of  
 20 the Tuxedo Hills Civic Association.

21 The Tuxedo Hills Civic  
 22 Association supports the proposal to  
 23 develop the Long Island Developmental  
 24 Center as a predominantly senior  
 25 residential community. There is a

1 substantial need for senior housing, which  
 2 is of great concern to our association. We  
 3 are concerned with the overcrowding of our  
 4 schools, we are currently operating at peak  
 5 capacity.

6 A large development of family  
 7 homes would necessitate the building of new  
 8 schools at the cost of millions of dollars.

9 Additionally we are concerned  
 10 with the constant downzoning that greatly  
 11 increases density and yield throughout the  
 12 Town, specifically in the Melville area.  
 13 The Town has spent tens of thousands of  
 14 dollars investing in a Master Plan, and we  
 15 would hope that you would follow the  
 16 recommendations in this Master Plan and not  
 17 yield to the tides and currents of interest  
 18 groups who lobby this.

19 While we understand and support  
 20 the need for affordable housing, we are  
 21 concerned with the increased density that  
 22 will further overcrowd our schools and  
 23 increase traffic congestion.

24 Our roads, specifically the 110  
 25 Corridor, are already operating at two to

1 three times the capacity for which they  
 2 were designed. When I moved to the Dix  
 3 Hills/Melville area twenty years ago, we  
 4 chose the area because of the wonderful mix  
 5 of residential, farmland and open space.  
 6 Over the past twenty years, and most  
 7 specifically over the last five years, I  
 8 have seen the McGovern Sod Farm previously  
 9 zoned one acre residential, downzoned to  
 10 allow the yield to increase fourfold.

11 I have seen hundreds of units  
 12 built on Round Swamp Road, apartments and  
 13 cluster housing built on Ruland Road. I  
 14 have seen residential areas around the  
 15 Expressway rezoned to permit commercial  
 16 development.

17 Mr. Supervisor and members of the  
 18 Town Board, what has been done to mitigate  
 19 the traffic congestion? Rush hour on the  
 20 110 Corridor is impossible north and south,  
 21 east and west. Please, we implore you,  
 22 impose a moratorium on building and  
 23 rezoning, and preserve our quality of life.

24 Thank you.  
 25 SUPERVISOR PETRONI: Robert Fey and then Larry

1 McNally.  
 2 MR. FEY: Good evening. My name is Robert  
 3 Fey. I live on Bowden Road in Greenlawn,  
 4 and I have been associated with Long Island  
 5 CAN since its inception.

6 We find this Draft Environmental  
 7 Statement for the LIDC to be defective,  
 8 first, because it does not comply with the  
 9 EIS for the area. This was planned to  
 10 provide affordable housing for the workers  
 11 in the employment area. The intent was to  
 12 supply affordable housing so that Melville  
 13 area employees with limited income could  
 14 live near their workplace.

15 According to the Town's  
 16 Comprehensive Plan, more than fifty percent  
 17 of the workers in the Melville employment  
 18 area work in occupations that pay low or  
 19 moderate wages. These workers are in need  
 20 of affordable housing.

21 Despite adopting this development  
 22 plan, which recognized the negative impact  
 23 and influx of workers would have on  
 24 affordable housing, the Town deviated from  
 25 this land use guideline and rezoned large

1 parcels of land in the Melville area from  
 2 residential to office use.

3 In 1992, fifty-seven acres was  
 4 the Carmel property; in 1994, fifty-one  
 5 acres of the Tilles property; in 1996,  
 6 seventy acres of the McGovern Sod Farm. No  
 7 provision was made for affordable housing  
 8 for the workers who would need it.

9 As a result of these rezonings,  
 10 the need for affordable housing in the  
 11 development employment area has increased  
 12 substantially. The recent converting of  
 13 residential areas to industrial also has  
 14 contributed to the acute shortage of  
 15 affordable housing. A total of six  
 16 thousand or more square feet of office  
 17 space has been added to the area. Despite  
 18 the increase of workers that will result  
 19 from these conversions, there are no  
 20 provisions for providing affordable housing  
 21 that they will need.

22 According to the developer, the  
 23 purpose and intent of the planned unit  
 24 development for the LIDC is to address the  
 25 housing and recreation needs of senior

1 citizens. If limited to senior housing  
 2 needs, vast land will be consumed and be  
 3 made unavailable to meet the urgent need  
 4 for affordable family housing. This  
 5 developer's plan will create an adverse  
 6 impact on the cost and availability of  
 7 affordable housing for workers in the  
 8 Melville employment area.

9 Because this significant  
 10 environmental issue does not address the  
 11 Draft DEIS, the developer's plans in the  
 12 plans for LIDC, doesn't satisfy the  
 13 development objectives established by the  
 14 LIDC Task Force. One objective was to  
 15 create a balanced community by providing  
 16 housing for a broad spectrum of the  
 17 population by diverse housing of type,  
 18 price and design. This was to include, not  
 19 exclude affordable housing at the LIDC  
 20 site.

21 Since it does not meet this  
 22 objective, the Draft DEIS is defective.

23 Larry McNally will continue to  
 24 list some of the defects in this DEIS  
 25 Impact Statement.

1 SUPERVISOR PETRONE: Larry, and then Reba Siniscalchi.  
 2 MR. MC NALLY: One of the principles of Smart  
 3 Growth calls for the community to have "a  
 4 diversity of housing types to enable  
 5 citizens from a wide range of age groups,  
 6 ethnic backgrounds and economic levels to  
 7 live within neighborhood boundaries and  
 8 interact.

9 The developer's plan is  
 10 inconsistent with this principle because it  
 11 excludes affordable housing for the workers  
 12 in the Melville employment area.

13 The Draft Environmental Impact  
 14 Statement is defective because the  
 15 developer's plan is inconsistent with the  
 16 Smart Growth principles when it states it  
 17 is consistent, when in fact, it is clearly  
 18 not.

19 SEQRA Regulations require that  
 20 the content of the Environmental Impact  
 21 Statement analyze the significant adverse  
 22 impacts and evaluate all reasonable  
 23 alternatives. Nowhere in the Draft DEIS  
 24 are the adverse impacts on affordable  
 25 family housing addressed or possible ways

1 action at a level of detail sufficient for  
 2 an adequate analysis. Related actions,  
 3 such as Ruland Road, have to be identified  
 4 and discussed to the fullest extent  
 5 possible. Because the Draft Environmental  
 6 Impact Statement fails to do this, it's  
 7 defective.

8 In summary, the Draft  
 9 Environmental Impact Statement is defective  
 10 because it does not comply with the goals  
 11 of the Melville Environmental Impact  
 12 Statement to provide affordable housing for  
 13 the workers in the Melville employment  
 14 area. It's defective because it fails to  
 15 address irreversible commitment of scarce  
 16 land and the resulting adverse impact on  
 17 the corresponding and availability of  
 18 affordable housing for the workers in the  
 19 Melville employment area.

20 It is defective because it fails  
 21 to meet the development objectives  
 22 established by the Long Island  
 23 Developmental Center Task Force to create a  
 24 balanced community by providing housing for  
 25 a broad spectrum of the population through

1 to lessen them.

2 A reasonable way to mitigate the  
 3 adverse impact would be to include  
 4 affordable family housing at the LIDC site.  
 5 The Draft Environmental Impact Statement is  
 6 defective because it fails to address the  
 7 adverse impact on affordable housing, as  
 8 well as ways to alleviate them.

9 In the Town's resolution  
 10 accepting the Draft Environmental Impact  
 11 Statement for the purpose of public review,  
 12 it states that a site at Ruland Road will  
 13 "be factored into the project during the  
 14 final stages of the SEQRA process in order  
 15 that it can be determined as to how it best  
 16 mitigate whatever impact that might arise  
 17 after the review of the Draft Environmental  
 18 Impact Statement."

19 It would appear that the Ruland  
 20 Road ruse is the developer's panacea for  
 21 any and all of the project's adverse  
 22 impacts.

23 SEQRA Regulations, however,  
 24 require that the Environmental Impact  
 25 Statement address each part of the proposed

1 diversity of housing prices and design.

2 It is defective because it is  
 3 inconsistent with the Town's Smart Growth  
 4 principles and causes communities to have a  
 5 diversity of housing sites with communities  
 6 with a wide range of ethnic background and  
 7 economic levels to live within neighborhood  
 8 boundaries.

9 It fails because it doesn't  
 10 recognize the significant adverse impact  
 11 and mitigating measures on affordable  
 12 housing in the Melville employment area.

13 It is defective because it fails  
 14 to consider the Ruland Road housing site  
 15 and fails to provide a sufficient analysis  
 16 as required.

17 SUPERVISOR PETRONE: Please wrap up.  
 18 MR. MC NALLY: Because of these serious defects  
 19 Long Island CAN is requesting that the Town  
 20 Board require a Supplemental Environmental  
 21 Impact Statement limited to these  
 22 significant adverse impacts regarding  
 23 affordable housing for the workers in the  
 24 Melville employment area.

25 SEQRA Regulations permit a lead

1 agency to require a Supplemental  
 2 Environmental Impact Statement when adverse  
 3 impact is not addressed in the  
 4 Environmental Impact Statement. Because of  
 5 the urgent need to provide affordable  
 6 housing for the workers in the Melville  
 7 employment area and for the Town to fulfill  
 8 its commitment to do so, it is imperative  
 9 that a Supplemental Environmental Impact  
 10 Statement be required.

11 In finishing, I would like it  
 12 known that the unabridged version of this  
 13 presentation is being submitted for the  
 14 record.

15 SUPERVISOR PETRONE: Reba Siniscalchi and then Cheryl  
 16 Haiken.

17 MRS. SINISCALCHI: I am Reba Siniscalchi.  
 18 Supervisor Petrone and members of the Town  
 19 Board, Local Law Number 23-2000 calls for  
 20 the approval plan to build one thousand  
 21 three hundred seventy-five housing units at  
 22 the LIDC site. The Huntington Housing  
 23 Coalition, Long Island CAN, Housing Help,  
 24 the Family Service League, the Huntington  
 25 Station Enrichment Center and at least

1 primary goal of a Zoning Ordinance is to  
 2 provide for development of a balanced  
 3 cohesive community, which will make  
 4 sufficient use of the available land. If  
 5 families with limited income are excluded  
 6 from the LIDC site, that action will be in  
 7 direct opposition to the requirements that  
 8 zoning powers are being used for the  
 9 general welfare.

10 I believe Ruland Road is an  
 11 attempt to waylay our efforts to provide  
 12 housing that Huntington so desperately  
 13 needs and which should be provided for by  
 14 the zoning laws.

15 This is our last opportunity to  
 16 make a substantial impact on the needs for  
 17 affordable housing. Please rise to the  
 18 occasion.

19 Thank you.

20 SUPERVISOR PETRONE: Cheryl Haiken and then  
 21 Dr. Evalina Kapp.

22 MRS. HAIKEN: Hi. My name is Cheryl Haiken.  
 23 I reside at 60 Threepence Drive in Melville.

24 Councilman Cuthbertson, you made  
 25 a comment to Mr. Sandak asking if the

1 thirty other community groups are opposed  
 2 to this law due to the lack of a provision  
 3 for affordable family housing.

4 According to the proposed Local  
 5 Law, the developer has verbally offered an  
 6 eight acre site on Ruland Road "to mitigate  
 7 impact from the proposed project."

8 Since when are laws passed,  
 9 projects approved and deals made based on  
 10 verbal offers?

11 We have been told that the Ruland  
 12 Road site will consist of affordable one  
 13 and two bedroom homes. Whose definition of  
 14 affordable are we using? Since the  
 15 developer decided that the senior median  
 16 income is eighty thousand dollars, what  
 17 median income has been designated for  
 18 families? What guarantees do we have that  
 19 the Ruland Road site is appropriate for  
 20 housing and will pass the SEQRA process?

21 How many units will be provided?  
 22 Certainly not the four hundred that would  
 23 constitute thirty percent of the LIDC  
 24 units.

25 The courts have ruled that the

1 District took into account if the current  
 2 seniors leave and move into LIDC, will the  
 3 families buy their homes? Taking into  
 4 account LIDC is also for families and if  
 5 the seniors leave, they will leave and the  
 6 District will get those children as well,  
 7 what impact will there be on our School  
 8 District in that case? [APPLAUSE]

9 COUNCILMAN CUTHBERTSON: I have a concern, as all of you  
 10 and that is a very legitimate concern about  
 11 the impact on the School District and how  
 12 many homes, in taking into account what  
 13 mitigation and what measures the developer  
 14 is going to take in this School District in  
 15 making this project compatible with the  
 16 School District.

17 I have concern that there is  
 18 going to be a flight of empty nesters into  
 19 the project, and then school-age children  
 20 moving into those homes. The developer has  
 21 a responsibility to take that into account.

22 MRS. HAIKEN: That is why we had to get anothe  
 23 demograph in the past year. We have a  
 24 growing population for a decade at this  
 25 point, and this has always been taken into

1 account, and I appreciate your concern.  
 2 Because of these recent Newsday  
 3 articles, I feel I need to defend my  
 4 community. In the July 11th meeting and  
 5 other previous Town Board Meetings, the  
 6 impression was given that the Half Hollow  
 7 School District is strictly a wealthy and  
 8 upscale community, who do not welcome  
 9 diversity. This is farthest from the  
 10 truth. In fact, I moved into this  
 11 community because of the diversity in the  
 12 District and to hear some of these comments  
 13 insults me and offends me. [APPLAUSE]  
 14 Half Hollow Hills prides itself  
 15 in all its different economic, cultural and  
 16 learning differences that make up our  
 17 population. The PTA has a Diversity  
 18 Committee dedicated to celebrating the  
 19 fact. The reason there is so much support  
 20 for senior housing is because of the  
 21 enrollment numbers in our District.  
 22 Recently, we reopened a much  
 23 needed elementary school because of the  
 24 severe overcrowding. The community went  
 25 through a very difficult process of

1 of our children.  
 2 Thank you.  
 3 SUPERVISOR PETRONE: Dr. Evalina Kapp. Dr. Evalina  
 4 Kapp and then followed by Paulette  
 5 Rosenberg.  
 6 DR. KAPP: Supervisor Petrone, members of  
 7 the Board, neighbors, I am here to speak as  
 8 a parent and citizen of Huntington and a  
 9 member of the Half Hollow Hills School  
 10 District and PTA, as a physician who has  
 11 worked around Long Island since 1984.  
 12 I guess I first want to tell you  
 13 that there are some people in this  
 14 community, even people who live in Half  
 15 Hollow Hills, who believe in the fact that  
 16 families need homes as much as seniors do  
 17 need to be taken into account. We are not  
 18 against seniors. We just know there are  
 19 many other groups of people who can't find  
 20 a place to live around Huntington.  
 21 [APPLAUSE]  
 22 I couldn't respond to all of the  
 23 things that I have heard with which I  
 24 disagree tonight, but I really want to  
 25 emphasize one thing about the group, Long

1 redistricting to find we are still at  
 2 capacity, maximum or very close to it in  
 3 the School District.  
 4 I have three children. My oldest  
 5 has speech problems and received early  
 6 intervention with no problem. Now he does  
 7 not receive any services, not because he  
 8 doesn't need them, but because there are  
 9 too many other children in the school, and  
 10 the time and the services are limited.  
 11 My second child has reading  
 12 difficulties and also does not receive her  
 13 services any more for the same reason.  
 14 My third is not yet in, and I am  
 15 working very hard to make my school the  
 16 best it can be. I don't care what kind of  
 17 homes you are discussing. This is not an  
 18 affordable housing issue.  
 19 As a District, we cannot afford  
 20 such a large number of children from any  
 21 economic group. [APPLAUSE]  
 22 We are not equipped to add such  
 23 large numbers to our District. As it is,  
 24 we are experiencing the fact of our present  
 25 population growth. I beg you, just think

1 Island Congregation Associations and  
 2 neighborhoods, which is a group with which  
 3 I have worked for about a year. We are a  
 4 group of people who do live on Long Island.  
 5 We weren't bused in here from anywhere, and  
 6 we are just trying to live out our ethics  
 7 in respect to this issue.  
 8 I really want to respond to  
 9 something Mrs. Saks said about where were  
 10 we when, where was I when, when the early  
 11 stages of this project were going on. It  
 12 is kind of timely because where was I? I  
 13 was living on Long Island, living in my  
 14 home in Melville, working as a physician  
 15 and caring for my kids and doing some  
 16 social justice work. I did not go to  
 17 meetings because I had no idea that  
 18 organizations like Long Island CAN were in  
 19 existence.  
 20 After the fire on West Hills  
 21 Road, I realized this issue was a priority,  
 22 and I am not alone. [APPLAUSE]  
 23 Because I came later to this  
 24 issue and I wasn't at the first meeting  
 25 doesn't mean that I and other people who

1 are with me, if we come up with a good idea  
 2 at a first meeting or after four years, if  
 3 it is a good idea, it is still a good idea.  
 4 Although we have fewer resources,  
 5 we find many people who care deeply about  
 6 affordable homes. We will continue to  
 7 organize and we will vote. We hope that  
 8 you, the Town Board, will do the right  
 9 thing and make sure there is affordable  
 10 housing for families on the site of LIDC.  
 11 Thank you. [APPLAUSE]  
 12 SUPERVISOR PETRONE: Paulette Rosenberg, and then  
 13 Cheryl Grossman.  
 14 MRS. ROSENBERG: I ask Cheryl Grossman to read my  
 15 comments, and I, therefore, relinquish my  
 16 time.  
 17 SUPERVISOR PETRONE: Cheryl Grossman.  
 18 MRS. GROSSMAN: I need more time because I talk  
 19 slowly. You wouldn't know I have lived  
 20 here thirty years.  
 21 The senior housing project as  
 22 proposed by the Benjamin Development  
 23 Company is a well thought out plan based on  
 24 the recommendation of the LIDC Task Force.  
 25 The variety of housing and housing prices,

1 land is finite that a one-shot development  
 2 of family housing on any one parcel cannot  
 3 solve the housing issue.  
 4 By giving seniors of Long Island  
 5 an alternative by which they can move out  
 6 of their homes into senior housing, housing  
 7 in all price ranges throughout the Town  
 8 opens up. As their houses go on the  
 9 market, allowing families to move in, more  
 10 homes become available; thus, providing  
 11 more entry level housing for families of  
 12 all entry levels. This revitalization of  
 13 existing housing, which is vastly larger  
 14 than the finite vacant property, keeps our  
 15 neighborhoods strong and vital.  
 16 The quick fixers say that it  
 17 doesn't matter if four hundred affordable  
 18 use increases taxes for the residents of  
 19 the Half Hollow Hills School District  
 20 because even if the family units were not  
 21 built on the LIDC property, those seniors  
 22 wanting to move into the senior development  
 23 would still impact our School District  
 24 because of the turnover of their homes to  
 25 young families.

1 including the affordable equity and rental  
 2 units, will meet the needs of many of our  
 3 seniors, the fastest growing segment of our  
 4 population on Long Island.  
 5 It does not mean that we are  
 6 against affordable housing for families.  
 7 We recognize the need for such housing, as  
 8 well as for seniors, and we agree that an  
 9 affordable housing plan is needed.  
 10 On one hand, we have seniors and  
 11 empty nesters who would like to move out of  
 12 their homes into senior housing and on the  
 13 other hand, we have young families who  
 14 would like to move into those homes vacated  
 15 by seniors.  
 16 Seems simple, right?  
 17 Instead of supporting a long-term  
 18 plan, sensible approach that will benefit  
 19 everyone, including the Town, many  
 20 proponents of affordable family housing are  
 21 looking for a quick fix. The quick fixers  
 22 say that the land is finite and unless  
 23 affordable housing for families is built  
 24 now, none can be built in the future. The  
 25 senior advocates say that it is because the

1 The senior advocates counter that  
 2 the impact on the taxpayers and the  
 3 children in the Half Hollow Hills School  
 4 District must be considered. Our schools  
 5 are full now. We have had an influx of  
 6 young families moving into the District,  
 7 many occupying the newly affordable units  
 8 built within the last two years.  
 9 If the LIDC property is built  
 10 with the affordable family units, our  
 11 School District will have to absorb one  
 12 thousand plus children. The homes occupied  
 13 by seniors would eventually be sold within  
 14 the next few years anyway, and then we  
 15 would have a second wave of young families  
 16 moving in and overcrowding our already  
 17 burdened schools.  
 18 The quick fixers say that all the  
 19 affordable family housing units have to be  
 20 built on site with no buy-out provision or  
 21 transfer. This opinion, so advocated by  
 22 the speakers representing business  
 23 interests, looking for entry level workers  
 24 and building groups looking for new  
 25 opportunities for development, will become

1 the housing nemesis in the not too distant  
 2 future. Wouldn't it be prudent to open up  
 3 the housing market to recycle our existing  
 4 homes for young families by providing funds  
 5 to augment the down payment or to provide  
 6 funds to augment existing homes in  
 7 established neighborhoods where so many of  
 8 us raised our children? [APPLAUSE]

9 The senior advocates support the  
 10 affordable housing plan proposed by the  
 11 Town Board structured not only to provide  
 12 new affordable housing for families, but  
 13 also to establish an Affordable Housing  
 14 Trust and Agency Fund that would include  
 15 financing the renovation of existing homes,  
 16 include down payment assistance and include  
 17 subsidies all to be used to recycle  
 18 existing housing, the Trust Fund will make  
 19 possible a more comprehensive housing  
 20 effort that balances rentals and home  
 21 ownership opportunity throughout the Town.

22 SUPERVISOR PETRONE: Please wrap up.

23 MRS. GROSSMAN: I am taking Paulette's portion.

24 I have two more paragraphs.

25 The Town Board is to be applauded

1 for proposing a responsible, well thought  
 2 out plan that meets the needs of the  
 3 seniors now and in the future, and what  
 4 about our seniors? Are they being  
 5 discarded in favor of the young? Many of  
 6 them would move south within the next five  
 7 to ten years. They may not have a choice.  
 8 Many will have to move out of their homes,  
 9 resulting in the abundance of homes on the  
 10 market.

11 We owe our seniors the right to  
 12 housing that meets their needs. After all,  
 13 they fought our wars, built our  
 14 infrastructure, built our schools, built  
 15 our Town and made Long Island what it is  
 16 today, and they want to stay here amongst  
 17 their friends and families.

18 Approve the senior housing plan,  
 19 The Greens at Half Hollow project on the  
 20 LIDC property, as applied for by the S.B.J.  
 21 Associates. Approve the affordable homes  
 22 for the families that want to purchase  
 23 homes within their neighborhoods throughout  
 24 the Town of Huntington.

25 SUPERVISOR PETRONE: Virginia Volpe, followed by

1 Jeanne Raio.

2 MRS. VOLPE: Supervisor Petrone, members of  
 3 the Huntington Town Board, I'm Virginia  
 4 Volpe, President of the ABC Civic  
 5 Association, very involved in housing in  
 6 the Town for the last seven years. I'm a  
 7 member of the Huntington Township Coalition  
 8 and sixteen years a resident of Huntington.

9 I'm here to speak to you tonight  
 10 regarding the development of homes on the  
 11 LIDC property. The LIDC property is  
 12 comprised of three hundred eighty-two  
 13 acres. Surely there is a place on this  
 14 land to create homes for seniors, our  
 15 citizens who have lived in Huntington,  
 16 raised their families in Huntington and  
 17 contributed to Huntington's vitality and  
 18 prosperity over the decades.

19 And surely there is a place on  
 20 this land to create homes for our seniors  
 21 who could not afford to pay fair market  
 22 prices, the same seniors I just spoke of,  
 23 but those less fortunate, who cannot afford  
 24 to stay in their homes and on Long Island  
 25 without some financial assistance.

1 And surely, there is a place on  
 2 this land to create homes for our young  
 3 people, people returning from college  
 4 filled with dreams of rejoining their  
 5 families, dreams of creating their own  
 6 families, dreams of beginning their careers  
 7 and contributing to Long Island as their  
 8 parents taught them by example.

9 And surely there is a place on  
 10 this land to create homes for our families,  
 11 people who moved here in search of a better  
 12 life. How many of us in this room moved to  
 13 Long Island because we sought a better life  
 14 for our families and ourselves? How many  
 15 of us were given the opportunity, the  
 16 opportunity we couldn't otherwise afford,  
 17 through government programs such as those  
 18 granted World War II veterans, V.A., FHA  
 19 and SONYMA mortgages to pursue our dreams  
 20 here?

21 How many of us began in Levittown  
 22 and other starter home affordable  
 23 communities?

24 The Long Island community, and  
 25 specifically Huntington, has always been a

1 diverse community filled with opportunities  
 2 for all people. We know this. That is why  
 3 the guidelines in the preliminary plan for  
 4 LIDC clearly stated in its land planning  
 5 objectives, "Create a community that  
 6 provides housing for a broad spectrum of  
 7 the population through diversity in housing  
 8 types, price and design."

9 How did we deviate from those  
 10 guidelines? How did affordable homes for  
 11 young people and families get eliminated?  
 12 Do seniors really want to live in an  
 13 isolated community, away from families and  
 14 children? Do they really want to send  
 15 their own children and grandchildren off  
 16 Long Island in search of affordable homes  
 17 someplace else?

18 Why can't we create a traditional  
 19 neighborhood at LIDC, a neighborhood that  
 20 combines different types of housing for all  
 21 age groups? This is being done  
 22 successfully in many parts of the country,  
 23 including Montgomery County.

24 Supervisor Petrone, at the June  
 25 20th meeting, you spoke of bringing

1 About two years ago, we had to  
 2 sell our house due to he has medical  
 3 problems. He's been disabled for twenty-  
 4 five years, and we just could no longer  
 5 keep our home. Our taxes were like  
 6 seventy-five hundred dollars.

7 Well, the reason I'm up here now  
 8 is to -- I go for the senior citizens  
 9 housing, but I have a question. This  
 10 sounds all luxurious and beautiful, but is  
 11 it going to be overseen by mismanagement,  
 12 or is it going to be taken care of?

13 Is it going to be taken care of  
 14 and looked over by the right people? The  
 15 reason I say that is because we were  
 16 looking into The Knolls of Melville and we  
 17 found out that there was a lot of wrongly  
 18 things done.

19 On January 1st this year, we went  
 20 to see a unit and we were told that they  
 21 were going to sell for a hundred seventy  
 22 thousand dollars. That unit was supposed  
 23 to go for no more. It went for one ninety-  
 24 five, and the only stipulation was that  
 25 cost of living increase would be tacked

1 together people from all the communities in  
 2 Huntington Township. You spoke of people  
 3 working together to create a plan for LIDC  
 4 and other lands in the Town of Huntington  
 5 to provide homes that meet the needs of our  
 6 diverse community.

7 We ask that you bring yourself  
 8 and this entire Town Board, community  
 9 leaders from the LIDC area and leaders from  
 10 all the other communities throughout  
 11 Huntington to join us at the Huntington  
 12 Township Housing Coalition.

13 Together, as builders, the Long  
 14 Island Housing Partnership, senior housing  
 15 representatives, community leaders, service  
 16 providers, and most importantly, as  
 17 residents of Huntington, we can create a  
 18 plan that will provide homes on this land  
 19 for our seniors, our less affluent seniors,  
 20 our young people and our families.

21 Thank you.

22 MRS. RAI0: Jeanne Raio, and I reside in  
 23 Melville for about fifty years. My husband  
 24 has been a life-long resident. He was born  
 25 and raised here.

1 onto that. How they got away with it, I  
 2 have no idea, but I did bring it to the  
 3 Town's attention.

4 What I want to know is all this  
 5 sounds beautiful, but is this the same  
 6 thing they're going to promise you the  
 7 world, and then all this is going to fall  
 8 apart? Who is going to pay for all this?

9 SUPERVISOR PETRONE: It's a private development that  
 10 is being proposed.

11 MRS. RAI0: There is another thing, the  
 12 parking. They said only one unit was  
 13 allowed one parking space, one car.

14 SUPERVISOR PETRONE: This is not a hearing on The  
 15 Knolls, this is a hearing on LIDC.

16 MRS. RAI0: I want the Town of Huntington to  
 17 know what is going on.

18 SUPERVISOR PETRONE: We know it.

19 MRS. RAI0: I don't want to be forced off the  
 20 Island. I have six grandchildren here. I  
 21 have two children that live in Dix Hills.  
 22 I don't want them to face, in years to  
 23 come, what we're going through.

24 SUPERVISOR PETRONE: If you want more information on  
 25 the proposed project, you should speak to

1 the applicant at this point in time.  
 2 MRS. RAI0: I want all the taxpayers to know  
 3 this here.  
 4 SUPERVISOR PETRONE: Thank you.  
 5 Reverend Jurik, and then followed  
 6 by George Grassel.  
 7 REV. JURIK: John Jurik, Pastor of St. Peter's  
 8 Lutheran Church in Huntington Station, for  
 9 twenty-three years, member of Long Island  
 10 CAN since its inception, and a Chaplain of  
 11 the Huntington Manor Fire Department over  
 12 ten years.  
 13 From the Prophet Isaiah, "The  
 14 Lord will guide you continually and satisfy  
 15 your needs in parched places and make your  
 16 bones strong. You shall be like a watered  
 17 garden, like a spring of water whose waters  
 18 never fail.  
 19 "Your ancient ruins shall be  
 20 rebuilt and you shall raise up the  
 21 foundations of many generations."  
 22 "You shall be called the repairer  
 23 of the breach, the restorer of streets to  
 24 live in."  
 25 Huntington Township faces a

1 against families. The current proposal  
 2 allows ninety-five percent of the homes to  
 3 be for seniors and five percent for  
 4 families. Our suggestion is eighty percent  
 5 for seniors, twenty percent for families.  
 6 It seems to me that we can move from a win-  
 7 lose situation to a win-win, and we have  
 8 petitions signed by senior citizen  
 9 organizations, also Scudder senior  
 10 citizens, Hills Unit citizens, Melville  
 11 Senior Citizens Club, so that it is broad-  
 12 based in its support.  
 13 But finally, crisis always  
 14 provides opportunity, a paradigm shift for  
 15 housing on all of Long Island and not just  
 16 Huntington. You, our Town Board, can  
 17 signal a new way to use land. We have the  
 18 opportunity by your decision to leave a  
 19 legacy of forward thinking, visionary  
 20 planning and not local parochial or short-  
 21 sighted, and if that significant policy is  
 22 not initiated in a place like LIDC with its  
 23 wondrous opportunity of four hundred acres,  
 24 it won't be done on Long Island.  
 25 Now is the time to use the crisis

1 crisis in housing. It is a crisis for  
 2 seniors who have articulately pled their  
 3 cause. There is a crisis of housing for  
 4 families needing homes in the affordable  
 5 price range.  
 6 In the Chinese language, the word  
 7 for "crisis" is made up of two characters,  
 8 "danger" and "opportunity." First, the  
 9 danger. The danger is that the breach in  
 10 our society continues to widen, the breach  
 11 of inadequate homes for families with  
 12 children, and it is our fear that the  
 13 current Benjamin proposal widens that  
 14 breach considerably.  
 15 The proposal allows children to  
 16 live in the proposed community only if  
 17 their parents can afford to purchase six  
 18 hundred thousand dollar homes or more. The  
 19 rest of the children whose parents cannot  
 20 afford luxury homes cannot live on this  
 21 land. They can play soccer there, but they  
 22 cannot live there. That is one.  
 23 [APPLAUSE]  
 24 The second danger is that we have  
 25 a bogus competition of pitting seniors

1 to the community's advantage. What we have  
 2 been about here tonight, I think, is good  
 3 and salutary and helpful for our community.  
 4 Take this opportunity to make a difference  
 5 that will last for generations of our  
 6 children.  
 7 I am confident that with the  
 8 developer, with the Town Board, with the  
 9 civic associations, with the coalition, we  
 10 all together can be healers of the breach  
 11 and repairers of our streets.  
 12 Thank you. [APPLAUSE AND STANDING  
 13 OVATION.]  
 14 SUPERVISOR PETRONE: George Grassel, followed by  
 15 Irving Klein.  
 16 MR. GRASSEL: Good evening, Supervisor Petron  
 17 and members of the Board. My name is  
 18 George Grassel and I am speaking this  
 19 evening on behalf of the Four Town Civic  
 20 Association. The Four Town Civic  
 21 Association was formed in 1980 in order to  
 22 take a proactive role in the land planning  
 23 and usage of the Pilgrim State property.  
 24 The Association's goals with  
 25 respect to the Pilgrim State property was

1 similar to those of the House Beautiful  
 2 Civic Association with respect to the Long  
 3 Island Developmental Center property, which  
 4 is to maintain the character and integrity  
 5 of all the constituent neighborhoods.

6 The Four Towns Civic Association  
 7 has always supported the host community in  
 8 their efforts to have neighborhood lands  
 9 developed in an appropriate manner. As you  
 10 are aware, the LIDC property has had many  
 11 iterations of land planning and invited  
 12 local input from organizations such as  
 13 House Beautiful. The people who live  
 14 nearby and are vested in the community have  
 15 worked long and hard to formulate a plan  
 16 that they believe maintains the character  
 17 of the neighborhood while providing needed  
 18 housing for senior citizens, the largest  
 19 growing segment of our population.

20 The resulting plan has garnered  
 21 strong and broad support. Quite frankly,  
 22 after all those iterations and all of the  
 23 time that has passed, the Association is  
 24 surprised that this project has not already  
 25 been built and completed.

1 and members of the Board, to show your  
 2 concern for the community, the  
 3 infrastructure, the schools and Town  
 4 services by accepting the developer's plan  
 5 as stated so that the plan can finally move  
 6 forward.

7 MR. KLEIN: This hasn't been a particularly  
 8 enjoyable evening, I must admit, but I have  
 9 found one thing. I never in my wildest  
 10 dreams thought that so many good looking  
 11 young people cared so much about seniors  
 12 like me. Tongue in check.

13 I'm going to be the shortest  
 14 speaker tonight. Some time ago, and at  
 15 different times, I discussed with each one  
 16 of you your Huntington Housing Initiative.  
 17 I think it's a great program. I think it's  
 18 a positive program. I think you ought to  
 19 do it. By doing it, you would have twenty  
 20 percent of this project in nonage  
 21 discriminatory housing.

22 It's been forty years since the  
 23 Town Board had the guts to do the right  
 24 thing. I think you might be the ones. We  
 25 would like to see you do it. Live up to

1 Moreover, it is extremely unfair  
 2 for those not directly affected by what  
 3 occurs at LIDC to come forward at this late  
 4 date and dictate to the host community what  
 5 type of development is appropriate for the  
 6 site. While the Association recognizes  
 7 that many of these individuals are well-  
 8 intentioned, we believe that they have not  
 9 fully considered the impacts to the people  
 10 living in the immediate area, the impact to  
 11 the school system and the impact to the  
 12 municipal infrastructures.

13 For those who term our  
 14 community's participation NIMBY-ism, we say  
 15 not at all. We believe that having a  
 16 proactive hand in the land use in our  
 17 community is called good citizenship. The  
 18 community helped to develop a balanced plan  
 19 that includes twelve hundred units senior  
 20 citizen housing, which also includes  
 21 affordable building and low-income senior  
 22 citizen housing, while at the same time,  
 23 minimizing the impact to municipal  
 24 infrastructure.

25 We urge you, Supervisor Petrone

1 your Huntington Housing Initiative. That  
 2 is all we're asking. We need that housing  
 3 for seniors and we certainly need  
 4 affordable housing for families.

5 Do the right thing.  
 6 SUPERVISOR PETRONE: Avi Saks.

7 MR. SAKS: My name is Avi Saks and I live in  
 8 the Town for thirty-one years. I spent  
 9 many long nights in these chambers and  
 10 never once stood up to speak because I was  
 11 afraid of my accent. I'm an immigrant that  
 12 lives in Sheila's house.

13 Mr. Supervisor, my real name is  
 14 not Avi, my real name is Abinoam. It's  
 15 from the Book of Judges. The Reverend was  
 16 here and he left. I'll give you some  
 17 biblical connotations.

18 Book of Judges, Chapter 5, Verse  
 19 1, but as in the biblical story, the man  
 20 was the unknown. The woman's name is  
 21 known, the Prophet Deborah. Deborah is the  
 22 one that unified the community, and they  
 23 fought in many very famous battles.

24 The Battle of Armageddon in  
 25 Revelations 16:16 -- the Reverend is

1 checking me out -- a lot of people think  
 2 that tonight was supposed to be the  
 3 Armageddon of Long Island, on the Long  
 4 Island Developmental Center.  
 5 If you read the papers, and I'm  
 6 sure you all read at the last hearing,  
 7 "Battle Heated Up." I was afraid of my  
 8 accent. It's a very sad situation when two  
 9 causes like affordable housing and senior  
 10 citizens collided.  
 11 I know, Mr. Supervisor, how many  
 12 days and nights you and Steve Israel were  
 13 working that they should not have  
 14 Armageddon on Long Island. We should have  
 15 a nice, good community, but more important  
 16 is this did not start today. This battle  
 17 started seventeen years ago in the Hamlet  
 18 development that was two miles east of  
 19 LIDC, and at that time, one woman in this  
 20 community, five feet tall, a housewife, a  
 21 mother of two, she said, "It's impossible  
 22 to have commercial and residential area,"  
 23 and I said to her, "Sheila, don't fight.  
 24 These people are big people. Defense;  
 25 they're big lawyers. You will never win."

1 She was scared and she stood up  
 2 and she fought and she won the situation.  
 3 Then came the situation in the Long Island  
 4 Development Center that you are all  
 5 familiar. For fifteen years, those boxes  
 6 piled up from her room to Dawn's room to my  
 7 son's room, and so on and so forth, and  
 8 tonight is the end of seventeen years.  
 9 One woman stood up, and all those  
 10 people got less than being here for their  
 11 affordable house. None of them stood, in  
 12 particular, against Newsday that came with  
 13 this article today bashing the civic  
 14 association. Shame on Newsday, because  
 15 they didn't get the free pie in Long Island  
 16 Development Center.  
 17 So, therefore, for me, maybe I'll  
 18 get dinner about twelve o'clock, you know,  
 19 but I would like to conclude with one old  
 20 Hebrew verse from a very important prayer.  
 21 "Al tuslichn leat, zikna kichlot  
 22 kochunu al tazvenu."  
 23 "Do not forsake us in our old age  
 24 when our strength but leave us and failth.  
 25 Don't forsake us." The Book of Psalms,

1 Chapter 71, Verse 9.  
 2 Please, for homework, read the  
 3 verses after them and you will vote for  
 4 senior citizens and the LIDC Center.  
 5 You're doing the right thing.  
 6 SUPERVISOR PETRONE: Thank you very much. We will  
 7 renew vows tonight. Jo-Ann is ready.  
 8 Richard Koubek, followed by Bud  
 9 Peyton.  
 10 DR. KOUBEK: My name is Richard Koubek; 10  
 11 Randolph Drive in Dix Hills. I speak  
 12 tonight as a member of the Long Island CAN  
 13 Fair Housing Committee. I also speak as a  
 14 proud twenty-two year resident of the Half  
 15 Hollow Hills School District, and as a  
 16 parent who hopes to see my adult child own  
 17 a home in the same community where she grew  
 18 up.  
 19 In that regard, I speak for  
 20 almost one thousand Half Hollow Hills and  
 21 Melville residents who signed the Long  
 22 Island CAN petition for affordable housing  
 23 at the LIDC site. I submit those petitions  
 24 to the Clerk at this time.  
 25 [WHEREUPON PETITIONS WERE LAID ON DESK]

1 I think it's very important that  
 2 we understand what Long Island CAN is  
 3 calling for at LIDC. We support the  
 4 construction of one hundred and fifty  
 5 affordable family homes, leaving one  
 6 thousand one hundred fifty units for senior  
 7 housing. That is, we want eighty-four  
 8 percent of the housing the LIDC reserved  
 9 for seniors.  
 10 Long Island CAN is not proposing  
 11 a low-income housing project for LIDC.  
 12 Rather, we are calling for one hundred  
 13 fifty homes, most in the range of ninety  
 14 thousand to a hundred thirty thousand that  
 15 will be owned by young and working  
 16 families.  
 17 We are also supporting the Town's  
 18 proposal to construct one hundred ten  
 19 affordable family units at the Ruland Road  
 20 site, for a total of two hundred sixty  
 21 affordable family homes.  
 22 Now, let's look closely at the  
 23 possible costs of these family homes to us,  
 24 Half Hollow Hills taxpayers. The proposals  
 25 submitted to the Town by the developer

1 makes clear that LIDC will generate, and I  
2 want to quote the developer, the site will  
3 generate "Approximately four million six  
4 hundred sixty-three thousand seven hundred  
5 twenty dollars in annual tax revenues."

6 And the developer also states  
7 that the seventy-five luxury LIDC four  
8 bedroom family units will generate, at the  
9 high end, eighty-five children whose  
10 education will, at most, cost the District  
11 eight hundred seventy-nine thousand dollars  
12 annually.

13 Using the developer's formula,  
14 the two hundred sixty affordable two and  
15 three bedroom homes at LIDC and Ruland may  
16 generate about two hundred forty children.  
17 That is a very high estimate if you use the  
18 Rutgers University formula, which is  
19 projecting many fewer children.

20 The total cost to the District to  
21 educate these possible two hundred forty  
22 children in the new homes will be 3.4  
23 million dollars. That is, the 4.6 million  
24 dollars in taxes at LIDC will provide  
25 enough income to pay for the education of

1 voices on this issue. But what matters is  
2 not how many people each side crowds into  
3 this room tonight; it's not about how many  
4 petitions and postcards are sent to you.  
5 Your job is to stay focused on the common  
6 good, on doing what is right for the many  
7 hard-working Huntington families who want  
8 nothing more than to own their own homes.

9 Close examination of the  
10 developer's proposal clearly demonstrates  
11 that doing the right thing is doable and  
12 affordable in Half Hollow Hills.

13 MR. PEYTON: Bud Peyton. I'm a member of Long  
14 Island CAN, and I live at Gaston Street in  
15 Melville.

16 We strongly support the inclusion  
17 of very low and low income affordable  
18 family housing units at the LIDC  
19 development based on the Town-documented  
20 need.

21 The Town Board's position on  
22 affordable housing units generated at a  
23 density bonus enhanced development site  
24 calls for the provision of affordable units  
25 for low-income households. The Huntington

1 these children and still leave 1.3 million  
2 dollars in surplus for the School District  
3 every year.

4 What about the possibility of a  
5 new school? In fact, we don't know for  
6 sure if the District will have to construct  
7 another school. It may. [LAUGHTER]

8 SUPERVISOR PETRONE: Please.

9 DR. KOUBEK: Thank you, Mr. Supervisor.

10 For my ten years' experience as  
11 an officer of the Plainview Congress of  
12 Teachers, I know that if Half Hollow does  
13 need another elementary school, the cost  
14 will be about ten million dollars, with a  
15 twenty-five percent State reimbursement,  
16 bonded over twenty years.

17 When I voted for the ninety-five  
18 million dollar bond earlier this year, I  
19 was told by the School District that it  
20 would cost me eighteen dollars a month.  
21 Using their numbers, a new elementary  
22 school, should we need one, will cost about  
23 two dollars a month in additional taxes.

24 Mr. Supervisor, Town Board  
25 members, you have heard many conflicting

1 2000-2004 Consolidated Plan indicates that  
2 the demand for affordable housing units  
3 selling for less than a hundred thousand  
4 dollars is very strong.

5 The affordable housing material  
6 in the Draft EIS calls for the market units  
7 at a hundred seventy-five thousand dollars,  
8 the two person affordable units at a  
9 hundred fifty thousand dollars, and one  
10 person affordable unit at a hundred forty-  
11 five thousand dollars.

12 However, the developers  
13 mistakenly based their calculations on a  
14 median income of eighty thousand dollars  
15 when the present two-person household HUD  
16 median income is sixty-one thousand one  
17 hundred dollars, and the one person  
18 household median is fifty-three thousand  
19 five hundred.

20 Therefore, all of the developer's  
21 affordability calculations are flawed and  
22 must be redone. Let's look at what they  
23 presently propose. The developer limits  
24 all affordable units for households with  
25 incomes at eighty percent of the median

1 income, even though the needs and risks of  
2 homelessness are greater at fifty percent  
3 of the median income.

4 Long Island CAN proposes that  
5 thirty percent of the affordable units be  
6 targeted for households with incomes at  
7 fifty percent of the median income.

8 The developer assumes that the  
9 real estate tax, the mortgage and  
10 homeowners insurance and the condo fee will  
11 be only three hundred fifty-two dollars a  
12 month while the estimate on The Cove senior  
13 development for those items was five  
14 hundred thirty-seven dollars a month, a  
15 factor of 1.5.

16 The Cove taxes were estimated at  
17 thirty-five hundred dollars, and the annual  
18 taxes at LIDC were estimated at eighteen  
19 hundred twelve dollars, half that. The  
20 developer must reconsider these numbers  
21 when recalculating the cost of the  
22 affordable units. Remember, the  
23 underestimation of nonmortgage monthly  
24 payments will artificially increase the  
25 allowable mortgage and the unit price.

1 In addition, the developer will  
2 realize excess development profits of five  
3 million six hundred thousand dollars while  
4 no public benefit is realized by the  
5 Huntington community.

6 We conclude this is a no-win  
7 proposal for the citizens of Huntington,  
8 and a big win proposal for the greedy  
9 developer.

10 I realize this presentation is  
11 very technical and may be very confusing.  
12 This detailed analysis is absolutely  
13 necessary to insure that the developer is  
14 serving households at eighty percent and  
15 hopefully some at fifty percent of the HUD  
16 median income, and that the Town  
17 certification to HUD are fully complied  
18 with at this development.

19 I have included my calculations  
20 in the written copy that I have given to  
21 the Town Clerk and the stenographer. I  
22 request that the calculation be included in  
23 the official transcript. I request that my  
24 comments and calculations be sent to the  
25 Long Island Housing Partnership for their

1 The calculated price of an  
2 affordable unit for a two-person household  
3 earning eighty percent of the HUD median  
4 income is ninety-six thousand eight hundred  
5 dollars. The proposed developer price of a  
6 hundred fifty thousand dollars is fifty-  
7 three thousand two hundred dollars, or  
8 fifty-five percent higher than the  
9 calculated affordable price.

10 The calculated price of an  
11 affordable unit for a one-person household  
12 earning eighty percent of the HUD median  
13 income is eighty-one thousand seven hundred  
14 dollars. The proposed developer price of a  
15 hundred forty-five thousand dollars is  
16 sixty-three thousand three hundred dollars,  
17 or seventy-seven percent higher than the  
18 calculated affordable price.

19 If the developer charges a  
20 hundred and forty-five thousand and a  
21 hundred and fifty thousand dollars, the  
22 affordable unit will be populated by  
23 households with annual earnings at and  
24 above a hundred and thirty percent of the  
25 HUD median.

1 input. I request that the Town officials  
2 then sit down with the developer and  
3 reroute those excess developer profits back  
4 into the LIDC development so that the  
5 affordable housing units for households at  
6 eighty percent and fifty percent of the HUD  
7 median income will be properly priced.

8 Thank you.

9 SUPERVISOR PETRONE: Jon Hershkowitz.  
10 MR. HERSHKOWITZ: Supervisor Petrone, members of  
11 the Board, my name is Jon Hershkowitz; 5  
12 Rider Avenue in Dix Hills.

13 I have taught college level  
14 debate, and you need an honest debate that  
15 addresses all the arguments adequately and  
16 clearly. There is no question that there  
17 is a great need for senior housing on Long  
18 Island. Even Reverend Jurik in his letter  
19 sent to you, the residents of Long Island,  
20 identified the housing as, "desperately  
21 needed."

22 My parents and my in-laws moved  
23 to another State when they retired. They  
24 wanted to stay on Long Island but could not  
25 find housing of the type that they

1 eventually moved into. That housing  
 2 included recreational amenities and a  
 3 senior friendly environment. They're  
 4 actively engaged in their Town and  
 5 community, contributing years of experience  
 6 in building on Long Island for the good of  
 7 their neighbors. I miss them and my  
 8 children miss their grandparents.

9 This project would go a long way  
 10 towards providing for that need, not only  
 11 is this project Smart Growth, it's Genius  
 12 Growth in that it provides for a great need  
 13 in a way that minimizes traffic impact,  
 14 another argument that the opposite side  
 15 refuses to address, in creative and  
 16 futuristic ways.

17 It provides open green space and  
 18 encourages walking and jogging paths, bike  
 19 riding and neighbor-to-neighbor interaction  
 20 on an extensive network of pathways and  
 21 meeting areas, and it provides for a varied  
 22 senior population.

23 This is a suburban area and  
 24 subject to the suburban definition of Smart  
 25 Growth, not the downtown or urban

1 revitalization definition. You wisely  
 2 identify and agreed to Smart Growth  
 3 revitalization and livability amendment  
 4 proposal, and in number five, you talk  
 5 about it particularly targeting downtown  
 6 areas.

7 This development is very  
 8 consistent with that suburban model. One  
 9 of the major concerns of the Smart Growth  
 10 movement is the traffic congestion. You  
 11 have heard tonight how congested our  
 12 streets are. There is little left to do  
 13 that could make them more workable.

14 Inherent in the proposal is the  
 15 clear understanding that senior traffic  
 16 patterns have the least impact on rush hour  
 17 traffic. You have heard experts testify to  
 18 the Board that most senior driving occurs  
 19 between the hours of ten a.m. and three  
 20 p.m. The roads surrounding LIDC can  
 21 support the vehicles during those hours.

22 The developer has gone the  
 23 additional mile. The developer has sought  
 24 to install in every unit the smart  
 25 refrigerators, with computers connected to

1 the Internet so that the residents can  
 2 order from their local store. There will  
 3 be a jitney bus providing residents access  
 4 to the club, thus further minimizing the  
 5 impacts in the area. And the traffic  
 6 report on Pages III-112-113, are  
 7 suggestions.

8 You have cooperative and  
 9 uncooperative developers. This developer  
 10 has been extremely cooperative. He has  
 11 asked the Traffic Engineer to meet with our  
 12 Traffic Committee to discuss our concerns.  
 13 He did that and we have spent many hours  
 14 touring the property, brainstorming. He  
 15 has accepted some of the recommendations  
 16 and rejected others.

17 Although I believe more needs to  
 18 be done in the area of traffic, I have  
 19 faith that this developer will do the right  
 20 thing for the traffic concerns of the  
 21 neighbors.

22 By bypassing building an upscale  
 23 million dollar community, which is how the  
 24 property is currently zoned, and accepting  
 25 the recommendations of the two year long

1 study of the LIDC Task Force, he now  
 2 professes to build on Long Island what baby  
 3 boomers and their parents have been crying  
 4 for for years, a Smart Growth style home  
 5 for senior citizens, and we heartily  
 6 endorse that plan.

7 MR. VAN DYKE: Good evening, Supervisor Petrone  
 8 and members of the Huntington Town Board,  
 9 ladies and gentlemen.

10 My name is Rick Van Dyke and I am  
 11 the Executive Director of the Family  
 12 Service League located at 790 Park Avenue  
 13 here in Huntington. The Family Service  
 14 League has been providing services to  
 15 strengthen families right here in  
 16 Huntington since 1926.

17 This past year, we served more  
 18 than thirty-five thousand residents, and  
 19 one of the matters of most concern to many  
 20 families we help is the need for homes.  
 21 That is why eight members of the Stepping  
 22 Stones Program were here tonight. They  
 23 came here because they nearly lost their  
 24 home this month, this past month, at Dawn  
 25 Hill in Northport. It was being foreclosed

1 on. They were very concerned about housing  
2 and they chose to be here.

3 This past year alone, we have had  
4 several employees of this Town come to us  
5 seeking assistance to find an affordable  
6 home. Family Service League has employees  
7 who are also in need of affordable housing,  
8 and while we recognize the tremendous need  
9 for senior housing, we also believe that  
10 there is a need for family housing.

11 One of the major reasons why the  
12 Huntington Township Chamber of Commerce and  
13 the Long Island Association are members of  
14 this Coalition is because the work force  
15 which drives Long Island's community cannot  
16 find affordable housing. It simply is not  
17 enough.

18 Steve Kaufman, the CEO at Arrow  
19 Electronics, was quoted in the Long Island  
20 Business News recently, talking about the  
21 serious local worker shortage, and I quote,  
22 "Employees, especially younger employees  
23 making beginning wages, need affordable  
24 housing," and there simply is not enough.  
25 Affordable housing is for one

1 person making close to forty-two thousand  
2 eight hundred; a couple, up to forty-nine  
3 thousand; a couple with one child, up to  
4 fifty-five thousand one hundred, and a  
5 family of four, up to sixty-one thousand  
6 two hundred.

7 Affordable housing without  
8 subsidy of any kind is needed for new  
9 college graduates, for a young couple who  
10 wants to purchase their first home, and for  
11 a schoolteacher and her two children.

12 Family Service League is very  
13 appreciative of our close working  
14 relationship with this Town, and for the  
15 grant which you provided us this year to  
16 rehouse families. This work is extremely  
17 important and we're helping families in  
18 this regard.

19 Another step, though, to resolve  
20 the housing crisis in this Town is for you,  
21 the members of the town Board, to designate  
22 twenty percent of the thirteen hundred  
23 seventy-five housing units planned at the  
24 LIDC site as affordable. This will add to  
25 the quality of life for all.

I thank you.

1  
2 SUPERVISOR PETRONE: Stuart Tane followed by Eric  
3 Alexander.

4 MR. TANE: Stuart Tane, member of the  
5 Huntington Township Housing Coalition.

6 I'd like to make a statement.  
7 The Task Force, 1995 Task Force's objective  
8 was to "create a community that provides  
9 housing for a broad spectrum of the  
10 population through diversity in housing  
11 types, price and design."

12 The question is, is the developer  
13 doing it? Has he varied from that one  
14 plan?

15 We heard earlier that he changed  
16 for market reasons and basically he  
17 eliminated the market community of six  
18 hundred homes. I haven't heard from John  
19 Harras or Mr. Siccardi of why they had  
20 eliminated arbitrarily the two hundred  
21 market rate townhouse units that were  
22 available for anybody. They took it out of  
23 the plan. They converted the plan that was,  
24 after a two-year study, that was eighty  
25 percent senior oriented, and created a plan

1 that is ninety-five percent senior  
2 oriented. I think that has to be  
3 addressed. It fails on the goal.

4 So, therefore, I would address a  
5 couple of main issues. Schoolchildren; how  
6 it relates to school taxes in the District.  
7 This is the heart of the issue. The other  
8 issue is how many affordable units are  
9 going to be built? What are the prices and  
10 where are they going to be?

11 If the developer wants to  
12 combine, according to the Huntington Homes  
13 Program, he already said he's going to  
14 produce two hundred sixty units between the  
15 two interests; two hundred forty units at  
16 LIDC and twenty, basically, at Ruland.

17 He can either do them together if  
18 he wants to do them together. Then the  
19 application should come in together. If he  
20 wants to do them separately, they should  
21 come in separately.

22 So I basically want to talk about  
23 the children issue first and the School  
24 District. In the report, Dr. Lloyd Bishop,  
25 he's the consultant for School District 5,

1 he clearly states eighty-five children will  
2 be produced by the seventy single family  
3 homes.

4       Wouldn't it be nice if we could  
5 come up with a program that would not  
6 introduce more than eighty-five children to  
7 the School District; therefore, not  
8 impacting the School District, and  
9 taxpayers any more? The answer is  
10 absolutely yes because I previously stated  
11 in previous testimony, the Rutgers Study,  
12 what I gave you copies of, the Rutgers  
13 Study, both copies of studies that I have  
14 done, plus all kinds of correspondence that  
15 I have done with the School Superintendent,  
16 etcetera, it's all there, and has to be  
17 reviewed by the developer and Planning  
18 Department and hopefully you, also.

19       Let me make two further points:  
20       Avalon II is a perfect example.  
21 It's a project that has been completed.  
22 It's three hundred forty units. It has a  
23 portion of affordability. It's one hundred  
24 percent occupied. It's a successful job.

25       When you look at that particular

1 job in place currently, it produces fifty-  
2 one children to the School District; three  
3 hundred forty units, fifty-one children.  
4 That is rental.

5       Any expert who knows demographics  
6 will tell you rentals produce more children  
7 than home ownership and a higher number of  
8 bedrooms in a community like a three  
9 bedroom produces more children than two  
10 bedrooms and one bedroom.

11       What is the mix? Ninety percent  
12 of the project is two and one bedroom. If  
13 you use the same proportion and you use the  
14 Huntington Homes Program, two hundred  
15 forty-two units at that site, you generate  
16 twenty-six children.

17       Now the people question that. I  
18 suggest you hire Lloyd Bishop or Robert  
19 Bushow at the Rutgers Institute or any  
20 other qualified consultant to determine  
21 how. When you use studios, there are no  
22 children. If you use one bedroom, there  
23 are very few children. It should be looked  
24 at and it should be addressed by the  
25 developer.

1       Why did he eliminate townhouses?

2 SUPERVISOR PETRONE:     Could you wrap it up?

3 MR. TANE:                Everything else is in there.

4       Thank you.

5 SUPERVISOR PETRONE:     Stu, I would like to make one  
6 comment. This came to my attention that  
7 there was some concern over two hundred  
8 townhouses. I sat with the Planning  
9 Director this afternoon. We reviewed the  
10 plans, two hundred townhouses, and I sat on  
11 the Task Force who never intended for  
12 anything but seniors. They're for single  
13 seniors or for empty nesters. That is  
14 written in the plan. Mr. Machtay can give  
15 you a copy of that.

16       Rick Alexander, followed by  
17 Everett Kavalier.

18 MR. ALEXANDER:         Supervisor Petrone, members of  
19 the Town Board, I'm a Northport resident,  
20 graduate of Leadership Huntington, and  
21 Project Manager of Sustainable Long Island.  
22 We are a regional organization and  
23 dedicated to real Smart Growth.

24       Obviously, the Town of Huntington  
25 is ahead of the curve. It is the first

1 Town in New York State to adopt Smart  
2 Growth principles quoted tonight in many  
3 different ways.

4       Huntington Village is advancing a  
5 Smart Growth Program. The Town is  
6 definitely a leader in Smart Growth in a  
7 number of areas, and even the Huntington  
8 Homes Program that we were here to support  
9 is a first step, two weeks ago, as  
10 something that we were very excited about.

11       However, we feel this proposal  
12 for LJDC falls short. As a member of the  
13 Huntington Township Coalition, we recommend  
14 that twenty percent of the homes should be  
15 sold to low and moderate income families,  
16 low income restriction and five percent of  
17 the homes should be rented at market rate  
18 and five percent sold.

19       There have been a number of  
20 misstatements tonight and I want to speak  
21 to them somewhat on a personal level. Many  
22 members of the Housing Coalition have been  
23 accused of not living here, of being  
24 latecomers. I'm not questioning the buses  
25 that came in tonight, where those folks

1 live. I hope people don't question where I  
2 live.

3 Secondly, Long Island  
4 Neighborhood Network, which couldn't make  
5 it in tonight, had some questions regarding  
6 the validity of the organic golf course,  
7 whether it really is going to be maintained  
8 as chemical free. There are questions  
9 about that.

10 Long Island Neighborhood Network,  
11 that is a partner organization of ours, and  
12 we really have concerns on that level.

13 Third is the Smart Growth  
14 principles that have been quoted. Keeping  
15 to the high standards of Smart Growth is an  
16 issue we're concerned about and the Town is  
17 concerned about. To hear them quoted in  
18 many different ways is frustrating.

19 "Smart Growth encourages  
20 sufficiency of housing to meet the needs of  
21 the residents of the Town, and which  
22 includes a natural diversity of housing  
23 types and facilities to enable citizens  
24 from a wide range of age groups, ethnic  
25 backgrounds and economic levels to live

1 within the neighborhood boundaries and  
2 interact."

3 We feel that the current proposal  
4 does not do that. In addition, we don't  
5 have the time to submit a Smart Growth  
6 checklist. We feel that the LIDC proposal  
7 does not meet Smart Growth standards via a  
8 checklist that we would be willing to  
9 submit in writing.

10 I feel that I'm not going to  
11 blame anyone on a certain level. It's the  
12 role of organizations such as ours and the  
13 Town's to do more education so that Smart  
14 Growth has real standards to it and that we  
15 really, when people use the term Smart  
16 Growth, they really have clear principles  
17 that they're speaking to and not throwing  
18 it around to every development project that  
19 comes across the board here.

20 To wrap up, Huntington "No Smart  
21 Growth;" we feel we are advocates for Smart  
22 Growth. This plan is not Smart Growth, but  
23 we hope the Town Board can make it better.

24 Thank you.

25 MR. KAVALER: Everett Kavalier. I was born on

1 Long Island, I was raised on Long Island,  
2 except for the short period of time in the  
3 service, or whatever.

4 Two years ago, thanks to the  
5 efforts of my Huntington doctor and my  
6 gifted cardiac surgeon at St. Francis -- I  
7 almost died on Long Island -- thanks to  
8 Huntington Hospital Cardiac Rehab Unit,  
9 they have enabled me to learn to love Long  
10 Island and live on Long Island even longer,  
11 and I'm one of those people that really  
12 want to stay and don't want to leave for  
13 all the reasons that the Long Island  
14 Association and everybody says how  
15 wonderful it is.

16 I love the beaches, the parks and  
17 I love the Huntington Cinema, and I love  
18 St. Francis Hospital and Huntington  
19 Hospital.

20 When my friends say to me, "Why  
21 don't you come to Florida? Why do you stay  
22 here with all that snow," I say, "The Town  
23 of Huntington plows me out and I really  
24 don't want to leave."

25 I don't have any statistics and

1 I've never been before one of these Boards,  
2 and everybody is going to tell you how many  
3 students they're going to generate and how  
4 much taxes they're now going to have. I  
5 only know one thing. I have been on this  
6 Island since 1968 when I got back out of  
7 the service, or whatever. My taxes have  
8 never gone down.

9 Now, I'll make some proposals to  
10 you and I don't even care what the numbers  
11 are. If any of the people that sit over  
12 here are not in my District and want to  
13 tell me how many children I should have or  
14 should not have in any District, want to  
15 share a cost with me, I will want to take a  
16 different look at this thing.

17 If my taxes go up, if anyone  
18 wants to share it with us in Dix Hills, I'm  
19 sure we will take their money.

20 Our Superintendent has already  
21 told us the schools are at the bursting  
22 point. If the Town wants to give me an  
23 abatement and the County wants to give me  
24 an abatement on the County taxes, which may  
25 or may not go up, I can live with that.

1 I'm betting on one thing, that they will go  
 2 up.  
 3 There is affordable housing in  
 4 Dix Hills. My next door neighbor put his  
 5 house on the market and it sold in two  
 6 days, and my neighbor down the block put  
 7 his house up for sale and it sold  
 8 overnight, so it's affordable to somebody.  
 9 Nowhere is it written that if you  
 10 make thirty thousand dollars, that you have  
 11 to move next door to me because I'm a  
 12 multimillionaire. If you can afford the  
 13 house next door to me, then move in.  
 14 I have to address one thing. I  
 15 address this to you people. I want to read  
 16 you something and I think it's disgusting.  
 17 They say that there are housing activists,  
 18 including groups, concerned that minorities  
 19 have a hard time finding homes in this  
 20 affluent community. You're damn right they  
 21 do. You don't have to be a minority. Why  
 22 are they interjecting minorities? Come to  
 23 our School District.  
 24 I just want to tell you something  
 25 else. Where they say that me -- my

1 Huntington.  
 2 Here and at the July 11th  
 3 hearing, it became apparent that the two  
 4 major points are how many units may be  
 5 built and how many of these units are  
 6 affordable to buy or rent. Therefore, in  
 7 view of the great need for local affordable  
 8 housing and relative to the zoning of the  
 9 three hundred eighty-two acre LIDC  
 10 property, I request that our Town Board  
 11 grant the builder, Benjamin Associates, an  
 12 increase in zoning from a hundred ninety-  
 13 one to three hundred seventy-five units,  
 14 but designate thirty percent on site to  
 15 affordable housing for the elderly,  
 16 families and young couples.  
 17 These units should meet the HUD  
 18 cost lines, thirty percent up to eighty  
 19 percent median income with fifty units for  
 20 the elderly, a hundred eighty-one units for  
 21 family ownership and a hundred eighty-one  
 22 units for rental.  
 23 This site is the last big  
 24 undeveloped site in Huntington. The  
 25 affordable housing is desperately needed.

1 NIMBY-ism, and I'm proud of it -- if you  
 2 want to call it that, that we are forcing  
 3 these people to take refuge in substandard  
 4 apartments like the ones that burned down,  
 5 that is not my problem. What the Town  
 6 should do is go after the landlords, close  
 7 them down and you should improve that  
 8 housing. That is what you should be doing.  
 9 Instead of giving them subsidized housing,  
 10 if you put it into communities where the  
 11 people have to live in substandard  
 12 conditions and raise it up, you would raise  
 13 an entire community, and it works.  
 14 I thank you.  
 15 Don't listen to Newsday. They're  
 16 full of hot air.  
 17 SUPERVISOR PETRONE: Stanley North, followed by  
 18 Kathryn Laible.  
 19 MR. NORTH: Good evening, Supervisor Petrone,  
 20 members of the Huntington Town Board and  
 21 members of the community. My name is  
 22 Stanley North. I live in Huntington for  
 23 forty-four years and I'm a member of the  
 24 Congregational Church of Huntington, and my  
 25 three boys married and immigrated away from

1 Please serve our community.  
 2 Thank you.  
 3 MS. LAIBLE: Kathryn Laible. I reside at 109  
 4 Brown's Road in Huntington. I am  
 5 Communications Director for Vision  
 6 Huntington.  
 7 I think this development is  
 8 gorgeous. I think it's beautiful. I think  
 9 it's wonderful. But, there is a really big  
 10 problem. It's only made for essentially  
 11 one type of person.  
 12 You dragged up a bunch of kids  
 13 here from the School District saying that  
 14 we should be thinking about them, and I'm  
 15 thinking about them. I'm thinking about  
 16 myself. I'm thinking about the trouble  
 17 that I'm having trying to find some place  
 18 to live.  
 19 I have a college education. I  
 20 have friends who have college educations  
 21 who are living in substandard housing  
 22 because they have been looking for over a  
 23 year and simply can't find a place to live.  
 24 I think you really have to consider  
 25 everybody.

1 I'm not against housing for  
 2 seniors, I just don't believe in housing  
 3 for only seniors. I think there should be  
 4 room for all generations in Huntington. I  
 5 think seniors should get to live near their  
 6 grandchildren.

7 I would like to propose that  
 8 twenty percent of the homes should be sold  
 9 to low and moderate income families with no  
 10 age restriction, that five percent should  
 11 be rented to low and moderate income  
 12 families with no age restriction. Five  
 13 percent should be rented at market value  
 14 with no age restriction. There should be  
 15 room for all of us.

16 Thank you.  
 17 DR. KERNER: Well, I'm the Charles Kerner that  
 18 Sheila referred to, and Sheila, you forgot  
 19 to mention that I asked in that speech for  
 20 ten acres, and we're not even asking for  
 21 that now. There would be no difference  
 22 between what we're doing, what the Town  
 23 Home Program calls for and these ten acres.  
 24 We only have a difference of ninety-two  
 25 units. That is how close we are. We're

1 senior golf course development without  
 2 children, Half Hollow schools are going to  
 3 have a harder time passing their budgets in  
 4 the future.

5 Some School Board members there  
 6 favor doing everything that can be done to  
 7 keep out children from this site. This  
 8 worries me. This raises a question about  
 9 their attitude toward children. The history  
 10 of Long Island School Districts is one of  
 11 planning for children in a largely bedroom  
 12 community, not trying to do everything to  
 13 keep them out. Exclusion is blatantly  
 14 antifamily.

15 I believe that most seniors also  
 16 welcome affordable homes and diversity in  
 17 our neighborhood. When the additional  
 18 ninety-two nonage restricted affordable  
 19 units that we consider critical are added,  
 20 seniors would be included. Seniors want  
 21 affordable homes for our married children  
 22 who are starting out. In five years, only  
 23 seventeen percent of our population will be  
 24 between twenty-one and thirty-four years  
 25 old because our children cannot afford to

1 not asking for ten acres; don't get me  
 2 wrong.

3 It has also been said by a leader  
 4 of the House Beautiful Civic, whose name I  
 5 will not mention, that school buses are  
 6 inappropriate in a senior project. Are the  
 7 delivery trucks, garbage trucks, ambulances  
 8 and utility vehicles going to be banned  
 9 also? We want access for all of them.

10 As you might guess from the color  
 11 of my hair, I am a senior. To say that  
 12 seniors don't want children in their  
 13 project simply is not true. As  
 14 grandparents, we enjoy seeing and being  
 15 with our grandchildren and others, with  
 16 babysitting as an example. What would our  
 17 married children do without us? Of course,  
 18 there are some seniors who are more self-  
 19 absorbed and are not so involved.

20 Many seniors have not had  
 21 children in the schools for twenty years,  
 22 but we have supported the school system by  
 23 our taxes. However, if you fill LIDC with  
 24 one thousand one hundred senior empty  
 25 nester families who are attracted by a

1 live in Huntington.  
 2 SUPERVISOR PETRONE: Can you wrap up, Charlie?  
 3 DR. KERNER: Seven out of every ten of our  
 4 students who go to college never settle  
 5 here because housing is too expensive.  
 6 Young professionals who move into  
 7 Huntington don't experience the same  
 8 employment conditions that we faced. I  
 9 spent thirty years in the first job I got  
 10 in this Town. They have to see if their  
 11 jobs are going to be permanent, and need  
 12 the nonage restricted additional rentals.  
 13 Past experience shows that a high  
 14 percentage of them will then buy a home  
 15 here.

16 Our Town Board represents all the  
 17 citizens of this Town, not just the NIMBY  
 18 crowd. L.I. CAN has twelve hundred  
 19 signatures on a petition of neighbors of  
 20 The Greens at Half Hollows who welcome  
 21 affordable homes and we have over two  
 22 thousand signatures in all of Huntington  
 23 residents who do so.

24 Certainly, the County is helping  
 25 substantially to build affordable homes at

1 LIDC by two bills that I detailed two weeks  
2 ago.

3 I urge the Board to vote for all  
4 in our Town who want affordable homes and  
5 against NIMBY.

6 I commend the first step of the  
7 Huntington Homes Program but we have just a  
8 little bit more to go. Thank you very much.

9 MRS. WILKERSON: I'm here in place of Edie Markel.  
10 Winnie Wilkerson, recent graduate of  
11 Huntington Leadership and a Huntington  
12 Station resident.

13 On behalf of the Board and staff  
14 of the Huntington Chamber Foundation, we  
15 think it's excellent that the Town Board  
16 has taken a proactive position on housing,  
17 especially affordable housing in  
18 Huntington.

19 The Chamber Foundation's recent  
20 experience with Work Class has reinforced  
21 what we have heard for years, that there is  
22 a real problem in establishing families'  
23 stability and affordable housing. The  
24 Foundation, as you know, has a mission to  
25 help the community identify and adopt

1 MONSIGNOR RYAN: Supervisor, members of the Board,  
2 my name is Monsignor Peter Ryan, and I am  
3 the Pastor of Our Lady Queen of Martyrs in  
4 Centerport.

5 I would like to begin by saying  
6 that I am not just simply speaking for  
7 myself. Probably some time in the late  
8 winter we had a presentation made at all of  
9 the masses on Sunday and an opportunity for  
10 our parishioners to sign a petition asking  
11 the Town Board to give very serious  
12 consideration to include affordable housing  
13 at the Long Island Development Center.

14 So, I am speaking on behalf of  
15 them and I'm also a member of the Township  
16 Housing Coalition, and very briefly, I  
17 would support the Housing Coalition's  
18 recommendation as it appears and has been  
19 presented to you.

20 I think there is almost like a  
21 Sword of Damocles hanging over the Town  
22 Board members and the Town. Decisions that  
23 have been made with regard to where we go  
24 with the Long Island Developmental Center  
25 property are really very significant.

1 solutions or the challenges that impact  
2 local and regional economy.

3 It is a distinct positive  
4 economic impact when there is a housing  
5 inventory available to all income levels.  
6 We should have a policy and action that  
7 includes a broad inventory of housing.

8 The Foundation supports  
9 unrestricted affordable housing at the LIDC  
10 site. At least fifty percent of nonage  
11 restricted affordable housing units should  
12 be included. It should include two  
13 bedrooms or more.

14 No permits for LIDC approval  
15 should be granted until the nonage  
16 restricted affordable housing component is  
17 in place.

18 The Smart Growth proposal adopted  
19 by the Town encourages the development of a  
20 diverse community to interact and should be  
21 adopted at the site. We hope the Town will  
22 take this important opportunity to  
23 strengthen its plan to make affordable  
24 housing for families available now.

25 Thank you.

1 When I was here back in July  
2 talking about the proposed Town Law 24-  
3 2000, I think it is, that would incorporate  
4 a real serious consideration for affordable  
5 housing in any future developments or  
6 changes in Codes were required, one of the  
7 things that struck me then is that there  
8 wasn't -- there wasn't a representation  
9 then of the senior citizens that is here  
10 tonight.

11 I'm certainly very glad to see  
12 the seniors here. I think there is no  
13 doubt many of the seniors who have children  
14 and grandchildren who are living in the  
15 community certainly want to stay in our  
16 area, but I also want you to recognize the  
17 fact that some of their children and  
18 grandchildren cannot stay here for the lack  
19 of affordable housing.

20 The need has been made clear just  
21 this past week in terms of reports in  
22 Newsday about our Long Island economy and  
23 the lack of employees to work here in  
24 certain jobs, really recognizes, I think,  
25 the need for affordable housing, and I

1 think we have an opportunity at the LIDC to  
2 do something that is very significant.

3 I think there is an overriding  
4 principle here. It's a moral principle and  
5 it's applicable in all situations and that  
6 is to take into consideration the common  
7 good, and I do not think that the  
8 presentation from the developers for the  
9 LIDC Center really take into consideration  
10 the common good.

11 I'd just also like to say  
12 certainly there is a need for senior  
13 citizen housing, and I know and I think  
14 most of us in this room realize that  
15 probably there are about twenty thousand  
16 units or more of senior citizen housing in  
17 the Nassau-Suffolk area, church sponsored,  
18 community sponsored, Town sponsored. There  
19 is very little affordable housing for our  
20 young people and we need to have that.

21 SUPERVISOR PETRONE: Rosemary Nagler, followed by  
22 Bernice Bulgatz.

23 MRS. NAGLER: Town Supervisor and Board  
24 members, my name is Rosemary Nagler. I  
25 reside at 48 Woodmont Road in Melville.

1 housing, and I mean, the question over and  
2 over again to me is "Where do we go? There  
3 is no place to go."

4 I own a home. My husband and I  
5 work very hard. We have been hit with two  
6 bond issues since we moved into the  
7 neighborhood two years ago. This will be  
8 the straw that will break the camel's back.  
9 We cannot continue the way we have been  
10 continuing.

11 This will solve many issues.  
12 This will help us in helping our aging  
13 parents and it will help our children. The  
14 greatest gift I can give my children is to  
15 have them live near their grandparents and  
16 have the grandparents involved in their  
17 lives, and without this type of housing,  
18 that is not going to happen.

19 Thank you.  
20 SUPERVISOR PETRONE: Bernice Bulgatz.  
21 MRS. BULGATZ: Bernice Bulgatz. I'm a resident  
22 of Huntington Township for thirty-five  
23 years and I am proud to be a senior  
24 citizen.

25 I must say that I do believe that

1 I'm here on behalf of -- I am in the  
2 sandwich generation, sandwiched between  
3 aging parents and in-laws and children.

4 Three years ago, when my mom was  
5 forced to sell her house because of  
6 multiple knee surgeries because she could  
7 no longer manage the steps, I began my  
8 quest to find her housing, not affordable,  
9 but appropriate senior housing for where  
10 she is in her phase of life.

11 I have to disagree. There is  
12 definitely not enough available in Nassau  
13 or Suffolk. I was able to find her a place  
14 not too far from here, but she had to leave  
15 the community.

16 Last Friday I received a call  
17 from the Secretary of the school inquiring  
18 if my third grader is returning in the fall  
19 in fourth grade. This school is so  
20 crowded. They will have to open up another  
21 fourth grade. There physically is no space  
22 for these children.

23 I am a home care nurse. Ninety  
24 percent of my patients are elderly. I see  
25 where they live and encourage them to find

1 this three hundred eighty acre property can  
2 accommodate seniors and can accommodate  
3 families who need housing. Every School  
4 District is inundated with more children  
5 lately. The population is rising. We have  
6 to accommodate the children that come into  
7 each and very School District in  
8 Huntington.

9 It isn't fair about taxes, taxes  
10 for schools should be collected in a  
11 different manner. Property taxes are very  
12 unfair. We all know that. We should work  
13 on that problem, too.

14 I firmly believe that we must  
15 allow affordable family housing at the LIDC  
16 Center, as well as senior housing,  
17 affordable senior housing, too, but tonight  
18 I'm not going to dwell on that. I sent a  
19 letter to the Town Board on this subject,  
20 and I wasn't going to be here tonight.

21 I'm going to read this rather  
22 technical paper that Stu Tane developed,  
23 and I hope you will listen to it carefully.  
24 It's related to the Draft Environmental  
25 Report of The Greens dated June, 2000. It

1 has to do with Scoping.  
 2 "There appears to be no scoping  
 3 in the preparation for this present Draft  
 4 Environmental Assessment Form. Is the  
 5 developer relying on any scoping that may  
 6 have been done five years ago?  
 7 "Had this matter been scoped, the  
 8 Planning Director would have included the  
 9 need for affordable unrestricted family  
 10 housing units. In the absence of scoping,  
 11 the developer would not address that kind  
 12 of issue because he was analyzing the  
 13 impacts of those uses provided on the  
 14 property. A good municipal scoping report  
 15 would have included other alternative uses  
 16 of the property, including the needs that  
 17 exist in the community, the community not  
 18 being Dix Hills/Melville community, but the  
 19 entire Town of Huntington." That is our  
 20 community.  
 21 "It would have been appropriate  
 22 to do a market study as to the need for the  
 23 unrestricted affordable housing," which has  
 24 been neglected for so many years all over  
 25 Town.

1 Program for seniors."  
 2 As to density, "The two acre  
 3 zoning would yield one hundred sixty-three  
 4 homes. Considering the increased density  
 5 and hence the increased value to the  
 6 developer, the Town is getting a pittance  
 7 in return. Park dedication would be  
 8 required in any case.  
 9 "There should be certain other  
 10 benefits the Town will receive in  
 11 connection with this zoning. There is no  
 12 guarantee of the construction of the  
 13 affordable units prior to the time the  
 14 seventy-five single family units are  
 15 constructed. If the affordable units are  
 16 to be constructed elsewhere, this study  
 17 does not address where those other units  
 18 will be constructed, nor does it address  
 19 the impact associated with the development  
 20 of the off-site affordable housing units.  
 21 This should all be included within an  
 22 Environmental Assessment Form."  
 23 MR. HEIM: Northand Heim. There has been a  
 24 lot of stuff bantered around on both sides  
 25 as to what the facts truly are. I think

1 As to the timeliness of the data  
 2 and studies:  
 3 "Much of the dialogue that took  
 4 place concerning the planning took place in  
 5 1995. A considerable amount of this data  
 6 that is included is based upon a 1990  
 7 Census. Much has changed within that  
 8 period of time. Over six hundred fifty  
 9 units of assisted living congregate care  
 10 have been built or approved in the Town of  
 11 Huntington.  
 12 "A one hundred and forty unit  
 13 congregate care facility on Deer Park  
 14 Avenuc has been abandoned. The developer  
 15 has reduced the Task Force recommended life  
 16 care community from six hundred units to  
 17 one hundred and fifty because of the above  
 18 marketing factors.  
 19 "Therefore, what is the  
 20 alternative use for the portion of the  
 21 property allocated to the assisted living  
 22 if this use is discontinued or never  
 23 developed? Perhaps it should be used for  
 24 the nonage restricted units for moderate  
 25 income people or for the Section 202

1 you, as Councilmembers and the Supervisor  
 2 should be addressing the facts.  
 3 From my twenty years' experience  
 4 in Dix Hills, we have had no more than  
 5 thirteen thousand plus kids in the school  
 6 system, at which time we had to close two  
 7 schools. Shortly after that, we had to  
 8 make the decision to open up another one.  
 9 I'm not saying that we're in  
 10 favor of having large class sizes. The  
 11 class size is the smallest this year that  
 12 it has been in the twenty years I've been  
 13 in Dix Hills. In addition to that, our  
 14 students are continuing to excel.  
 15 To use the ruse that the school  
 16 is overpopulated as a means of denying  
 17 affordable housing for twenty percent of  
 18 the population is pitting the old against  
 19 the young, and I think that is deplorable.  
 20 My father is seventy-eight years  
 21 old. He drives every single day. I think  
 22 he should not. He makes up for about  
 23 twenty guys on the road when he does. I  
 24 haven't seen yet one senior that is going  
 25 to sit home all day and not use their cars.

1 There are some other issues  
 2 tossed around relative to the S.B.J.  
 3 Associates as to a means of creating a  
 4 trust fund for helping the people that need  
 5 income in order to qualify for first time  
 6 mortgages. I would challenge S.B.J.  
 7 Associates to look at other means, perhaps  
 8 acquiring land or tax credits in order to  
 9 help the School District.  
 10 In addition, I'm here to say for  
 11 myself and the Half Hollow Hills Civics  
 12 that we're in support of the twenty percent  
 13 set-aside plan for our young families, our  
 14 old, and we have a voice in Dix Hills. Our  
 15 School District is comprised of less than  
 16 thirty percent who have kids in the school  
 17 system. The other seventy percent have  
 18 kids out of the school system.  
 19 When he said what are your plans  
 20 relative to S.B.J. Associates, what are  
 21 your plans going forward with regard to the  
 22 new incoming community that will be filling  
 23 the new homes, it's not an easy decision.  
 24 When you're fighting for housing for those  
 25 that are the most desperate for housing,

1 I still feel this way, I will not take a  
 2 stake. I will not take a vote. I will not  
 3 issue an opinion of LIDC.  
 4 I don't think the School Board  
 5 issued an opinion. We're there to educate  
 6 kids, not to decide on housing.  
 7 MRS. ALLEN: Janet Allen, speaking tonight for  
 8 the League of Women Voters, of which I am a  
 9 Past President. I reside at 2 Arizona  
 10 Place, Huntington Station. I have been a  
 11 League member in Huntington since 1967.  
 12 The League has had a concern for  
 13 housing justice for many years. Huntington  
 14 is a Town with wonderful diversity of  
 15 people and neighborhoods, great aesthetic  
 16 beauty and cultural richness.  
 17 From its earliest days, it has  
 18 been unique among suburbs in including  
 19 people with a wide range of incomes and  
 20 backgrounds. We believe that rentals,  
 21 including apartments, can be aesthetically  
 22 incorporated while retaining the basic  
 23 suburban character of our Town, but time  
 24 and opportunities are slipping away.  
 25 Each time a major development is

1 it's not an easy topic. I would hate to  
 2 see us missing the opportunity to care for  
 3 all its residents and this housing on LIDC.  
 4 COUNCILMAN ISRAEL: I have an obligation to ask you  
 5 when you were a School Board member, what  
 6 was your position on the LIDC Task Force  
 7 Plan that we're considering tonight?  
 8 MR. HEIM: The LIDC plan, prior to the end  
 9 of the 1999 school year, I voted for the  
 10 Task Force Plan. From January to July, I  
 11 changed my vote. When I say changed my  
 12 vote, I abstained. I did not support the  
 13 plan.  
 14 I stand behind everything I say  
 15 and do. I did not support it, so it's not  
 16 full agreement as to the LIDC plan.  
 17 COUNCILMAN ISRAEL: Did you ever indicate to Ms. Saks  
 18 that you were a supporter of the LIDC plan  
 19 when you were seeking reelection?  
 20 MR. HEIM: Is this a question to Mrs. Saks  
 21 or myself?  
 22 COUNCILMAN ISRAEL: This is for you. Did you ever  
 23 state to Mrs. Saks --  
 24 MR. HEIM: [INTERPOSING] What I indicated  
 25 to Mrs. Saks, as a School Board member, and

1 contemplated, choices are made that enhance  
 2 or diminish that special quality of  
 3 inclusiveness which sets Huntington apart.  
 4 The alternate, which we see in  
 5 too many places, including in neighboring  
 6 Towns, is to build walled-off enclaves  
 7 segregated by income or age. That  
 8 destroys exactly that sense of community  
 9 which we are striving to build and  
 10 strengthen through so many groups; Vision  
 11 Leadership Huntington, Long Island CAN and  
 12 others.  
 13 The League's position on a mix of  
 14 housing types and choices was reinforced by  
 15 a survey done of senior citizen preferences  
 16 some years ago. While some would choose to  
 17 live with others their own age, many  
 18 preferred to remain part of a mixed age  
 19 community with intergenerational activities  
 20 and the liveliness of children and young  
 21 people around them.  
 22 We strongly object to the  
 23 predominantly seniors only plan for the  
 24 Long Island Development Center. Facing a  
 25 critical housing shortage of affordable

1 housing, which is causing great hardship  
 2 for many and tragedy for some, the League  
 3 believes that any affordable housing set-  
 4 aside, such as the twenty percent set-aside  
 5 that is mentioned, should be on site, in  
 6 order not to succumb to the pressure to  
 7 segregate by income levels.

8 The proposal for an optional  
 9 density bonus to encompass a small  
 10 percentage of affordable housing is too  
 11 small, will be difficult to administer and  
 12 is unlikely to make any significant  
 13 difference in addressing that need.

14 A small family's only development  
 15 on the remote Ruland Road site away from  
 16 other neighbors is wrong. It will add to  
 17 the 110 traffic problem you seek to fix,  
 18 and it will do nothing to ease the shortage  
 19 for young families.

20 Another thing in planning for a  
 21 senior citizen community is that care needs  
 22 increase as people age. That requires a  
 23 reserve of personal assets for services not  
 24 covered by insurance or government  
 25 programs. My own mother left Long Island

1 unwise social policy.

2 MRS. MOSES: I'm taking Teddy Simon's place.  
 3 Rhoda Moses; 23 Cottontail Road  
 4 in Melville.

5 First of all, I have not heard at  
 6 no time about the affordable living that  
 7 was done that we had that senior citizens  
 8 were given any priority to go into any of  
 9 the affordable homes that were built in The  
 10 Villages.

11 Why is now that we have a little  
 12 community of senior citizens, that we have  
 13 to give up some of this?

14 I have heard some people talking  
 15 about a middle school costing a small  
 16 amount of money. According to the  
 17 architect that we heard for the Half Hollow  
 18 Schools, a middle school without the land,  
 19 with eight hundred students, costs forty  
 20 million dollars; twenty million dollars for  
 21 an elementary school without the land.

22 Since 1991, Melville-Half Hollow  
 23 Schools has lost twenty-one million dollars  
 24 in State Aid and that has not been  
 25 mentioned by the speakers.

1 for a retirement community elsewhere, and I  
 2 watched her and her friends age in place  
 3 until each one needed a personal assistant  
 4 and driver.

5 That cycle occurs in most senior-  
 6 only complexes, and after awhile creates  
 7 its own disincentive for other younger  
 8 seniors to join them there. Families and  
 9 neighbors in close proximity can help each  
 10 other. Elderly seniors can do some of that  
 11 for each other, but cannot provide all the  
 12 transportation or daily assistance that  
 13 many will need as time goes by. Extending  
 14 bus service won't help those who can't get  
 15 into a bus unassisted or can't leave their  
 16 home without help.

17 With Medicare lacking provision  
 18 for long-term care or prescription drugs,  
 19 to ask seniors to sell their primary asset  
 20 and purchase something almost as expensive,  
 21 at asking prices of a hundred seventy-five  
 22 thousand and up, leaves them with  
 23 diminished resources to cover them through  
 24 times of illness or infirmity later in  
 25 their lives. This surely is a cruel and

1 How many seats will the religious  
 2 organizations donate? If there is no room  
 3 in the public schools, will they donate  
 4 some time in their private schools?

5 The Avalon, we have one hundred  
 6 one children from the Avalon, children from  
 7 mostly one bedroom apartments. Senior  
 8 citizens have always voted for the school  
 9 budget. We do not vote down the school  
 10 budgets. I have lived in the community for  
 11 thirty-four years. We have passed all the  
 12 school budgets for the thirty-four years in  
 13 Dix Hills.

14 Seniors do not vote in any way  
 15 against it. In fact, they're always at  
 16 School Board meetings, if possible, and the  
 17 School Board does not advocate -- they're  
 18 not against having more children. What  
 19 they're advocating is that they have  
 20 adequate space and appropriate education  
 21 and tools in which they have standard  
 22 conditions for the children. That is what  
 23 they want.

24 We are not against having  
 25 children in the schools, like somebody

1 said. We just want to have the proper  
 2 tools and adequate space for them. We are  
 3 running with at least twenty-six or twenty-  
 4 eight children in a class, or maybe thirty  
 5 or thirty-two because we are being  
 6 overcrowded and we have to open more  
 7 schools.

8 The Half Hollow Hills Civic  
 9 Association is being represented here, so  
 10 which Half Hollow Hills School did Mr. Heim  
 11 say he represents? I don't know which one  
 12 he represents. I would like to know what  
 13 title he holds in that civic association.

14 I also have here a list that I  
 15 took out of the Pennysaver where there are  
 16 affordable homes to rent -- to buy. Does  
 17 it have to be all in one community? There  
 18 is somebody living with you who is looking  
 19 for a home. Well, there are some, okay?

20 SUPERVISOR PETRONE: Excuse me, this is not a  
 21 discussion back and forth. Please proceed,  
 22 and your time is up.

23 MRS. MOSES: All right, I'm wrapped up.

24 SUPERVISOR PETRONE: We will take a short recess.

25 [WHEREUPON THIS PUBLIC HEARING WAS RECESSED]

1 AT 11:40 P.M. AND RESUMED AT 12:00  
 2 MIDNIGHT.]

3 SUPERVISOR PETRONE: We will reconvene the hearing.  
 4 At the start, I would like to make one  
 5 announcement.

6 You all should recognize the fact  
 7 that the comment period for the DEIS on  
 8 this particular hearing shall remain open  
 9 for ten calendar days. People can comment  
 10 for ten days following this period. I  
 11 think that comes to August 5th.

12 Dorothy Schwartz, followed by  
 13 Bernice Libow.

14 MRS. SCHWARTZ: Good evening. My name is Dorothy  
 15 Schwartz. I live at 16 Pettit Drive, Dix  
 16 Hills and, by the way, my street is like  
 17 living in the U.N. It is a street of  
 18 people of all colors and all religions.

19 I am in favor of the proposed  
 20 application for The Greens at Half Hollow.  
 21 I would like to address the Board from  
 22 another perspective, that is as an  
 23 educator.

24 I am a retired teacher receiving  
 25 Social Security with twenty-seven years of

1 classroom experience. My background  
 2 accomplishes teaching gifted children, as  
 3 well as teaching classrooms for the bright,  
 4 average and very needy students.

5 I don't know if you realize the  
 6 ramifications of teaching overcrowded  
 7 classrooms from the perspective of a  
 8 teacher. Our children are our most  
 9 valuable asset. Each child is an  
 10 individual with different educational  
 11 strengths and weaknesses. It takes hours  
 12 of home preparation to evaluate the  
 13 children's needs and individualize  
 14 strategies and educational techniques so  
 15 that each child can benefit from each day  
 16 of school.

17 Social and emotional issues must  
 18 be addressed as well. With large numbers  
 19 in a classroom, even the dedicated,  
 20 experienced teacher is unable to meet the  
 21 needs of all students.

22 The second issue I want to  
 23 address is why The Greens at Half Hollow is  
 24 so essential for people like me who have  
 25 loved living in the community and paid

1 taxes for twenty years plus.

2 I have six children and fourteen  
 3 grandchildren. With health considerations,  
 4 some of us seniors will find that the  
 5 proposed senior community is ideal. Don't  
 6 make us leave our children and  
 7 grandchildren who are the loves of our  
 8 lives. Prove that the Huntington Town  
 9 Board does care for its dedicated seniors.  
 10 Approve the proposed senior housing plan  
 11 application for The Greens at Half Hollow.

12 Thank you.  
 13 SUPERVISOR PETRONE: Thank you.  
 14 Bernice Libow, followed by David  
 15 Schulman.

16 MRS. LIBOW: Good evening, ladies and  
 17 gentlemen of the Board. My name is Bernice  
 18 Libow, and I want you to know that my  
 19 message will be very personal because I am  
 20 a senior citizen, the typical senior  
 21 citizen here this evening. I am a resident  
 22 of Huntington for many, many years, as are  
 23 most of the people who are here, who are in  
 24 my age category. Many of us have lived  
 25 here for half our lives, if not more and we

1 have been the people who have made this  
 2 Town from a hamlet into the vibrant place  
 3 it is today. We brought in businesses,  
 4 supported cultural activities and  
 5 encouraged growth. We belong here and  
 6 deserve to stay.

7 We have, many of us,  
 8 unfortunately, have outgrown our homes or  
 9 are no longer able to maintain them, and it  
 10 is incumbent upon this Board to say that  
 11 you have taken care of the senior  
 12 population aided by the development of The  
 13 Greens at Half Hollow.

14 We seniors did our job for  
 15 Huntington and the rest is up to you.

16 As an aside, I would like to say  
 17 that at least once or twice monthly  
 18 somebody knocks at our door asking if our  
 19 home is available for sale. We would love  
 20 to sell. We have nowhere to go. The house  
 21 is becoming cumbersome and making life very  
 22 hard for us. We don't deserve that. We  
 23 deserve a place where we can be comfortable  
 24 to live out our years.

25 We are hoping that you will do

1 students, four hundred six qualify for free  
 2 lunch. That's quite a difference in  
 3 standard of living.

4 No one is against seniors and no  
 5 one is against family housing. Statistics  
 6 show that the population of fifty-five and  
 7 above is the wealthiest one, and one of the  
 8 most influential lobbyists in America.  
 9 This population, my family included, has  
 10 had the opportunity to own brand new homes.  
 11 I don't own a brand new home, and I  
 12 probably never will. If LIDC is to be  
 13 developed into a senior community, they  
 14 will be moving into that brand new house  
 15 that is the American dream that most will  
 16 never realize.

17 I would like to also say at this  
 18 point since 1961, there has not been a  
 19 public facility built in the Township of  
 20 Huntington that is recreational for  
 21 children. There have been no new swimming  
 22 pools. You may have upgraded soccer fields  
 23 or whatnot, but there is no park or  
 24 swimming pools, or any kind of facilities  
 25 in North Huntington.

1 the proper thing for us.

2 Thank you.

3 SUPERVISOR PETRONE: David Schulman followed by  
 4 Dee Dee Finlayson.

5 David Schulman. [NO RESPONSE]

6 Dec Dee Finlayson.

7 MRS. FINLAYSON: Good morning. It is time for us  
 8 all to catch our breath.

9 No one is against seniors and no  
 10 one is against family housing. No one is  
 11 against Half Hollow Schools District. They  
 12 are doing a fine job. I don't believe they  
 13 are more overburdened than any other School  
 14 District in Huntington Township. We are in  
 15 the midst of a baby boom, we are growing,  
 16 and no matter what kind of housing we put,  
 17 nothing is going to stop that growth.

18 In my School District and the  
 19 surrounding one, School District 13, out of  
 20 nine thousand eight hundred students, two  
 21 out of every nine of those children are  
 22 eligible for a free lunch, which says there  
 23 is a lot of poverty in my Huntington. In  
 24 Half Hollow Hills, out of their seven  
 25 thousand eight hundred thirty-five

1 I want young families to have  
 2 that opportunity, to have a green  
 3 community, the chance to raise their  
 4 precious children in a clean and safe  
 5 community. The next generation should be  
 6 nurtured in a green and clean community.

7 I would also like to remind  
 8 everyone who has been lucky enough to have  
 9 had the privilege of home ownership, yes,  
 10 you achieved it by hard work and myself  
 11 included, but we all got a break somewhere  
 12 along the way. I believe that any new  
 13 development should represent the diversity,  
 14 and the different cultures, different  
 15 races, different religions, different ages  
 16 living together and with due respect,  
 17 Mr. Harras, not renters and homeowners  
 18 living together.

19 It is this diversity, the ability  
 20 to live together, to work together, that  
 21 will allow all of Huntington to flourish.

22 SUPERVISOR PETRONE: Thank you.

23 Joel Badin, followed by Carole  
 24 Catapano.

25 MR. BADIN: My name is Joel Badin. I live at

1 Section 245, Block 2.00, Lot 053 in the  
 2 Town of Huntington; otherwise known as 22  
 3 High Pasture Circle. Here is my tax bill,  
 4 which I brought with me, my tax bill for  
 5 the Half Hollow School District, and over  
 6 fifty-five percent of my tax bill is to  
 7 support that School District.

8 I am a very concerned parent of  
 9 three. When they come up with all these  
 10 different statistics that these houses have  
 11 sixty units and one hundred units are going  
 12 to produce twenty children, everyone in my  
 13 community laughed. We have one school that  
 14 was supposed to have three, maybe four  
 15 kindergarten classes. Now they are  
 16 preparing for seven.

17 All of the downzoning that has  
 18 occurred that includes affordable units has  
 19 brought many, many, many children to our  
 20 School District over the last year to two  
 21 years.

22 I didn't come to Huntington  
 23 directly. I was born in Queens. This is  
 24 my third house in Huntington, the second  
 25 that I have owned. It took me many years

1 to be able to afford the house that I am in  
 2 -- excuse me -- to be able to pay the bills  
 3 for the house I currently live in. I will  
 4 wait for my next tax bill to see if I can  
 5 really afford it.

6 The second half of my  
 7 presentation is to read into the record a  
 8 letter from Bob Lavigna of 424 Wolf Hill  
 9 Road.

10 "It is with deep and great  
 11 disappointment and sadness that I would not  
 12 attend this important meeting tonight. I  
 13 have been actively involved with the  
 14 development of LIDC for more than a decade  
 15 and served on the Task Force for more than  
 16 two years.

17 "Goals were established by the  
 18 State to develop the LIDC property with an  
 19 emphasis on senior housing, and for the  
 20 State to recover its costs of the bond  
 21 associated with the property and most  
 22 important, not to be a burden on the local  
 23 taxing jurisdiction, mostly the School  
 24 District, The Greens at Half Hollow, a  
 25 senior housing development, meets all of

1 these goals. It is shameful that  
 2 organizations, religious organizations are  
 3 against the senior development at LIDC in  
 4 its current form."

5 I was coached on this. Just look  
 6 at this ad for organizations that are  
 7 opposing senior housing and in support of  
 8 affordable housing.

9 Quoting from the flyer, "Let your  
 10 voices be heard. Come to the Town Board  
 11 meeting on Affordable Housing on July 25,  
 12 2000 at seven p.m."

13 As far as I know, this meeting  
 14 was for The Greens at Half Hollow  
 15 application, not a meeting for affordable  
 16 housing this evening. So, this flyer is  
 17 discussing affordable housing.

18 "Please come at five-thirty to  
 19 make sure we have seats for the seven p.m.  
 20 meeting," again quoting from the flyer.  
 21 You know who cannot get to Town Hall at  
 22 five-thirty, the hard-working taxpayer  
 23 still at work or stuck in traffic on the  
 24 L.I.E., working overtime or getting to  
 25 their second job. These hard-working

1 taxpayers are struggling to keep their home  
 2 and cannot afford to pay more taxes.

3 When we retire, do we enjoy the  
 4 rewards of our hard work? Not in  
 5 Huntington, because there is no place for  
 6 seniors to go.

7 It is unthinkable that  
 8 organizations that never felt the pain of  
 9 paying real estate taxes to dictate how our  
 10 taxes are spent. Every time you increase  
 11 the real estate taxes, another house  
 12 becomes unaffordable.

13 It is not a crime to be old, not  
 14 a crime to be old and poor, not a crime to  
 15 be old and rich, not a crime to be old and  
 16 live in Huntington. It is not a crime to  
 17 want to live in a senior development. It  
 18 is a crime to hold our seniors hostages for  
 19 any personal agenda.

20 The Greens at Half Hollow is for  
 21 all seniors. Please approve this plan.

22 [APPLAUSE]

23 SUPERVISOR PETRONE: Carole Catapano, followed by  
 24 Shari DeLouya.

25 MRS. CATAPANO: My name is Carole Catapano, and I

1 reside in the Town of Huntington and in Dix  
 2 Hills.  
 3 Our community came out tonight in  
 4 great numbers, so many that you could not  
 5 see the end of the line waiting to get in  
 6 here tonight.  
 7 We were aware that this might  
 8 happen tonight and wisely, the community  
 9 was ready. So, Supervisor Petrone and  
 10 members of the Town Board, I begin by  
 11 giving you letters and postcards from four  
 12 hundred seventy-seven of our neighbors in  
 13 support of senior housing at LIDC, people  
 14 who wanted themselves to be counted here  
 15 tonight. These were all petitions that  
 16 were garnered tonight in this Town Hall,  
 17 people who could not fit in here.  
 18 Additionally, I am here to remind  
 19 the Town Board of thousands of letters and  
 20 postcards to Town Hall over the past years  
 21 for senior housing at LIDC. These are  
 22 letters and postcards sent from people who  
 23 live and work in the Town of Huntington  
 24 whose voices want to be heard by members of  
 25 the Town Board.

1 They do not merely sign a  
 2 petition with little knowledge of the  
 3 impact on this Town, this community and the  
 4 Half Hollow Hills School District. They  
 5 took the time and effort to express their  
 6 support for the Task Force Plan for senior  
 7 housing at LIDC.  
 8 I am here tonight to implore you,  
 9 the Town Board, to listen to the thousands  
 10 of constituents who wrote to you and to  
 11 adopt the present plan for senior housing  
 12 at The Greens at Half Hollow.  
 13 A picture is worth a thousand  
 14 words. Please look at the thousands of  
 15 words before you when making your decision.  
 16 Thank you very much.  
 17 SUPERVISOR PETRONE: Shari DeLouya. [NO RESPONSE]  
 18 And then Burton Krasner. [NO  
 19 RESPONSE]  
 20 Followed by Michael Wignutow.  
 21 MR. WIGNUTOW: Good morning, Supervisor Petrone  
 22 and members of the Board.  
 23 In 1954, Thurgood Marshall argued  
 24 successfully before the United States  
 25 Supreme Court that the concept of separate

1 but equal is not legal. Black school  
 2 children thus have the same educational  
 3 rights as white children have, including  
 4 the right to attend the same schools.  
 5 The civil rights movement that  
 6 followed led to a series of civil rights  
 7 laws in 1968 when Congress passed a Fair  
 8 Housing Act prohibiting discrimination  
 9 based on race, color, sex, national origin  
 10 and disability.  
 11 I reside at 226 Cleveland Drive  
 12 in Centerport. I am also an attorney at  
 13 Legal Services program. A family of four  
 14 can earn no more than thirty-one thousand  
 15 nine hundred sixty-one dollars annually and  
 16 be eligible for our services.  
 17 My practice is centered on  
 18 representing families and individuals  
 19 facing eviction from housing with  
 20 overwhelmingly substandard conditions. As  
 21 a matter of fact, I will be in Third  
 22 District Court in Huntington Station in a  
 23 few short hours.  
 24 The Town's currently proposed  
 25 Consolidated Plans cites data that seventy-

1 two percent of rental units in Huntington  
 2 are in substandard condition. I have  
 3 represented seniors who live in units,  
 4 families who lived in units condemned as  
 5 being unlivable. It is almost a given that  
 6 these families are residing in dwellings  
 7 where the presence of lead is a real  
 8 danger, especially to these young children.  
 9 In its analysis, in its  
 10 impediment to fair housing, the Community  
 11 Development Agency recognized that  
 12 ownership of a single-family home is  
 13 difficult if not impossible to most lower  
 14 income families. They need rental housing  
 15 of decent quality and with sufficient  
 16 bedrooms. When the landlord does begin to  
 17 rehabilitate these units, rest assured it  
 18 will go with those able to pay higher rent.  
 19 I have seen it happen all too  
 20 frequently, especially during these  
 21 economic times.  
 22 The 1990 Census showed that  
 23 fourteen percent of the Town's population  
 24 is over the age of sixty-two; thirty  
 25 percent are between the ages of forty and

1 sixty-one; twenty-nine percent are between  
 2 the ages of twenty-one and twenty-nine; and  
 3 twenty-seven percent are under the age of  
 4 twenty. I think it is a fair guess that  
 5 seventy-five to eighty percent of the  
 6 population of this Town lives in a family  
 7 unit.

8 There are currently in the Town  
 9 of Huntington nearly four hundred units of  
 10 public housing subsidized for low income  
 11 individuals and families, for seniors. All  
 12 but seventy-six of these units are located  
 13 at Paumanack Village. Approximately  
 14 ninety-five percent of the residents of  
 15 Paumanack Village are white. There are two  
 16 hundred fifty-nine units of public housing  
 17 at Whitman Village in Huntington Station,  
 18 which has seventy-four percent minority  
 19 population, and where the average household  
 20 size of two people per unit shows that not  
 21 all of these units are for families.

22 The Huntington Housing Authority  
 23 maintains approximately seventy-five public  
 24 housing apartments in Huntington Station,  
 25 providing a mix of family and individual

1 among middle income housing, to integrate  
 2 ethnically and economically.

3 It is an opportunity to express  
 4 respect for people in poverty. It is an  
 5 opportunity to provide decent, stable  
 6 housing for poor families who do not have  
 7 other options, so that they can live  
 8 safely, free from lead paint, from rusted  
 9 pipes, from squirrels in the attic, from no  
 10 heat in the winter.

11 No matter how well-intentioned  
 12 the proposed law is, and no matter how  
 13 successful it may turn out to be, the Town  
 14 cannot and should not let this opportunity,  
 15 to meet the civil rights of all, by.

16 SUPERVISOR PETRONE: The Reverend Churchill Pinter.

17 [NO RESPONSE]

18 Mr. Brodsky, please, Number 63.

19 [NO RESPONSE]

20 Raymond Ferrante.

21 MR. FERRANTE: Good morning, Supervisor Petrone,  
 22 distinguished members of the Town Board.  
 23 My name is Raymond Ferrante. I reside at 5  
 24 Fairfield Lane, Melville, New York. I am  
 25 the Vice-President of the Huntington Boys

1 housing with a minority population of  
 2 approximately ninety percent. There are  
 3 also another roughly three hundred seventy  
 4 families and individuals who are  
 5 participating in the Section 8 voucher  
 6 program, enabling them to attempt to locate  
 7 housing anywhere in the Town with the  
 8 assistance of a rental subsidy through HUD.  
 9 These families and individuals are having  
 10 increasing difficulty locating decent  
 11 housing from landlords increasingly  
 12 choosing not to rent to Section 8 tenants.

13 SUPERVISOR PETRONE: Can you wrap up?

14 MR. WIGNUTOW: Sure.

15 Decent, stable housing is  
 16 essential for a person to gain and maintain  
 17 employment, to meet educational demands, to  
 18 eat and live healthfully, and for the  
 19 family to stay together. The Town has an  
 20 affirmative duty to meet the housing needs  
 21 of all its residents. There will never  
 22 again be three hundred eighty acres of land  
 23 to develop more than thirteen hundred units  
 24 of housing. This is a rare opportunity to  
 25 build low income housing, and to build it

1 Club.

2 Our soccer program currently has  
 3 one thousand members, boys and girls, and  
 4 countless more associates with the  
 5 organizations such as Town  
 6 Coaches/Referees.

7 On any given weekend, we have  
 8 over a thousand children ranging from four  
 9 to seventeen years of age playing soccer in  
 10 Huntington. For the past twenty-five years  
 11 our children have played soccer at the  
 12 fields located at the Long Island  
 13 Developmental Center. They weren't always  
 14 the best fields, but they were our fields.

15 During my fifteen years of being  
 16 affiliated with HBC, I have seen good  
 17 things that soccer brings to a community  
 18 and to the families of that community. I  
 19 have also seen many soccer players who have  
 20 honed their skills on LIDC fields, Shannon  
 21 McMillan, the leading soccer player for the  
 22 Women's Soccer Team, that won the worldwide  
 23 soccer award. She played at the LIDC  
 24 fields as a little girl.

25 Almost as good was another player

1 who learned the game of soccer. That  
2 member is our own Councilman, Mark  
3 Cuthbertson, who I want to thank for being  
4 so helpful to HBC, for being there when we  
5 needed him. Thank you.

6 When I heard that the LIDC site  
7 had been sold to a private developer, I  
8 must admit I was concerned, but not for  
9 long. I want the Town Board to know that  
10 from the very first time we met the new  
11 owners, they made it clear they wanted to  
12 help the soccer team. Their project would  
13 provide six fields for the Huntington Boys  
14 Club. They were true to their word and  
15 allowed HBC to play on the LIDC fields  
16 during our successful fall and spring  
17 season this year.

18 They also listened to our  
19 concerns for the future and agreed to  
20 provide on-site six new replacement fields  
21 together with a small storage area for  
22 equipment, parking area that we located on  
23 the property.

24 The Greens at Half Hollow Hills  
25 is a project that will insure continuity

1 them to handle. We believe it will be a  
2 great thing if The Greens at Half Hollow  
3 could be built so that the grandparents can  
4 walk over to the fields and visit with  
5 their grandkids.

6 Members of the Town Board, HBC,  
7 as well as the Long Island Junior Soccer  
8 League, requests that you approve The  
9 Greens at Half Hollow Hills project.

10 Thank you.

11 SUPERVISOR PETRONI: Karen Alu? [NO RESPONSE]

12 Joanna Shukow. [NO RESPONSE]

13 Steven Sylvestry. [NO RESPONSE]

14 Elizabeth Aquino. [NO RESPONSE]

15 Tammy Fried. [NO RESPONSE]

16 Tiana Rothman. [NO RESPONSE]

17 Harriet Varady.

18 MRS. VARADY: I have a poem for Steve.

19 COUNCILMAN ISRAEL: I love your poems, especially  
20 twelve-thirty in the morning.

21 MRS. VARADY: I think it's a crime, that at  
22 this time, junior is pitted against senior;  
23 should all different ages, wind up in  
24 cages, I can't think of anything meaner.

25 To sanction the proposed LIDC

1 and vitality for HBC Soccer Club for  
2 generations to come. So it is fair when I  
3 talk about what's good for HBC and the  
4 members, it is great that we are getting  
5 new fields. But there is something much  
6 more about the project that brings me here  
7 tonight.

8 Soccer is about families. During  
9 games I look around the sidelines and I see  
10 not only parents and their children, but I  
11 see their grandparents. Some of these  
12 grandparents have moved to Florida and are  
13 visiting, and they are here to watch their  
14 grandchildren play soccer. It is a great  
15 thing to see.

16 I think it would be an absolute  
17 fabulous combination to have soccer fields  
18 right next to a senior retirement field  
19 where grandparents could live near their  
20 grandchildren, walk down to the soccer  
21 fields on a Saturday or Sunday, or during  
22 the week, to walk down to watch their kids  
23 or grandkids play soccer.

24 We need a place where seniors can  
25 move to when the house gets too much for

1 plan without pausing to ponder missed  
2 opportunities stated, means more illegal  
3 units through Huntington Town, a trend that  
4 will continue unabated.

5 For thirty years a family, mom,  
6 pop and their three kids, lived in  
7 Huntington in their own home, they were  
8 happy with their "digs."

9 Active in the community, active  
10 in their church, things turned sour  
11 housingwise, a basement apartment's where  
12 mom and pop perch.

13 The kids now grown have scattered  
14 to three far and separate States, they  
15 could not find homes that they could afford  
16 and still have food upon their plates.

17 Taxes went up, cost of living  
18 too; mom and pop are retired folk so the  
19 home had to be sold, and although they are  
20 old, a rented basement's their living  
21 space.

22 They're despondent and grieving,  
23 their hometown to be leaving, a proud  
24 family who don't want their name known.

25 Won't this Town Board give a

1 damn, reconsider this plan, and provide  
 2 more affordable homes?  
 3 SUPERVISOR PETRONE: Pamela Schwartz, followed by  
 4 Sharon LaCola.  
 5 MRS. SCHWARTZ: Mr. Petrone and members of the  
 6 Huntington Town Board, my name is Pam  
 7 Schwarz. I live on Sleepy Hollow Lane in  
 8 Dix Hills.  
 9 Wasn't the original issue so that  
 10 Long Island seniors could live affordably?  
 11 Many of our retiring seniors, with today's  
 12 costs, cannot afford to maintain their  
 13 homes on Long Island. Why should they be  
 14 driven away from their families where they  
 15 spent their years raising families and now  
 16 when the kids come, or the grandkids come,  
 17 the parents can't stay?  
 18 You and others have spent many  
 19 years studying the demographics,  
 20 establishing a Task Force and finding a  
 21 builder. It is now time to move forward.  
 22 To deviate from your original plan for  
 23 senior housing would now take a toll on our  
 24 School District.  
 25 As I am sure you know, Dix Hills

1 dollars per child, and it is not fair to  
 2 overcrowd the building and take away  
 3 resources that will further cause our  
 4 children's education to suffer.  
 5 The changes to this plan should  
 6 be given consideration before you vote on  
 7 rezoning. Senior housing has no impact on  
 8 the schools. Affordable housing has an  
 9 impact. Please do not change from the  
 10 original plan, for it will have a huge  
 11 negative impact on the quality of education  
 12 for thousands of our children today.  
 13 Thank you.  
 14 SUPERVISOR PETRONE: Dr. Harriet Halstein.  
 15 DR. HALSTEIN: The issue of affordable housing  
 16 wouldn't peak my concerns so intensely if  
 17 it didn't threaten my number one priority,  
 18 the education of my children.  
 19 Our School Board has been  
 20 struggling to plan the future of a rapidly  
 21 expanding District. It has been doing this  
 22 according to demographic projections based  
 23 on the current LIDC proposal. Imposing an  
 24 already pressed School District with such a  
 25 big and sudden influx would cause

1 and Melville have been going through a  
 2 tremendous growth spurt during the last ten  
 3 years. The residents in our community, two  
 4 years ago, approved a nine million dollar  
 5 bond to accommodate our increased  
 6 enrollment.  
 7 While we have made changes for  
 8 the upcoming year, Ruland Road properties  
 9 and LIDC will significantly impact our  
 10 school population. This increase of  
 11 children from such changes to the plan have  
 12 not been taken into account, and the  
 13 children today -- and I am sorry,  
 14 Nathaniel, I do happen to know the number  
 15 of people in our schools. Some of our  
 16 grievances are with the union because they  
 17 went over the contracted number in the  
 18 classrooms, and many of our schools, many  
 19 of them are at capacity.  
 20 I am very, very proud of our  
 21 School District's educational excellence.  
 22 The question was raised, I don't  
 23 know in terms of what the dollar figure is  
 24 we spend to educate our children. Well,  
 25 that number is over thirteen thousand

1 detrimental results from which it may never  
 2 recover. I must question the validity of  
 3 this Rutgers Study.  
 4 For many young families living in  
 5 Half Hollow Hills, the major attraction to  
 6 the area is the School District. We must  
 7 be careful not to make rash decisions that  
 8 may later compromise the excellence of Half  
 9 Hollow Hills.  
 10 As a life-long resident of Dix  
 11 Hills and a product of its schools, it  
 12 would really sadden me if this were to  
 13 happen; if Half Hollow could no longer  
 14 provide my children with an education  
 15 comparable to the one I received here, my  
 16 family and I would be compelled to leave  
 17 this community for one with better schools.  
 18 Please don't allow the political  
 19 quick fix of affordable housing, cause you  
 20 to ignore the damage it will produce for  
 21 the Half Hollow Hills community.  
 22 Please approve the current  
 23 application for development of the LIDC  
 24 plan.  
 25 Incidentally, why isn't it good

1 enough to offer homes for the seniors who  
2 may happen to be the most ignored group in  
3 this country?

4 Thank you.

5 SUPERVISOR PETRONE: Kenneth Klein.

6 MR. KLEIN: Kenneth Klein. I live at the  
7 southern end of New York Avenue. I  
8 apologize for not having a written  
9 statement. I thought I would be able to  
10 speak smoothly. I didn't realize how tired  
11 I would be by now.

12 As I said, I live at the southern  
13 end of New York Avenue. I have been  
14 running roads around the LIDC and through  
15 the roads of LIDC for almost a quarter of a  
16 century now. I spent a lot of time on the  
17 grounds there. I have gone to many soccer  
18 games, sat through a lot of bird droppings  
19 there. I taught my children how to drive  
20 on the LIDC, I saw hawks there and many  
21 rabbits. I have taken my bike along there  
22 and have always been intrigued by the  
23 potential of this property.

24 In short, I thought that it would  
25 make a wonderful location for senior

1 LIDC, we are talking about units, golf  
2 course villas, twenty-five hundred square  
3 feet, three hundred seventy-five thousand  
4 dollars; townhouse units, two thousand  
5 square feet, two hundred seventy-five  
6 thousand dollars and the condos ranging  
7 from one hundred forty-five to one hundred  
8 seventy-five thousand dollars.

9 My relative could afford this. A  
10 lot of other people couldn't. The original  
11 senior citizens housing in the Town of  
12 Huntington was at Paumanack Village, which  
13 was created with the R-RM zoning, I guess  
14 about 1971. It was built in the mid-  
15 1970's. I would be surprised if the  
16 residents of Paumanack Village could afford  
17 to reside at the LIDC property.

18 SUPERVISOR PETRONE: Thank you. Wrap up, please.

19 MR. KLEIN: You threw me off.

20 SUPERVISOR PETRONE: I'm sorry.

21 MR. KLEIN: Two previous things about the  
22 design. The guru of Smart Growth says, in  
23 relationship to the senior citizen housing  
24 in Florida, the main floor in that is the  
25 difficulty in getting to shopping because

1 citizen housing. It obviously could also  
2 be a very good location for affordable  
3 housing for the general populous, but that  
4 is up to this Board as to whether or not  
5 that will come to fruition or whether it  
6 will be mainly just for seniors.

7 I want to talk about senior  
8 citizen housing. There is a definite need  
9 for this type of housing in the bicounty  
10 area. A relative of mine who is going on  
11 seventy-three years old was recently  
12 looking for housing in central Nassau,  
13 eastern Nassau, western Suffolk County.  
14 She can afford housing. She purchased the  
15 unit in The Hamlet, which is not age  
16 restricted, The Hamlet going in Plainview  
17 just to the west of The Knolls, and we are  
18 talking about, for a fifteen hundred square  
19 foot two bedroom unit, one bedroom not  
20 having any exterior windows, two hundred  
21 ninety thousand dollars plus a thousand  
22 dollars a month in various carrying  
23 charges.

24 I see through the Environmental  
25 Impact Statement that the housing at the

1 seniors age out. This project is showing  
2 the only services on site, I believe, an  
3 eight hundred square foot coffee shop with  
4 seating for twenty-three people, a three  
5 hundred square foot bank, also a gift shop.  
6 I would hope that if the Town Board looks  
7 favorably upon this application, as part of  
8 the planning use development ordinance,  
9 they would allow for the possibility of a  
10 larger amount of retail and personal  
11 services to serve the shopping needs of  
12 senior citizens at this location.

13 SUPERVISOR PETRONE: Long overdue. You have spoken  
14 long enough. Please.

15 MR. KLEIN: One more point.

16 SUPERVISOR PETRONE: Please.

17 MR. KLEIN: There are SRU's at both ends, and  
18 you have residents living in the SRU's at  
19 both ends, and many times I have seen them  
20 walking on the site with their aide. I do  
21 not know if the residents of the western  
22 side have interaction with the east side  
23 SRU's, but with this plan they will not be  
24 able to have any interaction. Their  
25 universe is being cut short because there

1 is no access left through the site between  
 2 the western SRU's and the eastern SRU's.  
 3 SUPERVISOR PETRONE: Finished.  
 4 Ron Stein is gone.  
 5 Camille Baxton. [NO RESPONSE]  
 6 Mike Baron. [NO RESPONSE]  
 7 SUPERVISOR PETRONE: That concludes the public  
 8 hearing. I am closing this public hearing.  
 9 [WHEREUPON THIS PUBLIC HEARING WAS CLOSED  
 10 AT 12:40 A.M.]  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 The neighbors have organized, and  
 2 thanks to the help of Mr. Cuthbertson,  
 3 there has already been a public response  
 4 that has been very vocal, and I believe in  
 5 weeks to come you will hear much more.  
 6 One impact that will happen very  
 7 shortly, if it hasn't occurred already, but  
 8 this project will be years off even if it  
 9 is approved, one immediate impact is that  
 10 any prospective buyer of real estate in the  
 11 area will be very concerned about the  
 12 future, and it is likely that their  
 13 willingness to purchase and, therefore, the  
 14 value of our homes in the area, will be  
 15 more immediately affected; and it is for  
 16 this reason that I would ask that the Town  
 17 Council take all possible immediate steps  
 18 to reach out to the Governor's Office, to  
 19 the MTA, with my assistance if you wish,  
 20 although I will tell you that it must be in  
 21 my private capacity and not as a  
 22 representative of the community that I  
 23 would do that.  
 24 There shouldn't be this long-term  
 25 cloud over this area. That's my greatest

1 SUPERVISOR PETRONE: I have closed this public hearing  
 2 and will open up the public portion, also  
 3 limited to three minutes, and we will call  
 4 on Larry Silverman.  
 5 MR. SILVERMAN: Thank you for this time,  
 6 Mr. Supervisor, members of the Board,  
 7 Counsel. I am here to speak briefly on the  
 8 proposal of the MTA to locate a rail yard  
 9 containing sixteen tracks in an area north  
 10 of Pulaski, bordered by Lake on the west  
 11 side and Greenlawn Road on the east side.  
 12 That project will have a serious  
 13 environmental impact on the neighborhood  
 14 both in terms of noise, train whistles,  
 15 diesel fuel.  
 16 SUPERVISOR PETRONE: Excuse me. Ladies and gentlemen,  
 17 please, there is someone speaking. If you  
 18 are leaving, please do it quietly.  
 19 Thank you.  
 20 MR. SILVERMAN: Diesel trains, horns, P.A.  
 21 systems, vehicular traffic. There will be  
 22 lights, plus impact of floodlights, and  
 23 there will be diesel fumes and, all in all,  
 24 something in a character inappropriate to  
 25 that area.

1 concern.  
 2 It is obviously an inappropriate  
 3 site, and there are many commercial areas  
 4 along the right of way that will be much  
 5 more suitable, although perhaps a little  
 6 more costly for the MTA.  
 7 So, I would ask your immediate  
 8 assistance and support in opposing this  
 9 plan and seeing that it is defeated before  
 10 it gets to a much further stage of  
 11 consideration in the review of the  
 12 environmental process.  
 13 SUPERVISOR PETRONE: Thank you.  
 14 Floyd Sarisohn. He is gone.  
 15 Joe Caruso.  
 16 MR. CARUSO: Joe Caruso; 33 Foothill Lane,  
 17 Elwood, New York.  
 18 Good evening -- good morning. I  
 19 just want to talk to you about Resolution  
 20 555, okay? This proposal was discussed  
 21 between the developer and the community for  
 22 a year. Many things were discussed.  
 23 Things were agreed on. I think one thing  
 24 that -- you know, there was a little  
 25 controversy on the kind of operation, okay?

1 We wanted eight-thirty or eight o'clock,  
 2 and they wanted six o'clock.  
 3 Now, the proposal that's on the  
 4 resolution is three hundred fifty feet from  
 5 the property line, affecting some people at  
 6 eight o'clock and the rest of us twenty-  
 7 four hours.  
 8 Now, I can't talk for the  
 9 community because the community didn't know  
 10 about this proposal ahead of time. I am  
 11 not particularly objecting to this thing,  
 12 you know, the way it is put in this, but do  
 13 I feel kind of -- I have to be honest. I  
 14 do feel that the resolution was put  
 15 together not to take the proposal, the six  
 16 o'clock and eight o'clock proposal and  
 17 compromise between the two. It is doing  
 18 something that was not even on the table.  
 19 Okay?  
 20 I think the Town Board, in  
 21 general, would do dishonor to the community  
 22 to deviate between the two proposals.  
 23 Compromises should have been discussed. I  
 24 don't want to stand in the way of this  
 25 proposal just for that small little thing.

1 Good night and God bless you.  
 2 SUPERVISOR PETRONE: Thank you. I think this was a  
 3 good project for the community, for the  
 4 developer, and I think they worked very  
 5 closely together. I think it shows that.  
 6 Thank you for your comments and  
 7 that you mentioned to me that Floyd  
 8 Sarisohn was satisfied with the outcome of  
 9 the whole thing before he left this  
 10 evening.  
 11 MR. CARUSO: I can't speak for the people in  
 12 the community, where they would really say  
 13 there is no problem at all. I am taking it  
 14 upon myself to say me, I am not opposed.  
 15 Thank you.  
 16 SUPERVISOR PETRONE: That concludes the public  
 17 portion, and we will go directly into our  
 18 resolutions.  
 19 [WHEREUPON AT 12:50 A.M., RESOLUTIONS 2000-  
 20 546 THROUGH 551, RESOLUTIONS 2000-553  
 21 THROUGH 568, WERE OFFERED, SECONDED, VOTED  
 22 ON AND CARRIED WITH A ROLL CALL VOTE ON  
 23 RESOLUTION 2000-557, AND THE FOLLOWING  
 24 COMMENTS:  
 25

1 That's not what I am here to do.  
 2 I can't speak for the rest of the  
 3 community because I didn't inform them, but  
 4 mostly the impact, we need a restriction on  
 5 delivery because that's where the noise is  
 6 and everything else.  
 7 I hope in the future if there is  
 8 a compromise beyond what was talked about,  
 9 the community will -- I know Floyd was  
 10 talking -- he represents one or two  
 11 clients. I represent the whole community,  
 12 and I didn't know about this to get the  
 13 feel of the community. I am happy with the  
 14 way the developer sat with us and put  
 15 together a proposal. I hope he lives up to  
 16 the promises he has given for a beautiful  
 17 building and everything else where we can't  
 18 legislate that, but I am hoping for that.  
 19 At this point, I want you to know  
 20 in the future if there is a deviation from  
 21 the original testimony, we should be  
 22 informed.  
 23 I thank you for your cooperation  
 24 on this, and let's hope everything comes  
 25 out right.

1 RESOLUTION 2000-546 [NO COMMENT]  
 2 RESOLUTION 2000-547 [NO COMMENT]  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-548  
 2 COUNCILWOMAN BUDD: Offer Resolution 548, retain  
 3 expert witness. (James M. Pedowitz, Esq.)  
 4 (Re: Eco-Reco Matters).  
 5 COUNCILMAN ISRAEL: Second.  
 6 MRS. RAIA: Seconded by Councilman Israel.  
 7 All in favor?  
 8 Any opposed?  
 9 COUNCILWOMAN SCARPATI: Abstention.  
 10 MRS. RAIA: Resolution is adopted, four ayes,  
 11 one abstention; the abstention is  
 12 Councilwoman Scarpati-Reilly.  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-550  
 2 SUPERVISOR PETRONE: Offer Resolution 550, retain the  
 3 services of outside counsel. (Berkman,  
 4 Henoeh, Peterson & Peddy, P.C.)(Re:  
 5 Article 78 Procedure).  
 6 COUNCILWOMAN BUDD: Second.  
 7 MRS. RAIA: Seconded by Councilwoman Budd.  
 8 All in favor?  
 9 Any opposed?  
 10 COUNCILWOMAN SCARPATI: Abstention.  
 11 COUNCILMAN ISRAEL: Abstain.  
 12 MRS. RAIA: Resolution is adopted, three  
 13 ayes, two abstentions; the abstentions are  
 14 Councilwoman Scarpati-Reilly and Councilman  
 15 Israel.  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-549 [NO COMMENT]  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-551  
 2 COUNCILMAN CUTHBERTSON: I am no longer sponsoring  
 3 Resolution 551.  
 4 SUPERVISOR PETRONE: I will sponsor it, adopt  
 5 the correction action plan of the  
 6 Centerport Sewer District re: the  
 7 methodology of taxing properties within the  
 8 Centerport Sewer District.  
 9 COUNCILMAN ISRAEL: Second.  
 10 MRS. RAIA: Seconded by Councilman Israel.  
 11 All in favor?  
 12 Any opposed?  
 13 COUNCILWOMAN SCARPATI: Abstention.  
 14 MRS. RAIA: Resolution is adopted, four ayes,  
 15 one abstention; the abstention is  
 16 Councilwoman Scarpati-Reilly.  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-552 [REMOVED FROM AGENDA AT WORKSHOP]  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-554  
 2 SUPERVISOR PETRONE: Offer Resolution 554, an  
 3 enactment to adopt Local Law Introductory  
 4 No. 17-2000, amending the Code of the Town  
 5 of Huntington, Chapter 117, (Garbage,  
 6 Rubbish & Refuse Disposal) re: Carter  
 7 Licensing.  
 8 COUNCILMAN ISRAEL: Second.  
 9 MRS. RAIA: Seconded by Councilman Israel.  
 10 All in favor?  
 11 Any opposed?  
 12 COUNCILWOMAN SCARPATI: No.  
 13 MRS. RAIA: Resolution is adopted, four ayes,  
 14 one no; the no is Councilwoman Scarpati-  
 15 Reilly.  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-553  
 2 COUNCILWOMAN SCARPATI: I submit Resolution 2000-553,  
 3 authorizing H2M Group to prepare  
 4 engineering report for well head treatment  
 5 for Well No. 8-1.  
 6 SUPERVISOR PETRONE: Second.  
 7 COUNCILWOMAN BUDD: Second.  
 8 MRS. RAIA: Seconded by Supervisor Petrone  
 9 and Councilwoman Budd.  
 10 All in favor?  
 11 Any opposed?  
 12 Resolution is adopted, five-zero.  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-555 [NO COMMENT]  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-556  
 2 COUNCILWOMAN SCARPATI: I submit Resolution 2000-556,  
 3 schedule public hearing August 29, 2000 at  
 4 seven p.m. to consider exempting the  
 5 Halesite Fire District from the Huntington  
 6 Town Code Zoning requirements to erect an  
 7 addition to the existing building at One  
 8 North New York Avenue, Halesite, New York.  
 9 SUPERVISOR PETRONE: Second.  
 10 COUNCILMAN ISRAEL: Second, also.  
 11 MRS. RAIA: And Councilman Israel.  
 12 All in favor?  
 13 Any opposed?  
 14 Resolution is adopted, five-zero.  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-558 [NO COMMENT]  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-557  
 2 COUNCILMAN CUTHBERTSON: I submit Resolution 557, schedule  
 3 a public hearing August 29, 2000 at seven  
 4 p.m. to consider an extension of the South  
 5 Huntington Water District to be known as  
 6 Executive Park Extension.  
 7 I submit that with Councilwoman  
 8 Scarpati-Reilly.  
 9 COUNCILMAN ISRAEL: Second.  
 10 MRS. RAIA: Seconded by Councilman Israel.  
 11 Roll call.  
 12 COUNCILMAN ISRAEL: Aye.  
 13 COUNCILWOMAN SCARPATI: Aye.  
 14 COUNCILMAN CUTHBERTSON: Aye.  
 15 COUNCILWOMAN BUDD: Aye.  
 16 SUPERVISOR PETRONE: Aye.  
 17 MRS. RAIA: Resolution is adopted, five-zero.  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-559  
 2 SUPERVISOR PETRONE: I offer Resolution 559 with  
 3 Councilman Mark Cuthbertson and  
 4 Councilwoman Scarpati-Reilly, schedule  
 5 public hearing August 29, 2000 at six p.m.  
 6 to consider adopting Local Law Introductory  
 7 Number 32-2000 amending the zoning map and  
 8 Huntington Town Code, Section 198-7, and in  
 9 accordance with Huntington Town Code  
 10 Section 198-126 et seq., considering Zone  
 11 Change #2000-ZM-329 to change the zone from  
 12 R-20 to R-80 on the Town Board's own motion  
 13 for properties on North Creek Road in  
 14 Eaton's Neck.  
 15 COUNCILWOMAN BUDD: Second.  
 16 COUNCILMAN ISRAEL: Mrs. Raia, I wish to cosponsor  
 17 that, too.  
 18 MRS. RAIA: And cosponsored by Councilman  
 19 Israel, too.  
 20 COUNCILWOMAN BUDD: Second.  
 21 MRS. RAIA: Seconded by Councilwoman Budd  
 22 All in favor?  
 23 Any opposed?  
 24 Resolution is adopted, five-zero.  
 25

1 RESOLUTION 2000-560 [NO COMMENT]

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION 2000-562

2 COUNCILMAN CUTHBERTSON: I submit Resolution 562, declare  
3 the Town Board's opposition to the  
4 maintenance and storage yard proposed by  
5 the MTA in Greenlawn.  
6 COUNCILWOMAN SCARPATI: Second.  
7 COUNCILMAN ISRAEL: Second.  
8 MRS. RAIA: Seconded by Councilwoman  
9 Scarpati-Reilly and Councilman Israel.  
10 All in favor?  
11 Any opposed?  
12 Resolution is adopted, five-zero.

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION 2000-561

2 COUNCILMAN CUTHBERTSON: I offer Resolution 561, declare  
3 the Town Board's intent to explore all  
4 options in connection with the proposed  
5 construction and maintenance of an energy  
6 generating facility on Townline Road.  
7 I offer that with Councilman  
8 Israel.

9 COUNCILWOMAN SCARPATI: Second.  
10 SUPERVISOR PETRONE: Second.  
11 COUNCILWOMAN BUDD: Second.  
12 MRS. RAIA: Seconded by Councilwoman  
13 Scarpati-Reilly and Supervisor Petrone, and  
14 Councilwoman Budd.  
15 All in favor?  
16 Any opposed?  
17 Resolution is adopted, five-zero.

18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION 2000-563

2 COUNCILMAN CUTHBERTSON: I offer Resolution 563, authorize  
3 the Supervisor to enter into an agreement  
4 with McIlgolf, LLC, for the provision of  
5 Golf Course Consulting Services.  
6 COUNCILWOMAN BUDD: Second.  
7 MRS. RAIA: Seconded by Councilwoman Budd.  
8 All in favor?  
9 Any opposed?  
10 COUNCILMAN ISRAEL: Abstain.  
11 MRS. RAIA: Resolution is adopted, four ayes,  
12 one abstention; the abstention is  
13 Councilman Israel.

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION 2000-564 [NO COMMENT]  
 2 RESOLUTION 2000-565 [NO COMMENT]  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-567  
 2 COUNCILWOMAN BUDD: At this time I would like to make  
 3 a motion. At this time, I have two  
 4 resolutions that were discussed in  
 5 Executive Session, one being Number 567,  
 6 which is a -- I thought it was going to be  
 7 on this agenda -- a resolution appointing  
 8 an expert witness, Theodore Sherris.  
 9 SUPERVISOR PETRONE: This is a resolution to add  
 10 2000-567 to the agenda.  
 11 COUNCILMAN ISRAEL: Second.  
 12 SUPERVISOR PETRONE: All in favor of adding 567 to  
 13 the agenda?  
 14 Any opposed?  
 15 [WHEREUPON THE MOTION MADE AND SECONDED WAS  
 16 VOTED ON AND CARRIED.]  
 17 COUNCILMAN CUTHBERTSON: Mr. Supervisor, I will make a  
 18 resolution to support the expert witness  
 19 Theodore P. Sherris, Esquire.  
 20 COUNCILMAN ISRAEL: Second.  
 21 MRS. RAJA: We already had a motion.  
 22 SUPERVISOR PETRONE: That was to put it on the agenda.  
 23 Marlene Budd put it on the agenda.  
 24 COUNCILMAN CUTHBERTSON: I put it on and it was seconded  
 25 by Councilman Israel.

1 RESOLUTION 2000-566  
 2 COUNCILMAN CUTHBERTSON: Offer Resolution 566, authorize  
 3 the Supervisor to execute an agreement with  
 4 ADL III Architecture. Re: Gerard Street  
 5 Renovations.  
 6 I offer that with Supervisor  
 7 Petrone.  
 8 COUNCILMAN ISRAEL: I was listed as a cosponsor at  
 9 the Workshop.  
 10 COUNCILWOMAN BUDD: Second.  
 11 MRS. RAJA: Seconded by Councilwoman Budd.  
 12 All in favor?  
 13 Any opposed?  
 14 Resolution is adopted, five-zero.  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 MRS. RAJA: All in favor?  
 2 Any opposed?  
 3 Resolution is adopted, five-zero.  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 RESOLUTION 2000-568  
 2 COUNCILWOMAN BUDD: I would like to make a motion  
 3 for Resolution 568, resolution authorizing  
 4 the retention of legal counsel. (Berkman,  
 5 Henoch, Peterson & Peddy, P.C.)  
 6 SUPERVISOR PETRONE: Second.  
 7 MRS. RAIA: Motion to add Resolution 568 was  
 8 seconded by Supervisor Petrone.  
 9 All in favor?  
 10 Anyone opposed?  
 11 COUNCILMAN ISRAEL: Abstain.  
 12 MRS. RAIA: Motion is adopted, four ayes, one  
 13 abstention by Mr. Israel to add it to the  
 14 agenda.  
 15 COUNCILWOMAN BUDD: I offer Resolution 568,  
 16 resolution authorizing the retention of  
 17 legal counsel. (Berkman, Henoch, Peterson  
 18 & Peddy, P.C.)  
 19 COUNCILMAN CUTHBERTSON: Second.  
 20 MRS. RAIA: Seconded by Councilman  
 21 Cuthbertson.  
 22 All in favor?  
 23 Any opposed?  
 24 COUNCILWOMAN SCARPATI: Abstain.  
 25 COUNCILMAN ISRAEL: Abstain.

1 SUPERVISOR PETRONE: That concludes the business of  
 2 this Town Board Meeting. I will entertain  
 3 a motion to close.  
 4 COUNCILMAN ISRAEL: Motion.  
 5 COUNCILWOMAN SCARPATI: Second.  
 6 SUPERVISOR PETRONE: Motion by Councilman Israel and  
 7 seconded by Susan Scarpati-Reilly.  
 8 All in favor?  
 9 [WHEREUPON THE MOTION MADE AND SECONDED WAS  
 10 VOTED ON AND CARRIED.]  
 11 SUPERVISOR PETRONE: Good morning. Go home.  
 12 [WHEREUPON THIS MEETING OF THE TOWN BOARD  
 13 OF THE TOWN OF HUNTINGTON WAS CONCLUDED AT  
 14 1:00 A.M.]  
 15 ooo  
 16  
 17  
 18  
 19  
 20  
 21  
 22 JO-ANN RAIA, Town Clerk  
 23  
 24  
 25

1 MRS. RAIA: Resolution is adopted, three  
 2 ayes, two abstentions; the abstentions are  
 3 Councilman Israel and Councilwoman  
 4 Scarpati-Reilly.  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

<p style="text-align: center;">-#-</p> <p>#2000-ZM-329 [1] 252:11</p> <p>#23 [1] 7:1</p> <p>#99-ZM-324 [1] 6:22</p> <hr/> <p style="text-align: center;">-0-</p> <p>053 [1] 209:1</p> <hr/> <p style="text-align: center;">-1-</p> <p>1 [3] 6:16 34:14 144:19</p> <p>1.3 [1] 150:1</p> <p>1.5 [1] 153:15</p> <p>10 [1] 147:10</p> <p>100 [1] 1:8</p> <p>109 [1] 176:3</p> <p>110 [7] 58:19,25 59:4 90:22 108:24 109:20 197:17</p> <p>117 [1] 247:5</p> <p>11:40 [1] 202:1</p> <p>11th [2] 121:4 175:2</p> <p>12 [1] 48:1</p> <p>12:00 [1] 202:1</p> <p>12:40 [1] 233:10</p> <p>12:50 [1] 239:19</p> <p>13 [1] 206:19</p> <p>16 [1] 202:15</p> <p>16:16 [1] 144:25</p> <p>17 [1] 100:7</p> <p>17-2000 [1] 247:4</p> <p>19 [1] 66:12</p> <p>1920's [1] 32:11</p> <p>1926 [1] 160:16</p> <p>1942 [1] 79:3</p> <p>1954 [1] 214:23</p> <p>1960 [1] 58:13</p> <p>1961 [1] 207:18</p> <p>1967 [1] 195:11</p> <p>1968 [2] 172:6 215:7</p> <p>1970 [1] 68:16</p> <p>1970's [1] 231:15</p> <p>1971 [1] 231:14</p> <p>1975 [1] 68:16</p> <p>198-126 [2] 6:21 252:10</p> <p>198-21.2 [1] 6:19</p> <p>198-7 [2] 6:19 252:8</p> <p>1980 [1] 140:21</p> <p>1984 [1] 123:11</p> <p>1990 [3] 64:16 190:6 216:22</p> <p>1990's [1] 10:7</p> <p>1991 [2] 64:16 199:22</p> <p>1992 [3] 39:24 64:17 111:3</p> <p>1994 [3] 22:7 23:16 111:4</p> <p>1995 [4] 8:21 11:15 163:7</p>	<p>190:5</p> <p>1996 [4] 53:21 57:11 66:12 111:5</p> <p>1999 [7] 22:14 23:12,20 26:11 39:11,20 194:9</p> <p>1:00 [1] 263:14</p> <p>1st [1] 135:19</p> <hr/> <p style="text-align: center;">-2-</p> <p>2 [1] 195:9</p> <p>2.00 [1] 209:1</p> <p>2.5 [3] 16:11,15,22</p> <p>2000 [8] 1:7 184:3 188:25 211:12 239:19 249:3 250:3 252:5</p> <p>2000-2004 [1] 152:1</p> <p>2000-546 [1] 240:1</p> <p>2000-547 [1] 240:2</p> <p>2000-548 [1] 241:1</p> <p>2000-549 [1] 242:1</p> <p>2000-550 [1] 243:1</p> <p>2000-551 [1] 244:1</p> <p>2000-552 [1] 245:1</p> <p>2000-553 [3] 239:20 246:1,2</p> <p>2000-554 [1] 247:1</p> <p>2000-555 [1] 248:1</p> <p>2000-556 [2] 249:1,2</p> <p>2000-557 [2] 239:23 250:1</p> <p>2000-558 [1] 251:1</p> <p>2000-559 [1] 252:1</p> <p>2000-560 [1] 253:1</p> <p>2000-561 [1] 254:1</p> <p>2000-562 [1] 255:1</p> <p>2000-563 [1] 256:1</p> <p>2000-564 [1] 257:1</p> <p>2000-565 [1] 257:2</p> <p>2000-566 [1] 258:1</p> <p>2000-567 [2] 259:1,10</p> <p>2000-568 [1] 261:1</p> <p>2000/99-ZM-324 [1] 7:2</p> <p>2004 [1] 24:2</p> <p>2007 [2] 39:22,24</p> <p>202 [2] 25:24 190:25</p> <p>2030 [1] 9:16</p> <p>20th [2] 58:14 133:25</p> <p>21.2 [1] 8:14</p> <p>22 [1] 209:2</p> <p>226 [1] 215:11</p> <p>23 [2] 39:11 199:3</p> <p>23-200 [1] 6:17</p> <p>23-2000 [2] 105:11 117:19</p> <p>24 [1] 184:2</p> <p>245 [1] 209:1</p> <p>25 [1] 211:11</p> <p>25TH [1] 1:7</p>	<p>28 [1] 84:17</p> <p>29 [3] 249:3 250:3 252:5</p> <hr/> <p style="text-align: center;">-3-</p> <p>3 [2] 58:18 60:25</p> <p>3.4 [1] 149:22</p> <p>32-2000 [1] 252:7</p> <p>33 [1] 236:16</p> <hr/> <p style="text-align: center;">-4-</p> <p>4.6 [1] 149:23</p> <p>424 [1] 210:8</p> <p>48 [1] 185:25</p> <hr/> <p style="text-align: center;">-5-</p> <p>5 [4] 144:18 156:11 164:25 219:23</p> <p>525 [1] 53:7</p> <p>546 [1] 239:20</p> <p>548 [1] 241:2</p> <p>550 [1] 243:2</p> <p>551 [2] 239:20 244:3</p> <p>554 [1] 247:2</p> <p>555 [1] 236:20</p> <p>557 [1] 250:2</p> <p>559 [1] 252:2</p> <p>561 [1] 254:2</p> <p>562 [1] 255:2</p> <p>563 [1] 256:2</p> <p>566 [1] 258:2</p> <p>567 [2] 259:5,12</p> <p>568 [4] 239:21 261:3,7,15</p> <p>5th [1] 202:11</p> <hr/> <p style="text-align: center;">-6-</p> <p>60 [1] 119:23</p> <p>63 [1] 219:18</p> <p>68 [1] 84:1</p> <hr/> <p style="text-align: center;">-7-</p> <p>70 [1] 84:1</p> <p>71 [1] 147:1</p> <p>72 [1] 84:1</p> <p>74 [1] 100:8</p> <p>78 [1] 243:5</p> <p>790 [1] 160:12</p> <p>7:00 [2] 1:7 2:10</p> <hr/> <p style="text-align: center;">-8-</p> <p>8 [2] 218:5,12</p> <p>8-1 [1] 246:5</p> <p>8.5 [1] 17:12</p> <hr/> <p style="text-align: center;">-9-</p> <p>9 [2] 81:21 147:1</p> <p>9:05 [1] 107:13</p>	<p>9:30 [1] 107:13</p> <hr/> <p style="text-align: center;">-A-</p> <p>a.m [2] 158:19 239:19</p> <p>A.M. [2] 233:10 263:14</p> <p>abandon [1] 75:13</p> <p>abandoned [1] 190:14</p> <p>abatement [2] 172:23 172:24</p> <p>ABC [2] 96:9 131:4</p> <p>Abel [2] 72:13 76:11</p> <p>ability [2] 95:10 208:19</p> <p>Abinoam [1] 144:14</p> <p>able [15] 48:10 77:9 83:12 84:7 86:4 88:17 94:23 95:6 186:13 205:9 210:1 210:2 216:18 229:9 232:24</p> <p>above [5] 60:8 77:8 154:24 190:17 207:7</p> <p>abruptly [1] 40:8</p> <p>absence [1] 189:10</p> <p>absolute [1] 222:16</p> <p>absolutely [2] 155:12 165:10</p> <p>absorb [4] 19:20 88:9,20 128:11</p> <p>absorbed [1] 178:19</p> <p>Abstain [5] 243:11 256:10 261:11,24,25</p> <p>abstained [1] 194:12</p> <p>abstention [10] 241:9 241:11,11 243:10 244:13 244:15,15 256:12,12 261:13</p> <p>abstentions [4] 243:13 243:13 262:2,2</p> <p>abundance [1] 130:9</p> <p>abundant [2] 35:15,16</p> <p>abut [1] 89:18</p> <p>accent [2] 144:11 145:8</p> <p>accept [2] 67:7 106:19</p> <p>acceptance [1] 54:1</p> <p>accepted [1] 159:15</p> <p>accepting [4] 102:7 114:10 143:4 159:24</p> <p>access [3] 159:3 178:9 233:1</p> <p>accessible [3] 104:21 104:24 105:3</p> <p>accommodate [5] 87:23 188:2,2,6 226:5</p> <p>accommodating [1] 37:8</p> <p>accomplishes [1] 203:2</p> <p>accordance [4] 6:20 8:19 13:21 252:9</p> <p>according [9] 3:25 60:7 75:5 110:15 111:22 118:4 164:12 199:16 227:22</p> <p>account [9] 45:7,8 120:1 120:4,12,21 121:1 123:17</p>	<p>226:12</p> <p>accused [1] 168:23</p> <p>achieved [2] 36:12 208:10</p> <p>acquired [1] 86:23</p> <p>acquiring [1] 193:8</p> <p>acre [16] 13:6,7 17:12 28:16 29:19 31:25 33:19 64:3,5,6 105:16 109:9 118:6 175:9 188:1 191:2</p> <p>acres [19] 8:7 9:3 18:20 28:19 33:16 34:1 52:18 63:22 98:16 105:14 111:3 111:5,6 131:13 139:23 177:20,23 178:1 218:22</p> <p>act [6] 8:20,21 57:23 65:19 81:1 215:8</p> <p>action [8] 7:20 39:7 41:4 97:1 115:1 119:6 182:6 244:5</p> <p>actions [2] 7:23 115:2</p> <p>active [2] 224:9,9</p> <p>actively [2] 157:4 210:13</p> <p>activists [1] 173:17</p> <p>activities [2] 196:19 205:4</p> <p>acts [1] 76:13</p> <p>actual [2] 102:25 104:16</p> <p>acute [2] 11:14 111:14</p> <p>ad [1] 211:6</p> <p>add [10] 7:18 56:2,12 104:18 122:22 162:24 197:16 259:9 261:7,13</p> <p>added [3] 51:23 111:17 179:19</p> <p>adding [3] 6:19 94:1 259:12</p> <p>addition [9] 14:9 18:10 41:8,14 155:1 170:4 192:13 193:10 249:7</p> <p>additional [20] 14:4 17:22 24:3 33:11,15 34:15 56:18,24 57:21 59:1 60:16 74:10,23 91:2,11 105:20 150:23 158:23 179:17 180:12</p> <p>additionally [6] 18:19 31:20 56:20 74:7 108:9 213:18</p> <p>address [17] 11:20 35:10 90:3 111:24 112:10 114:6 114:25 115:15 157:15 164:4 173:14,15 189:11 191:17,18 202:21 203:23</p> <p>addressed [7] 43:1 44:16 113:25 117:3 164:3 166:24 203:18</p> <p>addresses [1] 156:15</p> <p>addressing [2] 192:2 197:13</p> <p>adequate [3] 115:2 200:20 201:2</p> <p>adequately [1] 156:15</p> <p>Adjunct [1] 21:12</p>
--	--	--	---	---

<p>adjusted [1] 26:11  <b>ADL</b> [1] 258:4  <b>administer</b> [1] 197:11  <b>administered</b> [1] 16:16  <b>admit</b> [2] 143:8 221:8  <b>admitted</b> [1] 98:11  <b>adopt</b> [7] 57:16 76:5          168:1 181:25 214:11          244:4 247:3  <b>adopted</b> [19] 10:23 67:3          182:18,21 241:10 243:12          244:14 246:12 247:13          249:14 250:17 252:24          254:17 255:12 256:11          258:14 260:3 261:12          262:1  <b>adopting</b> [4] 6:16 58:1          110:21 252:6  <b>adult</b> [1] 147:16  <b>advancing</b> [1] 168:4  <b>advantage</b> [1] 140:1  <b>adverse</b> [10] 112:5          113:21,24 114:3,7,21          115:16 116:10,22 117:2  <b>adversely</b> [2] 10:14 61:4  <b>advised</b> [1] 5:23  <b>Advisory</b> [1] 21:16  <b>advocacy</b> [1] 98:7  <b>advocate</b> [4] 65:6 102:10          103:24 200:17  <b>advocated</b> [1] 128:21  <b>advocates</b> [5] 64:11          126:25 128:1 129:9          170:21  <b>advocating</b> [2] 100:23          200:19  <b>aesthetic</b> [1] 195:15  <b>acsthetically</b> [1] 195:21  <b>affect</b> [3] 10:14 61:4          89:13  <b>affected</b> [3] 91:7 142:2          235:15  <b>affecting</b> [1] 237:5  <b>Affidavit</b> [1] 7:13  <b>Affidavits</b> [3] 7:8,10,16  <b>affiliated</b> [1] 220:16  <b>affluent</b> [2] 134:19          173:20  <b>afford</b> [24] 57:7 74:10          83:10,12 85:24 86:11 94:5          94:23 122:19 131:21,23          132:16 138:17,20 173:12          179:25 210:1,5 212:2          224:15 225:12 230:14          231:9,16  <b>affordability</b> [4] 14:20          106:10 152:21 165:23  <b>affordable</b> [194] 8:24          13:15 14:8,10,16,22 15:1          15:9,12,25 16:4,8 17:2,7          17:11,16,18,20,23,25 18:4          18:10 19:22 25:21 26:5          40:6 48:3,7,13,14 49:17          51:21 52:5,17,25 55:12</p>	<p>58:16 63:5 65:7 66:22,24          67:4 78:1,3,11 79:11,21          82:13 83:23 84:8,20,22          87:8,13,16,18,21 88:4          89:2 91:18 94:22 100:25          103:11 104:12,14 105:23          106:25 108:20 110:10,12          110:20,24 111:7,10,15,20          112:4,7,19 113:11,24          114:4,7 115:12,18 116:11          116:23 117:5 118:3,12,14          119:17 122:18 125:6,9          126:1,6,9,20,23 127:17          128:7,10,19 129:10,12,13          130:21 132:22 133:10,16          138:4 142:21 144:4 145:9          146:11 147:22 148:5,19          148:21 149:14 151:12,17          151:22,24 152:2,5,8,10          152:24 153:5,22 154:2,9          154:11,18,22 156:5 161:5          161:7,16,23,25 162:7,24          164:8 173:3,8 175:6,7,15          175:25 179:16,18,21          180:21,25 181:4,17,23          182:9,11,16,23 183:12          184:4,19,25 185:19 186:8          188:15,17 189:9,23          191:13,15,20 192:17          196:25 197:3,10 199:6,9          201:16 209:18 211:8,11          211:15,17 225:2 227:8,15          228:19 230:2  <b>affordably</b> [1] 225:10  <b>afforded</b> [2] 26:6 73:19  <b>afraid</b> [2] 144:11 145:7  <b>afternoon</b> [1] 167:9  <b>again</b> [15] 20:5 24:19          38:17 41:19 64:16,17          82:18 86:10 92:22 94:3,5          94:21 187:2 211:20          218:22  <b>against</b> [19] 18:7 97:20          123:18 126:6 139:1          146:12 177:1 181:5          192:18 200:15,18,24          206:9,10,11 207:4,5 211:3          223:9,22  <b>age</b> [26] 12:1 23:25 77:7          93:25 98:23 99:9 101:9          104:3 113:5 133:21          146:23 169:24 177:10,12          177:14 196:7,17,18          197:22 198:2 204:24          216:24 217:3 220:9          230:15 232:1  <b>age-restricted</b> [1] 40:21  <b>age-segregated</b> [1]          105:1  <b>agencies</b> [1] 102:2  <b>agency</b> [8] 99:24 100:17          100:19,20 103:6 117:1          129:14 216:11  <b>agenda</b> [9] 81:14 212:19          245:1 259:7,10,13,22,23          261:14  <b>agents</b> [1] 104:8  <b>ages</b> [4] 208:15 216:25</p>	<p>217:2 223:23  <b>aging</b> [6] 22:20 54:12          56:15 82:9 186:3 187:12  <b>ago</b> [19] 27:6 36:7 67:6          85:21 93:13,16 97:17          109:3 135:1 143:14          145:17 168:9 171:4 181:2          186:4 187:7 189:6 196:16          226:4  <b>agree</b> [1] 126:8  <b>agreeable</b> [1] 17:10  <b>agreed</b> [5] 44:4,14 158:2          221:19 236:23  <b>agreement</b> [4] 107:4          194:16 256:3 258:3  <b>ahead</b> [3] 97:10 167:25          237:10  <b>Aid</b> [3] 54:8 74:12 199:24  <b>aid</b> [1] 232:20  <b>aided</b> [1] 205:12  <b>aides</b> [1] 79:9  <b>ailments</b> [1] 69:9  <b>air</b> [1] 174:16  <b>airports</b> [1] 84:3  <b>al</b> [2] 146:21,22  <b>Alan</b> [1] 46:10  <b>alarm</b> [1] 2:23  <b>Alexander</b> [3] 163:3          167:16,18  <b>Alissa</b> [3] 53:2,6 92:12  <b>all-time</b> [1] 93:9  <b>Allegiance</b> [2] 2:4,7  <b>Allen</b> [2] 195:7,7  <b>alleviate</b> [3] 9:12 56:10          114:8  <b>alleviating</b> [1] 93:19  <b>allocated</b> [1] 190:21  <b>allow</b> [9] 32:24 71:24          72:2 102:21 109:10          188:15 208:21 228:18          232:9  <b>allowable</b> [1] 153:25  <b>allowed</b> [5] 55:11 105:16          107:3 136:13 221:15  <b>allowing</b> [1] 127:9  <b>allows</b> [4] 32:15 33:6          138:15 139:2  <b>almost</b> [10] 28:19 39:22          50:12 147:20 171:7          183:20 198:20 216:5          220:25 229:15  <b>alone</b> [3] 66:3 124:22          161:3  <b>along</b> [7] 3:13 4:4 30:5          48:7 208:12 229:21 236:4  <b>alternate</b> [1] 196:4  <b>alternative</b> [5] 14:6 95:2          127:5 189:15 190:20  <b>alternatives</b> [1] 113:23  <b>Alu</b> [1] 223:11  <b>always</b> [9] 70:2 120:25          132:25 139:13 141:7</p>	<p>200:8,15 220:13 229:22  <b>ambulances</b> [1] 178:7  <b>amcnable</b> [1] 44:10  <b>amcnding</b> [3] 6:17 247:4          252:7  <b>amendment</b> [1] 158:3  <b>amenities</b> [6] 9:6 22:11          30:13 44:4,11 157:2  <b>amenity</b> [1] 31:14  <b>America</b> [1] 207:8  <b>American</b> [2] 63:13          207:15  <b>Americans</b> [2] 9:17          76:16  <b>among</b> [4] 9:16 88:21          195:18 219:1  <b>amongst</b> [1] 130:16  <b>amount</b> [6] 15:11 25:10          29:13 190:5 199:16          232:10  <b>Amparo</b> [1] 81:18  <b>amplify</b> [1] 45:13  <b>analysis</b> [4] 115:2          116:15 155:12 216:9  <b>analyze</b> [1] 113:21  <b>analyzed</b> [1] 23:7  <b>analyzing</b> [1] 189:12  <b>ancient</b> [1] 137:19  <b>and-a-half</b> [1] 12:20  <b>Angebrandt</b> [3] 70:21          72:12,14  <b>ANGEBRANDT</b> [1]          72:24  <b>announcement</b> [2]          58:21 202:5  <b>annual</b> [3] 149:5 153:17          154:23  <b>annually</b> [2] 149:12          215:15  <b>answer</b> [8] 9:20 37:11          59:6 79:21 84:9 96:24          97:8 165:9  <b>antibusiness</b> [1] 65:1  <b>anticipate</b> [1] 70:4  <b>anticipated</b> [2] 16:13          25:25  <b>antifamily</b> [1] 179:14  <b>anxiously</b> [1] 71:13  <b>anyway</b> [1] 128:14  <b>apart</b> [2] 136:8 196:3  <b>apartment</b> [1] 77:22  <b>apartment's</b> [1] 224:11  <b>apartments</b> [9] 55:12          61:10 77:17 87:11 109:12          174:4 195:21 200:7          217:24  <b>apologize</b> [1] 229:8  <b>apparent</b> [1] 175:3  <b>appear</b> [1] 114:19  <b>appearances</b> [1] 47:8  <b>applauded</b> [1] 129:25</p>	<p><b>APPLAUDING</b> [1]          43:14  <b>APPLAUSE</b> [1] 68:4  <b>APPLAUSE</b> [4] 51:9          57:9 65:5 89:8  <b>appliances</b> [1] 102:19  <b>applicable</b> [1] 185:5  <b>applicant</b> [19] 3:9 7:25          8:5 9:23 10:23 14:5 16:10          17:10 18:14,19 20:10          26:10 27:8 28:12,17 34:19          43:5 44:10 137:1  <b>applicant's</b> [2] 3:13          17:6  <b>application</b> [12] 3:9          6:22 7:21 8:10 44:12          63:20 164:19 202:20          204:11 211:15 228:23          232:7  <b>applications</b> [2] 77:18          77:19  <b>applied</b> [1] 130:20  <b>apply</b> [1] 25:23  <b>appointing</b> [1] 259:7  <b>appreciate</b> [1] 121:1  <b>appreciative</b> [1] 162:13  <b>approach</b> [1] 126:18  <b>appropriate</b> [9] 14:2          16:7,20 118:19 141:9          142:5 186:9 189:21          200:20  <b>appropriated</b> [1] 73:11  <b>approval</b> [2] 117:20          182:14  <b>approve</b> [10] 18:2 51:8          71:22 92:9 130:18,21          204:10 212:21 223:8          228:22  <b>approved</b> [8] 17:19 44:5          44:12 59:2 118:9 190:10          226:4 235:9  <b>approving</b> [1] 68:5  <b>Aquino</b> [4] 81:19,20,21          223:14  <b>arbitrarily</b> [1] 163:20  <b>architect</b> [1] 199:17  <b>Architecture</b> [1] 258:4  <b>arduous</b> [1] 93:17  <b>area</b> [63] 3:11 8:9 17:19          20:10 23:7,7,18 24:2,11          24:17 29:25 30:22 32:2          33:19 35:6 45:17,18 55:2          59:1 60:6,17 65:22 73:3          83:12,19 94:19 97:2 106:5          107:18 108:12 109:3,4          110:9,11,13,18 111:1,11          111:17 112:8 113:12          115:14,19 116:12,24          117:7 134:9 142:10          145:22 157:23 159:5,18          184:16 185:17 221:21,22          228:6 230:10 234:9,25          235:11,14,25  <b>arcas</b> [12] 2:19 33:11,12          59:24 69:20 89:2 109:14</p>
--	--	--	--	--

<p>111:13 157:21 158:6 168:7 236:3 <b>argued</b> [1] 214:23 <b>argument</b> [2] 106:3 157:14 <b>arguments</b> [1] 156:15 <b>arise</b> [1] 114:16 <b>Arizona</b> [1] 195:9 <b>Armageddon</b> [3] 144:24 145:3,14 <b>arose</b> [1] 25:16 <b>array</b> [1] 30:23 <b>arrived</b> [1] 80:8 <b>Arrow</b> [1] 161:18 <b>art</b> [5] 56:2 75:3 85:11 89:9 93:5 <b>article</b> [7] 8:14 58:18,20 59:5 98:13 146:13 243:5 <b>articles</b> [1] 121:3 <b>articulately</b> [1] 138:2 <b>artificially</b> [1] 153:24 <b>as-of-right</b> [1] 14:25 <b>aside</b> [3] 33:19 197:4 205:16 <b>aspects</b> [1] 11:7 <b>Assembly</b> [1] 64:15 <b>assessment</b> [3] 15:14 189:4 191:22 <b>assessments</b> [1] 54:10 <b>asset</b> [5] 43:8 69:25 74:16 198:19 203:9 <b>assets</b> [1] 197:23 <b>assist</b> [1] 16:17 <b>assistance</b> [7] 129:16 131:25 161:5 198:12 218:8 235:19 236:8 <b>assistant</b> [1] 198:3 <b>assisted</b> [9] 13:20,25 14:3,7 25:4,12,15 190:9 190:21 <b>assisting</b> [1] 102:10 <b>assists</b> [1] 101:16 <b>Associate</b> [2] 37:16,25 <b>associated</b> [4] 88:7 110:4 191:19 210:21 <b>associates</b> [10] 6:23 8:4 8:6 82:6 130:21 175:11 193:3,7,20 220:4 <b>Associates'</b> [1] 92:23 <b>association</b> [27] 64:24 81:24 82:19 89:11 90:1 91:6 92:13 95:22 96:9,12 96:16,18 107:20,22 108:2 131:5 140:20,21 141:2,6 141:23 142:6 146:14 161:13 171:14 201:9,13 <b>Association's</b> [2] 82:5 140:24 <b>associations</b> [5] 49:9 92:1,4 124:1 140:9 <b>assortment</b> [1] 12:24 <b>assumed</b> [1] 68:22</p>	<p><b>assumes</b> [1] 153:8 <b>assured</b> [1] 216:17 <b>ATM</b> [1] 31:3 <b>attached</b> [2] 12:17,25 <b>attempt</b> [3] 5:5 119:11 218:6 <b>attend</b> [3] 66:11 210:12 215:4 <b>attendance</b> [1] 4:24 <b>attended</b> [1] 42:6 <b>attention</b> [3] 58:18 136:3 167:6 <b>attic</b> [1] 219:9 <b>attitude</b> [1] 179:9 <b>attorney</b> [4] 1:21 25:18 107:17 215:12 <b>attorneys</b> [1] 8:5 <b>attracted</b> [1] 178:25 <b>attraction</b> [1] 228:5 <b>audience</b> [1] 26:18 <b>auditorium</b> [2] 4:14 5:19 <b>augment</b> [2] 129:5,6 <b>August</b> [4] 202:11 249:3 250:3 252:5 <b>Authority</b> [1] 217:22 <b>authorize</b> [2] 256:2 258:2 <b>authorizing</b> [3] 246:3 261:3,16 <b>auto</b> [1] 35:4 <b>availability</b> [3] 15:20 112:6 115:17 <b>available</b> [17] 13:3 16:2 16:17 31:5 32:7 35:24 37:10 56:9 66:23,25 119:4 127:10 163:22 182:5,24 186:12 205:19 <b>Avalon</b> [5] 17:25 87:11 165:20 200:5,6 <b>Avenuc</b> [6] 156:12 160:12 190:14 229:7,13 249:8 <b>average</b> [2] 203:4 217:19 <b>Avi</b> [3] 144:6,7,14 <b>avoidance</b> [2] 19:25 20:5 <b>award</b> [2] 74:5 220:23 <b>aware</b> [5] 2:18 37:1 81:1 141:10 213:7 <b>away</b> [8] 84:3 133:13 136:1 174:25 195:24 197:15 225:14 227:2 <b>awhile</b> [1] 198:6 <b>Aye</b> [5] 250:12,13,14,15 250:16 <b>eyes</b> [7] 241:10 243:13 244:14 247:13 256:11 261:12 262:2</p>	<p><b>Babylon</b> [2] 23:8 50:7 <b>babysitting</b> [1] 178:16 <b>background</b> [2] 116:6 203:1 <b>backgrounds</b> [4] 98:24 113:6 169:25 195:20 <b>bad</b> [2] 83:18 102:7 <b>badgered</b> [1] 48:25 <b>Badin</b> [3] 208:23,25,25 <b>bagels</b> [1] 5:14 <b>balance</b> [2] 24:21 32:18 <b>balanced</b> [4] 112:15 115:24 119:2 142:18 <b>balances</b> [1] 129:20 <b>Band</b> [1] 93:4 <b>bank</b> [1] 232:5 <b>banned</b> [1] 178:8 <b>banning</b> [1] 70:7 <b>bantered</b> [1] 191:24 <b>Baron</b> [1] 233:6 <b>Barrett</b> [1] 36:23 <b>based</b> [11] 32:10 34:13 105:15 118:9 125:23 139:12 151:19 152:13 190:6 215:9 227:22 <b>basement</b> [1] 224:11 <b>basement's</b> [1] 224:20 <b>bases</b> [2] 73:14 101:5 <b>bashing</b> [1] 146:13 <b>basic</b> [1] 195:22 <b>baths</b> [1] 12:15 <b>battle</b> [5] 49:5 58:17 144:24 145:7,16 <b>battles</b> [1] 144:23 <b>Baxton</b> [1] 233:5 <b>Bay</b> [1] 23:9 <b>beaches</b> [1] 171:16 <b>beans</b> [1] 48:22 <b>bear</b> [1] 5:4 <b>beat</b> [2] 49:6,8 <b>beautiful</b> [8] 59:24 135:10 136:5 141:1,13 176:8 178:4 238:16 <b>beauty</b> [2] 31:3 195:16 <b>became</b> [2] 55:21 175:3 <b>become</b> [5] 91:1 95:22 96:4 127:10 128:25 <b>becomes</b> [1] 212:12 <b>becoming</b> [4] 11:14 47:24 69:7 205:21 <b>bedroom</b> [14] 17:15,20 17:23 118:13 149:8,15 166:9,10,12,22 179:11 200:7 230:19,19 <b>bedrooms</b> [8] 12:14,21 13:14 16:3 166:8,10 182:13 216:16 <b>bec</b> [1] 160:14 <b>beg</b> [1] 122:25 <b>began</b> [4] 41:19 95:20 132:21 186:7</p>	<p><b>begin</b> [3] 183:5 213:10 216:16 <b>beginning</b> [2] 132:6 161:23 <b>begins</b> [1] 33:4 <b>behalf</b> [7] 41:1 66:18 100:13 140:19 181:13 183:14 186:1 <b>behind</b> [4] 4:16 47:11 72:15 194:14 <b>believes</b> [2] 40:10 197:3 <b>belong</b> [1] 205:5 <b>below</b> [2] 40:7 56:1 <b>benches</b> [1] 32:6 <b>benefit</b> [12] 10:11 19:10 19:13,25 20:4,24 67:25 106:23 107:6 126:18 155:4 203:15 <b>benefits</b> [2] 18:13 191:10 <b>Benjamin</b> [6] 39:1,5 41:5 125:22 138:13 175:11 <b>Berkman</b> [3] 243:3 261:4 261:17 <b>Bernice</b> [6] 185:22 187:20,21 202:13 204:14 204:17 <b>best</b> [11] 9:7 10:5,10 54:15 57:24 60:3,12 74:17 114:15 122:16 220:14 <b>better</b> [6] 94:10 98:14 132:11,13 170:23 228:17 <b>betting</b> [1] 173:1 <b>between</b> [13] 24:2 103:15 158:19 164:14 177:22 179:24 186:2 216:25 217:1 233:1 236:21 237:17,22 <b>beyond</b> [2] 33:9 238:8 <b>biblical</b> [2] 144:17,19 <b>bicounty</b> [1] 230:9 <b>big</b> [8] 105:3,4 145:24,25 155:8 175:23 176:9 227:25 <b>bigger</b> [2] 46:7 99:25 <b>bike</b> [3] 32:8 157:18 229:21 <b>bill</b> [6] 52:12,14 209:3,4 209:6 210:4 <b>bills</b> [4] 64:18,18 181:1 210:2 <b>Binder</b> [7] 46:10,11,17 49:12,14 50:24 51:23 <b>bird</b> [1] 229:18 <b>Bishop</b> [3] 51:25 164:24 166:18 <b>Bishop's</b> [1] 39:19 <b>bit</b> [1] 181:8 <b>Black</b> [1] 215:1 <b>blame</b> [1] 170:11 <b>blatantly</b> [1] 179:13 <b>bless</b> [1] 239:1 <b>blighted</b> [1] 97:2 <b>block</b> [2] 173:6 209:1</p>	<p><b>blocking</b> [1] 49:1 <b>board</b> [124] 1:6 2:7 7:7 8:3 15:10 16:15 20:19 22:4 26:19,23 29:9 34:17 37:6,24 38:14,24,25 39:11 40:10,15,18 41:3,8 42:4,8 46:12 47:1,3,5 48:16,19 53:3,5,7,10,23 54:21,24 55:7 57:2 58:10 59:8,16 62:17 64:2 66:15 68:16 70:10,23 72:20 73:1 75:10 76:2,15,25 77:15 83:2 89:21 95:19 98:14 100:15 107:16 109:18 116:20 117:19 121:5 123:7 125:8 129:11,25 131:3 134:8 139:16 140:8,17 143:1,23 150:24 156:11 158:18 160:8 162:21 167:19 170:19,23 174:20 175:10 179:5 180:16 181:3,13,15 183:1,11,22 185:23 188:19 194:5,25 195:4 200:16,17 202:21 204:9 204:17 205:10 211:10 213:10,19,25 214:9,22 219:22 221:9 223:6 224:25 225:6 227:19 230:4 232:6 234:6 237:20 263:2,12 <b>Board's</b> [4] 41:15 151:21 254:3 255:3 <b>Boards</b> [3] 26:16 47:4 172:1 <b>Board's</b> [1] 252:12 <b>boast</b> [1] 8:22 <b>Bob</b> [1] 210:8 <b>bogus</b> [1] 138:25 <b>boilers</b> [1] 54:12 <b>Bonacci</b> [1] 36:23 <b>bond</b> [9] 56:11,23 73:13 73:15 91:9 150:18 187:6 210:20 226:5 <b>bonded</b> [1] 150:16 <b>bonds</b> [4] 73:10,11 74:10 94:24 <b>bones</b> [1] 137:16 <b>bonus</b> [3] 105:18 151:23 197:9 <b>bonuses</b> [2] 40:3,4 <b>book</b> [4] 77:6 144:15,18 146:25 <b>boom</b> [1] 206:15 <b>boomers</b> [1] 160:3 <b>bordered</b> [1] 234:10 <b>born</b> [3] 134:24 170:25 209:23 <b>borne</b> [1] 88:6 <b>bought</b> [1] 52:10 <b>boundaries</b> [5] 23:10 75:11 113:7 116:8 170:1 <b>boundary</b> [3] 16:10 30:4 55:5 <b>Bowden</b> [1] 110:3 <b>boxes</b> [2] 67:17 146:5</p>
--	--	--	--	---

-B-

<p><b>BOXES]</b> [1] 63:2  <b>Boy</b> [1] 76:13  <b>boys</b> [4] 174:25 219:25  220:3 221:13  <b>Bradley</b> [1] 4:6  <b>brainstorming</b> [1]  159:14  <b>brand</b> [3] 207:10,11,14  <b>breach</b> [5] 137:23 138:9  138:10,14 140:10  <b>break</b> [4] 100:5 107:9  187:8 208:11  <b>breaks</b> [2] 5:5,8  <b>breath</b> [1] 206:8  <b>briefly</b> [3] 27:11 183:16  234:7  <b>bright</b> [1] 203:3  <b>bring</b> [2] 134:7 136:2  <b>bringing</b> [1] 133:25  <b>brings</b> [2] 220:17 222:6  <b>broad</b> [7] 112:16 115:25  133:6 139:11 141:21  163:9 182:7  <b>broad-base</b> [3] 36:5,8  36:13  <b>broad-based</b> [1] 65:17  <b>broader</b> [1] 99:17  <b>Brodsky</b> [1] 219:18  <b>broken</b> [1] 69:14  <b>Brookhaven</b> [1] 50:9  <b>brought</b> [5] 58:14 67:17  205:3 209:4,19  <b>Brown's</b> [1] 176:4  <b>Bud</b> [2] 147:8 151:13  <b>Budd</b> [21] 1:18 89:23  241:2 243:6,7 246:7,9  250:15 252:15,20,21  254:11,14 256:6,7 258:10  258:11 259:2,23 261:2,15  <b>budget</b> [2] 54:3 200:9  <b>budgets</b> [3] 179:3 200:10  200:12  <b>buffered</b> [1] 33:12  <b>build</b> [13] 11:12 29:1  48:13 52:4 56:4 61:23  117:20 160:2 180:25  196:6,9 218:25,25  <b>builder</b> [2] 175:11 225:21  <b>builders</b> [2] 96:16 134:13  <b>building</b> [17] 9:1 12:12  34:4 40:5 68:6 75:1 76:8  89:1 108:7 109:22 128:24  142:21 157:6 159:22  227:2 238:17 249:7  <b>buildings</b> [4] 54:12  59:12,23 61:20  <b>builds</b> [1] 27:17  <b>built</b> [34] 11:19 12:17,24  17:21,24 18:21 28:25  34:13 55:9 63:24 64:25  71:14 87:15 93:24 105:22  109:12,13 126:23,24  127:21 128:8,9,20 130:13</p>	<p>130:14,14 141:25 164:9  175:5 190:10 199:9  207:19 223:3 231:14  <b>Bulgatz</b> [4] 185:22  187:20,21,21  <b>bunch</b> [1] 176:12  <b>burden</b> [5] 54:2 57:21  91:9,23 210:22  <b>burdened</b> [2] 74:7  128:17  <b>burdening</b> [1] 19:18  <b>burned</b> [1] 174:4  <b>bursting</b> [1] 172:21  <b>Burton</b> [1] 214:18  <b>bus</b> [3] 159:3 198:14,15  <b>bused</b> [1] 124:5  <b>buses</b> [2] 168:24 178:5  <b>Bushow</b> [1] 166:19  <b>business</b> [5] 65:10,14  128:22 161:20 263:1  <b>businesses</b> [5] 88:5,9,11  102:1 205:3  <b>buy</b> [8] 31:13,14 52:12  86:5 120:3 175:6 180:14  201:16  <b>buy-out</b> [1] 128:20  <b>buyer</b> [1] 235:10  <b>buyers</b> [5] 15:19,21 16:18  16:21 102:4  <b>bypassing</b> [1] 159:22</p> <p style="text-align: center;">-C-</p> <p><b>c</b> [3] 1:2 34:13 75:3  <b>C-1</b> [7] 10:19 11:4,7 13:10  13:22 27:17,17  <b>cafeterias</b> [1] 56:5  <b>cafeteriums</b> [1] 55:25  <b>cages</b> [1] 223:24  <b>calculated</b> [4] 154:1,9  154:10,18  <b>calculation</b> [1] 155:22  <b>calculations</b> [4] 152:13  152:21 155:19,24  <b>calendar</b> [1] 202:9  <b>caliber</b> [1] 73:25  <b>calls</b> [6] 28:8 113:3  117:19 151:24 152:6  177:23  <b>calming</b> [1] 32:23  <b>calmly</b> [1] 2:24  <b>camel's</b> [1] 187:8  <b>Camille</b> [1] 233:5  <b>Campaign</b> [1] 60:24  <b>canceled</b> [1] 43:17  <b>Cancer</b> [1] 69:7  <b>cancers</b> [1] 69:14  <b>cannot</b> [25] 5:6 19:11,13  29:9 56:19 72:25 75:9  79:23 94:5 103:11 122:19  127:2 131:23 138:19,20  138:22 161:15 179:25</p>	<p>184:18 187:9 198:11  211:21 212:2 219:14  225:12  <b>capacities</b> [1] 62:22  <b>capacity</b> [8] 55:6 60:8  73:9 108:5 109:1 122:2  226:19 235:21  <b>capricious</b> [1] 60:15  <b>car</b> [1] 136:13  <b>cardiac</b> [2] 171:6,8  <b>care</b> [21] 10:22 11:8 13:24  48:10 64:7 76:3 81:11  122:16 125:5 135:12,13  172:10 186:23 190:9,13  190:16 194:2 197:21  198:18 204:9 205:11  <b>cared</b> [1] 143:11  <b>careers</b> [1] 132:6  <b>careful</b> [1] 228:7  <b>carefully</b> [2] 9:6 188:23  <b>caring</b> [1] 124:15  <b>Carmel</b> [1] 111:4  <b>Carole</b> [3] 208:23 212:23  212:25  <b>CARRIED</b> [1] 239:22  <b>CARRIED.]</b> [2] 259:16  263:10  <b>carry</b> [1] 26:10  <b>carrying</b> [1] 230:22  <b>cars</b> [3] 20:5 61:1 192:25  <b>cart</b> [2] 56:2 75:4  <b>Carter</b> [1] 247:6  <b>carts</b> [1] 30:14  <b>Caruso</b> [4] 236:15,16,16  239:11  <b>case</b> [4] 15:3 83:21 120:8  191:8  <b>cash</b> [1] 106:8  <b>Catapano</b> [4] 208:24  212:23,25,25  <b>catch</b> [1] 206:8  <b>category</b> [1] 204:24  <b>caused</b> [1] 20:1  <b>causes</b> [2] 116:4 145:9  <b>causing</b> [1] 197:1  <b>celebrate</b> [1] 97:20  <b>celebrating</b> [1] 121:18  <b>Census</b> [2] 190:7 216:22  <b>center</b> [28] 3:3 29:13,21  30:17,18,21 31:1,8,17  32:17 38:22 53:13 90:4  96:15 107:24 115:23  117:25 141:3 145:4 146:4  146:16 147:4 183:13,24  185:9 188:16 196:24  220:13  <b>centered</b> [1] 215:17  <b>centerpiece</b> [1] 29:17  <b>Centerport</b> [4] 183:4  215:12 244:6,8  <b>central</b> [5] 29:20,24  38:15 39:9 230:12</p>	<p><b>Centre</b> [1] 66:21  <b>century</b> [1] 229:16  <b>CEO</b> [1] 161:18  <b>certain</b> [3] 170:11 184:24  191:9  <b>certainly</b> [8] 34:18  103:23 118:22 144:3  180:24 184:11,15 185:12  <b>certification</b> [1] 155:17  <b>certifics</b> [1] 106:19  <b>chairing</b> [1] 95:22  <b>Chairman</b> [1] 48:4  <b>challenge</b> [2] 88:24  193:6  <b>challenges</b> [1] 182:1  <b>Chamber</b> [7] 65:13 96:2  96:13,13 161:12 181:14  181:19  <b>chambers</b> [1] 144:9  <b>chance</b> [2] 5:21 208:3  <b>change</b> [9] 3:8 5:22 6:22  40:22 56:6 94:9 227:9  252:11,11  <b>changed</b> [6] 41:25 94:16  163:15 190:7 194:11,11  <b>changes</b> [7] 40:2,4 55:10  184:6 226:7,11 227:5  <b>Chaplain</b> [1] 137:10  <b>Chapter</b> [5] 6:20 8:15  144:18 147:1 247:5  <b>character</b> [4] 141:4,16  195:23 234:24  <b>characters</b> [1] 138:7  <b>charged</b> [1] 10:4  <b>charges</b> [2] 154:19  230:23  <b>Charles</b> [3] 21:12 66:10  177:17  <b>Charlic</b> [1] 180:2  <b>checking</b> [1] 145:1  <b>checklist</b> [2] 170:6,8  <b>cheek</b> [1] 143:12  <b>cheese</b> [1] 5:13  <b>chemical</b> [1] 169:8  <b>Cheryl</b> [6] 117:15 119:20  119:22 125:13,14,17  <b>Chestnut</b> [2] 55:4 74:18  <b>Chicago</b> [1] 49:19  <b>chicken</b> [1] 83:7  <b>child</b> [9] 71:6 86:7,8  122:11 147:16 162:3  203:9,15 227:1  <b>children</b> [110] 51:1 57:25  69:3 71:3,8,16,21 72:3,8  72:15 73:4,19 74:2,14  75:14,17,21 76:10 78:23  82:14 86:9 91:6 92:19  93:19,22 94:7,14,25 95:14  101:8 120:6,19 122:4,9  122:20 123:1 128:3,12  129:8 133:14,15 136:21  138:12,15,19 140:6 149:9  149:16,19,22 150:1 157:8</p>	<p>162:11 164:23 165:1,6  166:2,3,6,9,16,22,23  172:13 178:12,17,21  179:2,7,9,11,21,25 184:13  184:17 186:3,22 187:13  187:14 188:4,6 196:20  200:6,6,18,22,25 201:4  203:2,8 204:2,6 206:21  207:21 208:4 209:12,19  215:2,3 216:8 220:8,11  222:10 226:11,13,24  227:12,18 228:14 229:19  <b>children's</b> [4] 30:1 95:11  203:13 227:4  <b>Chinese</b> [1] 138:6  <b>choice</b> [4] 94:3,21 98:7  130:7  <b>choices</b> [3] 72:5 196:1  196:14  <b>choose</b> [1] 196:16  <b>choosing</b> [1] 218:12  <b>chos</b> [3] 93:11 109:4  161:2  <b>Chris</b> [1] 60:23  <b>christened</b> [1] 8:17  <b>church</b> [6] 96:20,22 137:8  174:24 185:17 224:10  <b>Churchill</b> [1] 219:16  <b>Cinema</b> [1] 171:17  <b>Circle</b> [1] 209:3  <b>circumstances</b> [2]  100:9 104:17  <b>cites</b> [1] 215:25  <b>citizen</b> [16] 13:16 25:7  123:8 139:8 142:20,22  185:13,16 187:24 196:15  197:21 204:20,21 230:1,8  231:23  <b>citizens</b> [24] 30:9 42:25  72:22 99:8 112:1 113:5  131:15 135:8 139:10,10  139:11 141:18 145:10  147:4 155:7 160:5 169:23  180:17 184:9 199:7,12  200:8 231:11 232:12  <b>citizenship</b> [1] 142:17  <b>civic</b> [20] 49:1,9 89:11  90:1 91:6 92:1,3 96:9  107:20,21 131:4 140:9,19  140:20 141:2,6 146:13  178:4 201:8,13  <b>civics</b> [3] 66:3 89:15  193:11  <b>civil</b> [3] 215:5,6 219:15  <b>claim</b> [1] 46:19  <b>claims</b> [2] 101:23 106:3  <b>Clairol</b> [1] 86:20  <b>class</b> [7] 46:20 74:23 93:9  181:20 192:10,11 201:4  <b>classes</b> [4] 55:22,25 56:7  209:15  <b>classic</b> [2] 32:10,13  <b>classification</b> [1] 17:14  <b>classroom</b> [4] 74:24 93:4</p>
---	---	---	---	---

<p>203:1,19 classrooms [9] 56:3,4 73:23 75:1,3 91:11 203:3 203:7 226:18 clean [2] 208:4,6 clear [8] 31:11 48:24 56:21 149:1 158:15 170:16 184:20 221:11 clearly [9] 27:19 29:13 29:17 34:6 113:17 133:4 151:10 156:16 165:1 Clergy [2] 95:21 96:12 Clerk [9] 1:20 7:5,7 21:9 43:12 46:12 147:24 155:21 263:22 Cleveland [1] 215:11 client [1] 8:10 clients [7] 63:24 80:10 80:13,19 81:6,12 238:11 clients' [1] 80:22 clock [2] 46:6 62:14 close [15] 10:7 57:20 71:8 89:17 90:21 91:25 122:2 151:9 162:1,13 174:6 177:25 192:6 198:9 263:3 closed [3] 56:3 233:9 234:1 closely [4] 45:24 89:15 148:22 239:5 closer [2] 71:15,24 closet [1] 93:3 closets [2] 55:22 73:21 closing [1] 233:8 cloud [1] 235:25 club [8] 18:23 68:20 69:3 139:11 159:4 220:1 221:14 222:1 clubhouse [5] 29:12,21 30:11,13,16 cluster [1] 109:13 co-President [1] 92:20 coached [1] 211:5 Coaches/Referees [1] 220:6 coalition [14] 81:15 96:5 99:11,17 105:10 117:23 131:7 134:12 140:9 161:14 163:5 168:13,22 183:16 Coalition's [1] 183:17 Coast [1] 9:9 Code [6] 6:18 8:15 247:4 249:6 252:8,9 Codes [1] 184:6 coffec [1] 232:3 Cohen [1] 80:15 cohesive [1] 119:3 collected [1] 188:10 college [6] 132:3 156:13 162:9 176:19,20 180:4 collided [1] 145:10 color [4] 65:3 101:6</p>	<p>178:10 215:9 colors [1] 202:18 Columbia [1] 21:13 combination [1] 222:17 combine [1] 164:12 combined [1] 55:16 combines [1] 133:20 comfortable [1] 205:23 coming [2] 2:12 99:23 Commack [1] 68:21 command [1] 80:20 commend [1] 181:6 comment [8] 37:15 53:21 61:14 89:5 119:25 167:6 202:7,9 commented [1] 54:23 comments [6] 6:25 121:12 125:15 155:24 239:6,24 COMMENT [8] 240:1 240:2 242:1 248:1 251:1 253:1 257:1,2 Commerce [4] 65:13 96:2,13 161:12 commercial [4] 11:6 109:15 145:22 236:3 commitment [4] 70:17 97:6 115:15 117:8 committed [3] 16:11 18:14,25 Committee [11] 13:17 16:5 25:8,23 42:25 48:5 67:12,13 121:18 147:13 159:12 common [3] 151:5 185:6 185:10 commonly [1] 8:7 communicate [1] 38:17 communicating [1] 57:25 Communications [1] 176:5 communities [10] 47:22 70:6 101:19 105:1 116:4 116:5 132:23 134:1,10 174:10 community [140] 9:1,7 9:11 10:3,15,20 11:5 14:13,14 18:13 19:8 21:19 24:17 28:25 29:2,12,21 30:18,21 31:2,8,16 32:17 33:5 34:11 35:19 36:5 38:10 40:20 41:3 45:6 47:18 51:6 53:16 57:13 61:4,12 62:21 63:5 64:11 65:19 69:25 71:25 72:1 77:14 81:25 82:7 92:5,9 94:2 96:9 97:1 107:25 112:15 113:3 115:24 118:1 119:3 121:4,8,11 121:24 123:14 132:24 133:1,5,13 134:6,8,15 138:16 140:3 141:7,14 142:4,17,18 143:2 144:22 145:15,20 147:17 155:5</p>	<p>157:5 159:23 161:15 163:8,17 166:8 173:20 174:13,21 176:1 179:12 181:25 182:20 184:15 185:18 186:15 189:17,17 189:18,20 190:16 193:22 196:8,19 197:21 198:1 199:12 200:10 201:17 203:25 204:5 207:13 208:3,5,6 209:13 213:3,8 214:3 216:10 220:17,18 224:9 226:3 228:17,21 235:22 236:21 237:9,9,21 238:3,9,11,13 239:3,12 community's [3] 47:21 140:1 142:14 commuted [1] 86:16 company [4] 86:23,24 89:3 125:23 comparable [1] 228:15 compatible [1] 120:15 compelled [1] 228:16 compete [1] 78:9 competition [1] 138:25 complete [2] 37:19 63:9 completed [3] 57:5 141:25 165:21 completes [1] 43:4 complex [2] 49:2,3 complexes [1] 198:6 compliance [1] 101:13 complicated [1] 58:24 complicd [1] 155:17 compliment [1] 17:17 compliments [1] 34:3 comply [2] 110:8 115:10 component [2] 16:13 182:16 components [2] 27:13 27:14 composed [1] 38:12 compounded [2] 59:4 60:14 comprehend [1] 75:9 comprehensive [2] 110:16 129:19 comprise [1] 9:14 comprisd [5] 10:2 12:19 92:6 131:12 193:15 compromise [4] 94:13 228:8 237:17 238:8 Compromises [1] 237:23 computer [2] 31:2 55:24 computers [1] 158:25 concept [7] 21:11 27:19 28:24 31:19 32:10,14 214:25 conceptual [1] 28:2 concern [15] 44:17 51:21 57:12 74:16 91:14 108:2 120:9,10,17 121:1 143:2 160:19 167:7 195:12</p>	<p>236:1 concerned [14] 47:20 51:19 53:25 55:1 108:3,9 108:21 161:1 169:16,17 173:18 209:8 221:8 235:11 concerning [3] 7:1 38:19 190:4 concerns [9] 81:7 90:5 92:2 158:9 159:12,20 169:12 221:19 227:16 conclude [2] 146:19 155:6 concluded [2] 98:13 263:13 concludes [3] 233:7 239:16 263:1 conclusion [1] 97:14 condemned [1] 216:4 condition [1] 216:2 conditions [7] 93:11 102:14 107:2 174:12 180:8 200:22 215:20 condo [1] 153:10 condominium [4] 15:6 17:5 31:22 32:2 condominiums [3] 12:7 29:11 31:18 condos [3] 13:2 106:2 231:6 conduct [1] 104:10 conducted [1] 21:18 confident [1] 140:7 configuration [1] 41:7 confirm [1] 44:8 conflicting [1] 150:25 confusing [1] 155:11 congested [3] 55:3 60:12 158:11 congestion [5] 82:16 90:7 108:23 109:19 158:10 congratulate [1] 77:15 congregate [4] 11:8 13:24 190:9,13 Congregation [2] 96:17 124:1 Congregational [1] 174:24 Congress [2] 150:11 215:7 conncted [1] 158:25 connection [3] 21:22 191:11 254:4 connotations [1] 144:17 conservative [1] 23:11 consider [12] 6:16 41:9 74:22 75:10 88:19 91:17 116:14 176:24 179:19 249:4 250:4 252:6 considerable [1] 190:5 considerably [1] 138:14 consideration [10]</p>	<p>16:15 20:8 67:3 90:20 183:12 184:4 185:6,9 227:6 236:11 considerations [1] 204:3 considered [6] 13:11 45:12 90:10 91:3 128:4 142:9 considering [4] 6:21 191:4 194:7 252:10 consist [2] 12:9 118:12 consistent [7] 22:16,18 23:21,24 53:18 113:17 158:8 Consolidated [3] 106:13 152:1 215:25 constant [1] 108:10 constituent [1] 141:5 constituents [1] 214:10 constitute [1] 118:23 constitutes [1] 24:5 constituting [1] 9:4 construct [4] 18:14 20:11 148:18 150:6 constructed [3] 191:15 191:16,18 constructing [1] 17:10 construction [10] 24:16 55:11 56:24 57:4,17 60:17 105:12 148:4 191:12 254:5 consultant [11] 22:7 26:9,14,17 27:4,7 44:7 60:1 66:2 164:25 166:20 consultants [3] 20:21 27:1 45:1 Consulting [1] 256:5 consumed [1] 112:2 consumers [1] 102:5 contact [1] 104:9 contain [1] 12:4 contained [2] 37:7 44:6 containing [2] 13:13 234:9 contemplated [1] 196:1 content [1] 113:20 context [3] 14:13 15:8 16:25 contingent [1] 17:16 continually [1] 137:14 continue [8] 57:13 62:2 75:7,16 112:23 125:6 187:9 224:4 continues [3] 59:5 60:2 138:10 continuing [2] 187:10 192:14 continuity [1] 221:25 continuous [1] 53:11 continuum [1] 10:22 contracted [1] 226:17 contrast [1] 11:11</p>
--	---	---	--	---

<p><b>contribute</b> [1] 16:11  <b>contributed</b> [2] 111:14  131:17  <b>contributing</b> [2] 132:7  157:5  <b>contribution</b> [4] 16:23  16:25 17:6 69:24  <b>control</b> [1] 25:25  <b>controls</b> [1] 12:3  <b>controversy</b> [1] 236:25  <b>conversions</b> [1] 111:19  <b>converted</b> [1] 163:23  <b>converting</b> [1] 111:12  <b>cooking</b> [1] 102:19  <b>Cooper</b> [1] 51:25  <b>cooperation</b> [1] 238:23  <b>cooperative</b> [2] 159:8  159:10  <b>coordinated</b> [1] 60:4  <b>copies</b> [3] 66:15 165:12  165:13  <b>copy</b> [2] 155:20 167:15  <b>cornerstone</b> [1] 34:7  <b>Corp</b> [1] 41:5  <b>Corporation</b> [2] 39:2  96:10  <b>correct</b> [3] 41:22 42:15  42:21  <b>correction</b> [1] 244:5  <b>correspondence</b> [1]  165:14  <b>corresponding</b> [1]  115:17  <b>Corridor</b> [3] 90:22  108:25 109:20  <b>cosponsor</b> [2] 252:16  258:8  <b>cosponsored</b> [1] 252:18  <b>cost</b> [13] 79:23 108:8  112:6 135:25 149:10,20  150:13,20,22 153:21  172:15 175:18 224:17  <b>costing</b> [1] 199:15  <b>costly</b> [2] 60:20 236:6  <b>costs</b> [5] 88:7 148:23  199:19 210:20 225:12  <b>Cottontail</b> [1] 199:3  <b>Council</b> [2] 58:7 235:17  <b>Councilman</b> [73] 1:18  1:19 2:5 6:6 21:24 22:3  24:25 25:2,5,19 26:4,7  41:18,24 42:3,8 43:20  44:15 45:10 46:1 51:10  62:24 76:18 89:23,24  119:24 120:9 194:4,17,22  221:2 223:19 241:5,6  243:11,14 244:2,9,10  247:8,9 249:10,11 250:2  250:9,10,12,14 252:3,16  252:18 254:2,7 255:2,7,9  256:2,10,13 258:2,8  259:11,17,20,24,25  261:11,19,20,25 262:3</p>	<p>263:4,6  <b>Councilmembers</b> [1]  192:1  <b>Councilmen</b> [1] 85:15  <b>Councilwoman</b> [42]  1:18,19 89:23,24 241:2,9  241:12 243:6,7,10,14  244:13,16 246:2,7,9  247:12,14 249:2 250:7,13  250:15 252:4,15,20,21  254:9,11,12,14 255:6,8  256:6,7 258:10,11 259:2  261:2,15,24 262:3 263:5  <b>counsel</b> [8] 5:24 101:21  102:3,8 234:7 243:3 261:4  261:17  <b>counseled</b> [1] 102:16  <b>count</b> [1] 9:16  <b>counted</b> [1] 213:14  <b>counter</b> [1] 128:1  <b>countless</b> [1] 220:4  <b>country</b> [3] 87:17 133:22  229:3  <b>County</b> [17] 10:2 17:3  49:15,25 50:2,25 51:15  52:3 53:17 65:22 84:23  103:5 133:23 172:23,24  180:24 230:13  <b>couple</b> [5] 49:23 162:2,3  162:9 164:5  <b>couples</b> [1] 175:16  <b>course</b> [33] 9:2,25 10:20  12:23 19:3 20:17 27:24  28:14,16,17,19,21 29:1  29:18,19,23 30:7,11 31:8  31:11,12 33:11 34:8 39:7  41:4 49:4 82:7 95:2 169:6  178:17 179:1 231:2 256:5  <b>courses</b> [4] 20:12,15  59:11,22  <b>court</b> [4] 5:6 87:11 214:25  215:22  <b>courts</b> [1] 118:25  <b>Cove</b> [2] 153:12,16  <b>Covello</b> [5] 84:15 85:11  85:13,13 89:5  <b>cover</b> [2] 36:21 198:23  <b>covered</b> [3] 36:22 37:2  197:24  <b>cream</b> [1] 5:13  <b>create</b> [14] 60:19 82:15  112:5,15 115:23 131:14  131:20 132:2,10 133:5,18  134:3,17 163:8  <b>created</b> [3] 75:24 163:25  231:13  <b>creates</b> [1] 198:6  <b>creating</b> [3] 82:13 132:5  193:3  <b>creative</b> [1] 157:15  <b>credits</b> [1] 193:8  <b>Creek</b> [1] 252:13  <b>crime</b> [7] 212:13,14,14  212:15,16,18 223:21</p>	<p><b>crisis</b> [7] 138:1,1,3,7  139:13,25 162:20  <b>critical</b> [6] 9:12 11:20  40:14 90:6 179:19 196:25  <b>critically</b> [2] 11:2 54:14  <b>criticism</b> [1] 92:2  <b>cross</b> [2] 32:21,25  <b>crosswalks</b> [1] 33:1  <b>crowd</b> [1] 180:18  <b>crowded</b> [2] 60:11  186:20  <b>crowding</b> [1] 91:7  <b>crowds</b> [1] 151:2  <b>crucial</b> [1] 47:16  <b>cruel</b> [1] 198:25  <b>cry</b> [1] 78:21  <b>crying</b> [1] 160:3  <b>cultural</b> [3] 121:15  195:16 205:4  <b>culturally</b> [1] 104:2  <b>cultures</b> [1] 208:14  <b>cumbersome</b> [1] 205:21  <b>cumulative</b> [2] 41:12  57:3  <b>curious</b> [1] 51:17  <b>current</b> [15] 27:15 39:3  41:11 44:17 57:6 71:22  91:3 98:4 120:1 138:13  139:1 170:3 211:4 227:23  228:22  <b>currents</b> [1] 108:17  <b>curve</b> [1] 167:25  <b>cut</b> [2] 54:8 232:25  <b>Cuthbertson</b> [25] 1:18  2:5 6:6 43:19,20 44:15  45:10 46:1 89:23 119:24  120:9 221:3 235:2 244:2  250:2,14 252:3 254:2  255:2 256:2 258:2 259:17  259:24 261:19,21  <b>cycle</b> [1] 198:5</p>	<p>173:6 195:17 202:9,10  <b>DDT</b> [1] 70:7  <b>dead</b> [1] 99:4  <b>deal</b> [3] 67:10 88:23 99:20  <b>dealing</b> [1] 3:2  <b>deals</b> [2] 106:8 118:9  <b>Dean</b> [1] 13:18  <b>Dear</b> [2] 38:13 89:22  <b>debate</b> [2] 156:14,14  <b>Deborah</b> [2] 144:21,21  <b>decade</b> [3] 75:8 120:24  210:14  <b>decades</b> [2] 64:5 131:18  <b>December</b> [1] 39:10  <b>decent</b> [6] 78:9 100:24  216:15 218:10,15 219:5  <b>decide</b> [1] 195:6  <b>decided</b> [2] 86:8 118:15  <b>decision</b> [6] 10:6 98:15  139:18 192:8 193:23  214:15  <b>decision-making</b> [1]  54:23  <b>decisions</b> [2] 183:22  228:7  <b>declare</b> [2] 254:2 255:2  <b>dedicate</b> [2] 18:20 43:24  <b>dedicated</b> [4] 121:18  167:23 203:19 204:9  <b>dedication</b> [2] 33:21  191:7  <b>Dec</b> [4] 206:4,4,6,6  <b>decms</b> [1] 16:20  <b>deep</b> [1] 210:10  <b>deeply</b> [1] 125:5  <b>Deer</b> [1] 190:13  <b>default</b> [1] 102:8  <b>defeated</b> [2] 56:22 236:9  <b>defective</b> [10] 110:7  112:22 113:14 114:6  115:7,9,14,20 116:2,13  <b>defects</b> [2] 112:24 116:18  <b>defend</b> [1] 121:3  <b>Defense</b> [1] 145:24  <b>defer</b> [1] 98:15  <b>define</b> [1] 48:14  <b>defined</b> [4] 22:21 45:18  87:18 101:1  <b>definite</b> [1] 230:8  <b>definitely</b> [3] 6:11 168:6  186:12  <b>definition</b> [6] 87:21  104:13 106:9 118:13  157:24 158:1  <b>degeneration</b> [1] 78:17  <b>DEIS</b> [7] 36:22 67:7  112:11,22,24 113:23  202:7  <b>deliberations</b> [1] 14:1  <b>delivery</b> [2] 178:7 238:5  <b>DeLouya</b> [2] 212:24</p>	<p>214:17  <b>demand</b> [5] 22:10 23:14  24:5,19 152:2  <b>demanding</b> [1] 94:20  <b>demands</b> [1] 218:17  <b>dementia</b> [1] 78:18  <b>demograph</b> [1] 120:23  <b>demographers</b> [1] 75:5  <b>demographic</b> [3] 39:4  39:20 227:22  <b>demographics</b> [2] 166:5  225:19  <b>demonstrates</b> [2] 36:11  151:10  <b>demonstrating</b> [1] 82:4  <b>denial</b> [1] 101:2  <b>denied</b> [1] 103:10  <b>dense</b> [2] 59:2 60:16  <b>density</b> [15] 11:5,23  17:13 40:3 55:11,16 60:6  88:3 105:18 108:11,21  151:23 191:2,4 197:9  <b>deny</b> [1] 98:15  <b>denying</b> [1] 192:16  <b>Department</b> [4] 18:16  49:25 137:11 165:18  <b>deplorable</b> [1] 192:19  <b>deposits</b> [1] 103:1  <b>depress</b> [1] 89:1  <b>depression</b> [3] 69:4  78:18,25  <b>der</b> [1] 36:20  <b>describe</b> [1] 20:22  <b>described</b> [1] 14:10  <b>deserve</b> [3] 205:6,22,23  <b>design</b> [8] 9:22,25 60:8  112:18 116:1 133:8  163:11 231:22  <b>designate</b> [2] 162:21  175:14  <b>designated</b> [3] 87:13,18  118:17  <b>designed</b> [6] 8:18 9:6  10:9 11:22 87:23 109:2  <b>desirable</b> [2] 30:8 101:17  <b>desire</b> [1] 60:14  <b>DESK</b> [1] 147:25  <b>desperate</b> [2] 98:1  193:25  <b>desperately</b> [3] 119:12  156:20 175:25  <b>Despite</b> [3] 93:10 110:21  111:17  <b>despondent</b> [1] 224:22  <b>destroys</b> [1] 196:8  <b>detached</b> [1] 12:25  <b>detail</b> [1] 115:1  <b>detailed</b> [3] 27:20 155:12  181:1  <b>details</b> [1] 99:12  <b>detergents</b> [1] 70:8</p>
--	--	---	---	--

-D-

<p><b>determine</b> [1] 166:20  <b>determined</b> [1] 114:15  <b>determining</b> [2] 10:5  73:2  <b>detour</b> [2] 85:25 86:12  <b>detrimental</b> [1] 228:1  <b>develop</b> [7] 28:25 41:6  97:24 107:23 142:18  210:18 218:23  <b>developed</b> [9] 34:15,16  36:10 67:24 106:22 141:9  188:22 190:23 207:13  <b>developer</b> [43] 27:21,21  44:4 52:4 67:2 99:16  105:21 111:22 118:5,15  120:13,20 140:8 148:25  149:2,6 152:23 153:8,20  154:5,14,19 155:1,9,13  156:2,3 158:22,23 159:9  159:19 163:12 164:11  165:17 166:25 189:5,11  190:14 191:6 221:7  236:21 238:14 239:4  <b>developer's</b> [9] 112:5  112:11 113:9,15 114:20  143:4 149:13 151:10  152:20  <b>developers</b> [4] 40:3  152:12 159:9 185:8  <b>developing</b> [3] 27:23  34:20 101:17  <b>development</b> [79] 8:13  8:16 10:12 14:25 21:14  27:5 28:23 29:6,18 30:10  31:6,22 32:16,20 33:7  34:5 35:21 38:19,21 39:2  39:13 40:12 41:5 49:2  55:1 61:6 70:14 74:2,11  76:8 82:6,20 91:15 96:10  97:18 107:3 108:6 109:16  110:21 111:11,24 112:13  115:21 119:2 125:22  127:1,22 128:25 131:10  136:9 142:5 145:18 146:4  146:16 151:19,23 153:13  155:2,18 156:4 158:7  170:18 176:7 179:1  182:19 183:13 191:19  195:25 196:24 197:14  205:12 208:13 210:14,25  211:3 212:17 216:11  228:23 232:8  <b>Developmental</b> [9] 3:3  53:13 90:4 107:23 115:23  141:3 145:4 183:24  220:13  <b>developments</b> [8] 18:1  73:2 74:9 87:9,23,25  93:23 184:5  <b>deviate</b> [4] 39:5 133:9  225:22 237:22  <b>deviated</b> [1] 110:24  <b>deviation</b> [1] 238:20  <b>DGEIS</b> [1] 6:25  <b>dialogue</b> [2] 25:9 190:3  <b>dictate</b> [2] 142:4 212:9  <b>died</b> [1] 171:7</p>	<p><b>diesel</b> [3] 234:15,20,23  <b>difference</b> [5] 140:4  177:21,24 197:13 207:2  <b>differences</b> [1] 121:16  <b>different</b> [20] 26:3 31:19  65:25 69:13 98:19,23  121:15 133:20 143:15  168:3 169:18 172:16  188:11 203:10 208:14,14  208:15,15 209:10 223:23  <b>differentiated</b> [3] 99:6  99:7,10  <b>difficult</b> [6] 9:18 48:9  69:10 121:25 197:11  216:13  <b>difficulties</b> [1] 122:12  <b>difficulty</b> [2] 218:10  231:25  <b>digs</b> [1] 224:8  <b>diminish</b> [3] 73:24 77:25  196:2  <b>diminished</b> [1] 198:23  <b>dinner</b> [1] 146:18  <b>Dioceses</b> [3] 66:20,21  67:2  <b>direct</b> [2] 87:3 119:7  <b>direction</b> [1] 71:11  <b>directly</b> [4] 31:12 142:2  209:23 239:17  <b>Director</b> [10] 59:7 66:20  80:15 81:10 100:13 105:8  160:11 167:9 176:5 189:8  <b>disabilities</b> [1] 80:14  <b>disability</b> [1] 215:10  <b>disabled</b> [1] 135:3  <b>disagree</b> [2] 123:24  186:11  <b>disappointment</b> [1]  210:11  <b>disbanded</b> [1] 11:15  <b>discarded</b> [1] 130:5  <b>discontinued</b> [1] 190:22  <b>discrimination</b> [7]  100:23 101:1,5,15,23  102:11 215:8  <b>discriminatory</b> [1]  143:21  <b>discuss</b> [2] 52:1 159:12  <b>discussed</b> [8] 27:10  56:16 115:4 143:15  236:20,22 237:23 259:4  <b>discussing</b> [2] 122:17  211:17  <b>discussion</b> [2] 3:4  201:21  <b>discussions</b> [5] 1:5 25:9  25:17 40:17,19  <b>disgusting</b> [1] 173:16  <b>dishonor</b> [1] 237:21  <b>disincentive</b> [1] 198:7  <b>Disposal</b> [1] 247:6  <b>dispute</b> [1] 102:25</p>	<p><b>disregard</b> [1] 57:2  <b>disruptive</b> [1] 94:7  <b>distant</b> [1] 129:1  <b>distinct</b> [1] 182:3  <b>distinguished</b> [1]  219:22  <b>District</b> [110] 8:13 19:17  19:20 20:2,6 35:25 36:25  37:2,14 38:2,16,20 39:9  40:4,9 41:2 43:22 44:20  44:24 45:4,5,9 46:24  49:17,18 52:11,20,23  53:20 55:10,14 68:18  72:17 73:6,8,9,17,25 74:7  74:15 75:12,15,25 76:4  82:14 89:19 90:9,18 93:12  93:15,15,21 94:14 95:7  120:1,6,8,11,14,16 121:7  121:12,21 122:3,19,23  123:10 127:19,23 128:4,6  128:11 147:15 149:10,20  150:2,6,19 164:6,24,25  165:7,8 166:2 172:12,14  173:23 176:13 188:4,7  193:9,15 206:11,14,18,19  209:5,7,20 210:24 214:4  215:22 225:24 227:21,24  228:6 244:6,8 249:5 250:5  <b>District's</b> [2] 38:18  226:21  <b>Districts</b> [2] 58:1 179:10  <b>disturbed</b> [1] 81:8  <b>diverse</b> [5] 14:14 112:17  133:1 134:6 182:20  <b>diversity</b> [14] 35:11  113:4 116:1,5 121:9,11  121:17 133:7 163:10  169:22 179:16 195:14  208:13,19  <b>dividers</b> [1] 33:2  <b>Division</b> [1] 21:16  <b>Dix</b> [27] 8:8 59:18 63:7,8  76:9 81:22,23 82:9,18  83:24 92:18 109:2 136:21  147:11 156:12 172:18  173:4 189:18 192:4,13  193:14 200:13 202:15  213:1 225:8,25 228:10  <b>doable</b> [1] 151:11  <b>doctor</b> [1] 171:5  <b>document</b> [2] 67:19  102:21  <b>documented</b> [1] 9:13  <b>documents</b> [1] 67:18  <b>doesn't</b> [5] 112:12 116:9  122:8 124:25 127:17  <b>dollar</b> [9] 16:22 54:8,9  87:20 138:18 150:18  159:23 226:4,23  <b>dollars</b> [64] 15:7,12,19  15:23 16:12,16 17:8 19:14  52:2 56:12,18 73:11 79:1  91:11 93:14 103:16  105:24,25 106:1,6,18,20  108:8,14 118:16 135:6,22  149:5,11,23,24 150:2,14</p>	<p>150:20,23 152:4,7,9,11  152:14,17 153:11,14,17  153:19 154:5,6,7,14,15  154:16,21 155:3 173:10  199:20,20,23 215:15  227:1 230:21,22 231:4,6  231:8  <b>donate</b> [2] 200:2,3  <b>done</b> [19] 45:7 46:13 50:3  67:15 76:24 78:5 79:20  99:19 109:18 133:21  135:18 139:24 159:18  165:14,15 179:6 189:6  196:15 199:7  <b>door</b> [5] 32:4 173:4,11,13  205:18  <b>Dorothy</b> [2] 202:12,14  <b>doubt</b> [1] 184:13  <b>down</b> [19] 10:7 29:25  32:24 47:14 62:10,25  83:14 84:6 95:5 129:5,16  156:2 172:8 173:6 174:4  174:7 200:9 222:20,22  <b>downtown</b> [2] 157:25  158:5  <b>downzoned</b> [1] 109:9  <b>downzoning</b> [5] 60:10  60:15 61:11 108:10  209:17  <b>Dr</b> [15] 38:7 39:19 59:7  60:1 119:21 123:3,3,6  147:10 150:9 164:24  177:17 180:3 227:14,15  <b>Draft</b> [16] 27:9 29:10 37:3  110:6 112:11,22 113:13  113:23 114:5,10,17 115:5  115:8 152:6 188:24 189:3  <b>dragged</b> [1] 176:12  <b>draw</b> [1] 58:17  <b>drawn</b> [1] 45:16  <b>dream</b> [1] 207:15  <b>dreams</b> [5] 132:4,5,6,19  143:10  <b>drive</b> [10] 81:22 84:17  85:14 87:6 92:7 119:23  147:11 202:15 215:11  229:19  <b>driven</b> [1] 225:14  <b>driver</b> [1] 198:4  <b>drives</b> [2] 161:15 192:21  <b>driving</b> [3] 71:10 86:22  158:18  <b>droppings</b> [1] 229:18  <b>drugs</b> [1] 198:18  <b>Dubin</b> [4] 68:12 70:20  70:22,24  <b>duc</b> [4] 80:9 118:2 135:2  208:16  <b>Duncan</b> [3] 13:18 25:17  42:25  <b>during</b> [13] 55:6 63:3  64:19 68:16 77:10 114:13  158:21 216:20 220:15  221:16 222:8,21 226:2  <b>duty</b> [1] 218:20</p>	<p><b>dwelt</b> [1] 188:18  <b>dwelling</b> [1] 216:6  <b>Dyke</b> [4] 80:19 81:9  160:7,10  <b>dynamics</b> [1] 22:13</p> <hr/> <p style="text-align: center;">-E-</p> <p><b>E</b> [1] 1:2  <b>earliest</b> [1] 195:17  <b>early</b> [4] 10:7 103:5 122:5  124:10  <b>earn</b> [1] 215:14  <b>earning</b> [2] 154:3,12  <b>earnings</b> [1] 154:23  <b>case</b> [1] 197:18  <b>east</b> [9] 9:9 18:17 31:7  84:1,24 109:21 145:18  232:22 234:11  <b>eastern</b> [2] 230:13 233:2  <b>easy</b> [5] 69:16 86:15 87:3  193:23 194:1  <b>cat</b> [1] 218:18  <b>eating</b> [1] 56:1  <b>Eaton's</b> [1] 252:14  <b>Eco-Reco</b> [1] 241:4  <b>economic</b> [11] 24:23  58:25 98:25 100:21 113:6  116:7 121:15 122:21  169:25 182:4 216:21  <b>economically</b> [2] 104:2  219:2  <b>economy</b> [4] 35:22 88:10  182:2 184:22  <b>Edie</b> [1] 181:9  <b>edition</b> [1] 58:15  <b>Editorial</b> [4] 48:16,19  48:22,23  <b>educate</b> [4] 102:5 149:21  195:5 226:24  <b>education</b> [23] 38:3,15  39:11 53:10 54:22 55:7  56:6,7 73:19,25 74:4,25  75:17,20 149:10,25  170:13 176:19 200:20  227:4,11,18 228:14  <b>educational</b> [8] 54:6  55:20 57:14 203:10,14  215:2 218:17 226:21  <b>educationally</b> [2] 94:6  94:8  <b>educations</b> [1] 176:20  <b>educator</b> [1] 202:23  <b>effect</b> [2] 32:2 42:14  <b>effects</b> [2] 41:9 53:25  <b>effort</b> [3] 60:25 129:20  214:5  <b>efforts</b> [3] 119:11 141:8  171:5  <b>eight</b> [16] 39:16,18 68:19  118:6 149:11 154:4  160:21 162:2 199:19  201:4 206:20,25 232:3</p>
---	--	---	--	--

<p>237:1,6,16  <b>eight-thirty</b> [1] 237:1  <b>eighteen</b> [5] 9:2 28:18              101:8 150:20 153:18  <b>eighteenth</b> [1] 29:22  <b>eighty</b> [17] 15:7,11 106:5              106:20 118:16 139:4              152:14,25 154:3,12              155:14 156:6 163:24              175:18 188:1 217:5              218:22  <b>eighty-five</b> [5] 44:19              75:21 149:9 165:1,6  <b>eighty-four</b> [2] 105:19              148:7  <b>eighty-one</b> [3] 154:13              175:20,21  <b>eighty-six</b> [1] 29:19  <b>eighty-two</b> [5] 8:7 77:7              105:14 131:12 175:9  <b>EIS</b> [5] 27:9 29:10 37:7              110:9 152:6  <b>either</b> [1] 164:17  <b>Elder</b> [3] 13:19 25:17              43:1  <b>elderly</b> [8] 66:23,25              106:14,16 175:15,20              186:24 198:10  <b>elected</b> [7] 3:21,22 41:1              46:3 64:12 70:12 77:2  <b>electricity</b> [1] 102:20  <b>Electronics</b> [1] 161:19  <b>elementary</b> [7] 42:16              92:19 93:1 121:23 150:13              150:21 199:21  <b>eleven</b> [2] 12:13 39:22  <b>eligible</b> [2] 206:22              215:16  <b>eliminate</b> [5] 14:3 25:12              61:9 100:22 167:1  <b>eliminated</b> [3] 133:11              163:17,20  <b>eliminating</b> [1] 11:6  <b>Elizabeth</b> [5] 70:20              72:12 81:19,21 223:14  <b>elsewhere</b> [2] 191:16              198:1  <b>Elwood</b> [1] 236:17  <b>emerged</b> [1] 86:1  <b>emotional</b> [1] 203:17  <b>emotionally</b> [2] 94:6,8  <b>emphasis</b> [2] 21:13              210:19  <b>emphasize</b> [1] 123:25  <b>employees</b> [6] 110:13              161:4,6,22,22 184:23  <b>employment</b> [12] 110:11              110:17 111:11 112:8              113:12 115:13,19 116:12              116:24 117:7 180:8              218:17  <b>empty</b> [6] 10:22 83:8              120:18 126:11 167:13</p>	<p>178:24  <b>enable</b> [2] 113:4 169:23  <b>enabled</b> [1] 171:9  <b>enabling</b> [1] 218:6  <b>enacted</b> [1] 17:3  <b>enactment</b> [1] 247:3  <b>enclaves</b> [1] 196:6  <b>encompass</b> [1] 197:9  <b>encompasses</b> [1] 34:1  <b>encourage</b> [1] 186:25  <b>encouraged</b> [2] 70:1              205:5  <b>encourages</b> [4] 98:14              157:18 169:19 182:19  <b>encouraging</b> [1] 36:4  <b>encumbered</b> [1] 56:20  <b>end</b> [10] 14:5 24:2 37:9              84:1 146:8 149:9 194:8              213:5 229:7,13  <b>endeavor</b> [1] 26:2  <b>endorse</b> [2] 40:20 160:6  <b>ends</b> [2] 232:17,19  <b>energy</b> [2] 87:5 254:5  <b>enforcing</b> [1] 102:11  <b>engaged</b> [1] 157:4  <b>Engineer</b> [1] 159:11  <b>engineering</b> [1] 246:4  <b>enhance</b> [1] 196:1  <b>enhanced</b> [1] 151:23  <b>enhancement</b> [1] 54:4  <b>enhances</b> [1] 35:5  <b>enhancing</b> [1] 101:18  <b>enjoy</b> [4] 32:16 33:7              178:14 212:3  <b>enjoyable</b> [2] 6:3 143:8  <b>Enrichment</b> [2] 96:14              117:25  <b>enrollment</b> [12] 39:15              39:17,21,23 40:23 41:11              54:11,17 56:14 75:6              121:21 226:6  <b>entails</b> [1] 71:10  <b>enter</b> [6] 4:14 21:4 42:23              43:3 93:25 256:3  <b>entered</b> [1] 21:7  <b>entertain</b> [1] 263:2  <b>entertaining</b> [1] 3:1  <b>entertainment</b> [1] 23:4  <b>entire</b> [6] 17:1 28:23              45:17 134:8 174:13              189:19  <b>entirely</b> [1] 36:18  <b>entitled</b> [1] 58:18  <b>entity</b> [1] 16:6  <b>entrance</b> [1] 18:18  <b>entranceway</b> [1] 33:12  <b>entry</b> [3] 127:11,12              128:23  <b>entry-level</b> [1] 40:6  <b>entryway</b> [1] 34:2</p>	<p><b>environment</b> [4] 35:4              53:20 61:5 157:3  <b>environmental</b> [26]              26:25 37:3 44:25 45:14              90:18 110:6 112:10              113:13,20 114:5,10,17,24              115:5,9,11 116:20 117:2              117:4,9 188:24 189:4              191:22 230:24 234:13              236:12  <b>equal</b> [2] 101:3 215:1  <b>equated</b> [1] 79:6  <b>equation</b> [1] 24:7  <b>equipment</b> [2] 19:7              221:22  <b>equipped</b> [1] 122:22  <b>equitably</b> [1] 106:23  <b>equity</b> [1] 126:1  <b>erect</b> [1] 249:6  <b>Eric</b> [1] 163:2  <b>Ernst</b> [1] 21:15  <b>especially</b> [6] 20:16              161:22 181:17 216:8,20              223:19  <b>Esq</b> [2] 1:21 241:3  <b>Esquire</b> [1] 259:19  <b>essential</b> [3] 103:10              203:24 218:16  <b>essentially</b> [1] 176:10  <b>establish</b> [1] 129:13  <b>established</b> [5] 8:14              112:13 115:22 129:7              210:17  <b>establishing</b> [2] 181:22              225:20  <b>estate</b> [18] 19:15 21:15              102:2 104:8 153:9 212:9              212:11 235:10  <b>estimate</b> [3] 23:11              149:17 153:12  <b>estimated</b> [2] 153:16,18  <b>et</b> [2] 6:21 252:10  <b>et cetera</b> [2] 103:1 165:16  <b>ethical</b> [1] 80:25  <b>ethics</b> [1] 124:6  <b>ethnic</b> [4] 98:24 113:6              116:6 169:24  <b>ethnically</b> [1] 219:2  <b>Evalina</b> [3] 119:21 123:3              123:3  <b>evaluate</b> [2] 113:22              203:12  <b>evening</b> [30] 2:12 4:4,24              5:23 7:21 8:2 38:6,9 46:4              53:4 58:7 70:22 81:20              83:6 85:15 92:17 95:18              105:7 110:2 140:16,19              143:8 160:7 174:19              202:14 204:16,21 211:16              236:18 239:10  <b>event</b> [1] 2:21  <b>eventually</b> [2] 128:13              157:1</p>	<p><b>Everett</b> [2] 167:17              170:25  <b>everybody</b> [7] 76:22              78:1,2,4 171:14 172:2              176:25  <b>eviction</b> [1] 215:19  <b>evictions</b> [1] 102:25  <b>evolving</b> [1] 53:22  <b>exactly</b> [1] 196:8  <b>examination</b> [1] 151:9  <b>examine</b> [2] 53:23  <b>examined</b> [1] 104:15  <b>example</b> [4] 87:10 132:8              165:20 178:16  <b>exceeds</b> [1] 17:8  <b>excel</b> [1] 192:14  <b>excellence</b> [6] 57:14              74:4 93:15 95:7 226:21              228:8  <b>excellent</b> [2] 73:20              181:15  <b>except</b> [1] 171:2  <b>excess</b> [3] 73:10 155:2              156:3  <b>exchange</b> [1] 100:7  <b>excited</b> [1] 168:10  <b>exclude</b> [1] 112:19  <b>excluded</b> [1] 119:5  <b>excludes</b> [1] 113:11  <b>Exclusion</b> [1] 179:13  <b>excuse</b> [4] 50:21 201:20              210:2 234:16  <b>execute</b> [1] 258:3  <b>executive</b> [8] 28:18 30:7              100:12,15 105:8 160:11              250:6 259:5  <b>exemplified</b> [1] 56:22  <b>exempt</b> [1] 104:22  <b>exempting</b> [1] 249:4  <b>exist</b> [2] 11:17 189:17  <b>existence</b> [1] 124:19  <b>existing</b> [8] 73:12 88:20              127:13 129:3,6,15,18              249:7  <b>exit</b> [3] 2:25 84:1,1  <b>exits</b> [1] 2:18  <b>exodus</b> [1] 88:24  <b>expanding</b> [1] 227:21  <b>expected</b> [3] 56:20,25              95:25  <b>expenditure</b> [1] 54:3  <b>expenditures</b> [1] 23:3  <b>expensive</b> [2] 180:5              198:20  <b>experience</b> [11] 6:4              27:23 34:19 94:10 150:10              157:5 180:7,13 181:20              192:3 203:1  <b>experienced</b> [2] 11:12              203:20  <b>experiences</b> [1] 73:21</p>	<p><b>experiencing</b> [1] 122:24  <b>expert</b> [6] 26:15 37:4              166:5 241:3 259:8,18  <b>experts</b> [5] 20:20 21:3              37:10 60:7 158:17  <b>explain</b> [1] 26:18  <b>explore</b> [1] 254:3  <b>express</b> [4] 51:21 91:14              214:5 219:3  <b>expressing</b> [1] 41:20  <b>Expressway</b> [1] 109:15  <b>Extending</b> [1] 198:13  <b>extension</b> [2] 250:4,6  <b>extensive</b> [3] 27:22              33:13 157:20  <b>extent</b> [1] 115:4  <b>exterior</b> [1] 230:20  <b>extraordinary</b> [1] 18:4  <b>extremely</b> [4] 55:3 142:1              159:10 162:16  <b>eye</b> [1] 105:5</p> <hr/> <p style="text-align: center;">-F-</p> <hr/> <p><b>F</b> [2] 1:2,2  <b>fabulous</b> [1] 222:17  <b>face</b> [3] 74:10 90:24              136:22  <b>faced</b> [1] 180:8  <b>faces</b> [1] 137:25  <b>facilitated</b> [1] 40:5  <b>facilities</b> [9] 11:8 13:24              13:25 29:16 30:24 32:6              56:15 169:23 207:24  <b>facility</b> [7] 5:22 10:8              19:1 33:5 190:13 207:19              254:6  <b>facing</b> [4] 88:24 98:5              196:24 215:19  <b>fact</b> [23] 4:23 11:13 24:12              35:7 48:21 50:24 59:14              63:10,11 65:24 67:8,11              88:23 113:17 121:10,19              122:24 123:15 150:5              184:17 200:15 202:6              215:21  <b>factor</b> [3] 23:14 24:6              153:15  <b>factored</b> [1] 114:13  <b>factors</b> [3] 24:23 91:17              190:18  <b>facts</b> [2] 191:25 192:2  <b>factual</b> [1] 75:8  <b>faculty</b> [2] 93:6,7  <b>fail</b> [1] 137:18  <b>faileth</b> [1] 146:24  <b>fails</b> [8] 114:6 115:6,14              115:20 116:9,13,15 164:3  <b>fair</b> [14] 8:20 100:18              101:21 102:12 103:8              104:22 131:21 147:13              188:9 215:7 216:10 217:4              222:2 227:1</p>
---	---	---	--	---

<p><b>Fairfield</b> [1] 219:24  <b>fairly</b> [2] 23:20 24:11  <b>faith</b> [1] 159:19  <b>fall</b> [3] 136:7 186:18  221:16  <b>falling</b> [1] 102:6  <b>falls</b> [1] 168:12  <b>fame</b> [1] 46:19  <b>familial</b> [1] 101:7  <b>familiar</b> [4] 63:16 100:17  103:6 146:5  <b>families</b> [76] 51:1 57:20  69:22 75:11 82:1 89:17  91:5,25 92:6 95:3 101:8  102:14 107:1 118:18  119:5 120:3,4 123:16  125:10 126:6,13,23 127:9  127:11,25 128:6,15 129:4  129:12 130:17,22 131:16  132:5,6,10,14 133:11,13  134:20 138:4,11 139:1,4  139:5 144:4 148:16 151:7  160:15,20 162:16,17  168:15 175:16 177:9,12  178:25 182:24 188:3  193:13 197:19 198:8  208:1 215:18 216:4,6,14  217:11,21 218:4,9 219:6  220:18 222:8 225:14,15  228:4  <b>families'</b> [1] 181:22  <b>family</b> [53] 15:13 17:7  17:18 69:12 71:19,24 72:2  80:6,16 81:10,14 85:1  90:6 96:11 98:2 108:6  112:4 113:25 114:4  117:24 118:3 126:20  127:2,20 128:10,19 148:5  148:19,21,23 149:8  151:18 160:11,13 161:6  161:10 162:5,12 165:2  175:21 188:15 189:9  191:14 206:10 207:5,9  215:13 217:6,25 218:19  224:5,24 228:16  <b>family's</b> [1] 197:14  <b>famous</b> [1] 144:23  <b>far</b> [8] 47:19 73:18 84:2,3  97:9 186:14 211:13  224:14  <b>Farm</b> [2] 109:8 111:6  <b>farmland</b> [1] 109:5  <b>farthest</b> [1] 121:9  <b>fashion</b> [2] 2:25 5:3  <b>fastest</b> [3] 9:14 82:10  126:3  <b>father</b> [2] 68:8 192:20  <b>favor</b> [23] 14:3 24:21  52:16 130:5 179:6 192:10  202:19 241:7 243:8  244:11 246:10 247:10  249:12 252:22 254:15  255:10 256:8 258:12  259:12 260:1 261:9,22  263:8  <b>favorably</b> [1] 232:7</p>	<p><b>fear</b> [1] 138:12  <b>features</b> [2] 26:20 30:6  <b>Federal</b> [5] 8:20 16:1  26:1 101:2 104:22  <b>fcc</b> [1] 153:10  <b>feelings</b> [1] 81:6  <b>feels</b> [1] 16:6  <b>feet</b> [10] 7:11 12:14,19  30:12,22 111:16 145:20  231:3,5 237:4  <b>FEIS</b> [1] 45:25  <b>felt</b> [1] 212:8  <b>Ferrante</b> [3] 219:20,21  219:23  <b>few</b> [7] 43:20 46:3 99:13  103:12 128:14 166:23  215:23  <b>fewer</b> [2] 125:4 149:19  <b>Fey</b> [3] 109:25 110:2,3  <b>FHA</b> [1] 132:18  <b>fiasco</b> [1] 64:20  <b>field</b> [1] 222:18  <b>fields</b> [20] 18:21,22 19:4  20:21 33:20 34:12 43:25  207:22 220:12,14,14,20  220:24 221:13,15,20  222:5,17,21 223:4  <b>fifteen</b> [8] 10:21 39:24  55:8 87:12,14 146:5  220:15 230:18  <b>fifty</b> [37] 12:13 13:13,20  14:7,8,9 15:25 17:20  23:25 25:3,6,11 28:8  49:11 72:23 79:1 82:1  105:25 110:16 134:23  148:4,6,13 152:9 153:2,7  154:6,6,21 155:15 156:6  166:1 175:19 182:10  190:8,17 237:4  <b>fifty-five</b> [7] 8:19 11:25  22:22 154:8 162:4 207:6  209:6  <b>fifty-nine</b> [1] 217:16  <b>fifty-one</b> [2] 111:4 166:3  <b>fifty-seven</b> [2] 39:25  111:3  <b>fifty-three</b> [1] 152:18  <b>fifty-two</b> [1] 153:11  <b>fight</b> [2] 64:21 145:23  <b>fighting</b> [2] 101:14  193:24  <b>figure</b> [2] 106:20 226:23  <b>filed</b> [1] 82:3  <b>fill</b> [3] 54:18 91:20 178:23  <b>filled</b> [4] 3:25 11:18  132:4 133:1  <b>filling</b> [1] 193:22  <b>final</b> [3] 44:25 45:13  114:14  <b>finally</b> [4] 36:3 86:21  139:13 143:5  <b>finance</b> [1] 101:4  <b>financial</b> [2] 78:24</p>	<p>131:25  <b>financially</b> [1] 94:6  <b>financing</b> [4] 16:2 25:24  106:8 129:15  <b>finding</b> [5] 45:15 69:6  74:7 173:19 225:20  <b>fine</b> [2] 44:15 206:12  <b>finger</b> [1] 52:22  <b>Finished</b> [1] 233:3  <b>finishing</b> [1] 117:11  <b>finite</b> [3] 126:22 127:1  127:14  <b>Finlayson</b> [3] 206:4,6,7  <b>fire</b> [8] 2:17,18,21 18:15  34:3 124:20 137:11 249:5  <b>Firefighters</b> [2] 33:24  34:12  <b>Firehouse</b> [1] 18:15  <b>firm</b> [2] 21:15 27:6  <b>firmly</b> [2] 43:6 188:14  <b>first</b> [35] 2:14,16 3:21  15:5 20:11 21:10 22:20  28:5 29:22 35:1 46:9,20  47:2 62:6,6,7 63:12 73:3  86:7 94:9 103:4 110:8  123:12 124:24 125:2  138:8 162:10 164:23  167:25 168:9 180:9 181:6  193:5 199:5 221:10  <b>first-rate</b> [1] 49:3  <b>first-time</b> [3] 16:18,21  102:4  <b>fiscal</b> [1] 57:14  <b>fit</b> [2] 18:2 213:17  <b>five</b> [36] 5:11,12 9:17 17:8  24:1,14,16 27:6 28:7,7  34:1 36:7 39:18 63:21  64:3,5 80:11 87:10,14  109:7 130:6 135:4,24  139:3 145:20 152:11,19  153:13 155:2 158:4  168:16,18 177:10,12  179:22 189:6  <b>five-thirty</b> [2] 211:18  211:22  <b>five-zero</b> [8] 246:12  249:14 250:17 252:24  254:17 255:12 258:14  260:3  <b>fix</b> [3] 126:21 197:17  228:19  <b>fixers</b> [3] 126:21 127:16  128:18  <b>flashes</b> [1] 3:18  <b>flawed</b> [1] 152:21  <b>flight</b> [1] 120:18  <b>float</b> [1] 94:24  <b>flood</b> [1] 82:13  <b>floodlights</b> [1] 234:22  <b>floor</b> [1] 12:10,10,11  30:22 43:15 50:19,23  61:25 81:16 99:14 231:24  <b>floors</b> [1] 30:23</p>	<p><b>Florida</b> [7] 45:22 72:9  83:9,14 171:21 222:12  231:24  <b>flourish</b> [1] 208:21  <b>flow</b> [1] 89:3  <b>Floyd</b> [3] 236:14 238:9  239:7  <b>flyer</b> [3] 211:9,16,20  <b>focal</b> [1] 73:1  <b>focused</b> [3] 8:25 103:3  151:5  <b>focuses</b> [1] 34:8  <b>folk</b> [1] 224:18  <b>folks</b> [2] 67:14 168:25  <b>follow</b> [2] 76:14 108:15  <b>followed</b> [17] 123:4  130:25 137:5 140:14  147:8 163:2 167:16  174:17 185:21 202:12  204:14 206:3 208:23  212:23 214:20 215:6  225:3  <b>following</b> [5] 2:22 12:5  66:13 202:10 239:23  <b>food</b> [1] 224:16  <b>foot</b> [4] 9:1 230:19 232:3  232:5  <b>Foothill</b> [1] 236:16  <b>force</b> [42] 10:1,9,18 11:9  11:15 13:9,11 14:1 20:22  26:11,17 27:4,18,18 28:6  28:15 36:7 53:15 57:5  64:13 65:18,20 66:7,11  67:1 90:16 94:2 96:3  103:19 112:14 115:23  125:24 160:1 161:14  163:7 167:11 190:15  194:6,10 210:15 214:6  225:20  <b>Force's</b> [4] 14:21,23 28:2  163:7  <b>forced</b> [5] 72:8 74:13,22  136:19 186:5  <b>forces</b> [1] 103:19  <b>forcing</b> [2] 103:18 174:2  <b>foreclosed</b> [1] 160:25  <b>forefront</b> [1] 70:6  <b>foremost</b> [3] 2:14 37:4  73:4  <b>forget</b> [2] 49:21 94:21  <b>forgot</b> [1] 177:18  <b>forgotten</b> [1] 68:2  <b>form</b> [5] 64:13 67:11  189:4 191:22 211:4  <b>formations</b> [2] 23:15  24:20  <b>formed</b> [4] 9:25 65:18  90:17 140:21  <b>former</b> [3] 6:23 53:12  90:4  <b>formerly</b> [1] 56:3  <b>forms</b> [2] 3:25 100:22  <b>formula</b> [2] 149:13,18</p>	<p><b>formulas</b> [1] 15:9  <b>formulate</b> [1] 141:15  <b>formulated</b> [1] 66:6  <b>forsake</b> [2] 146:23,25  <b>forth</b> [4] 18:5 39:10 146:7  201:21  <b>fortunate</b> [1] 131:23  <b>forty</b> [11] 97:12 143:22  149:16,21 152:10 164:15  165:22 166:3 190:12  199:19 216:25  <b>forty-five</b> [6] 15:18  71:10 106:1 154:15,20  231:7  <b>forty-four</b> [1] 174:23  <b>forty-nine</b> [1] 162:2  <b>forty-seven</b> [2] 9:3  33:16  <b>forty-two</b> [2] 162:1  166:15  <b>forum</b> [1] 47:14  <b>forward</b> [10] 22:15 23:23  26:10 57:23 107:3 139:19  142:3 143:6 193:21  225:21  <b>fought</b> [4] 67:23 130:13  144:23 146:2  <b>found</b> [6] 13:22 14:23  20:14 23:12 135:17 143:9  <b>Foundation</b> [4] 96:14  181:14,24 182:8  <b>Foundation's</b> [1]  181:19  <b>foundations</b> [1] 137:21  <b>founding</b> [1] 96:25  <b>four</b> [40] 12:6,22 15:5,16  19:14 24:18 30:12 34:1  43:13 65:21 67:14 86:18  86:21 93:12 98:15 103:16  105:21 106:17 118:22  125:2 127:17 139:23  140:19,20 141:6 149:3,7  162:5 207:1 209:14  213:11 215:13 217:9  220:8 237:7 241:10  244:14 247:13 256:11  261:12  <b>four-thirty</b> [1] 80:8  <b>fourfold</b> [1] 109:10  <b>fourteen</b> [4] 38:5 106:14  204:2 216:23  <b>fourth</b> [5] 17:9 74:19,23  186:19,21  <b>Francis</b> [2] 171:6,18  <b>Frank</b> [3] 1:17 2:9 89:20  <b>frankly</b> [2] 25:15 141:21  <b>free</b> [5] 146:15 169:8  206:22 207:1 219:8  <b>freeing</b> [1] 45:4  <b>frequently</b> [1] 216:20  <b>Friday</b> [1] 186:16  <b>Fried</b> [1] 223:15  <b>friendly</b> [2] 35:3 157:3</p>
---	---	--	--	---

friends [7] 69:22 72:8  
84:19 130:17 171:20  
176:20 198:2  
front [7] 4:5 30:19 31:10  
31:12 32:1,4 58:16  
frontage [1] 7:14  
fruition [1] 230:5  
frustrating [2] 62:3  
169:18  
fuel [1] 234:15  
fulfill [1] 117:7  
fulfilling [1] 68:7  
full [5] 30:23 67:18 128:5  
174:16 194:16  
fullest [1] 115:4  
fully [6] 2:18 36:22,25  
105:3 142:9 155:17  
fumes [1] 234:23  
fund [5] 16:13,23 129:14  
129:18 193:4  
funds [2] 129:4,6  
furnishing [1] 44:11  
furniture [1] 54:13  
future [20] 18:7 22:15  
38:19 41:10 42:17 47:18  
47:20 58:19 59:17 75:20  
126:24 129:2 130:3 179:4  
184:5 221:19 227:20  
235:12 238:7,20  
futuristic [1] 157:16

-G-

gain [1] 218:16  
game [1] 221:1  
games [2] 222:9 229:18  
garage [1] 12:21  
garages [1] 13:1  
garbage [2] 178:7 247:5  
garden [1] 137:17  
garnered [2] 141:20  
213:16  
gas [1] 70:8  
Gaston [1] 151:14  
gazebos [1] 32:6  
gcared [1] 71:25  
gender [1] 101:7  
general [4] 55:17 119:9  
230:3 237:21  
generate [8] 19:16 44:18  
149:1,3,8,16 166:15 172:3  
generated [2] 66:2  
151:22  
generating [1] 254:6  
generation [4] 63:12  
79:24 186:2 208:5  
generations [5] 43:9  
137:21 140:5 177:4 222:2  
Genius [1] 157:11  
gentleman [2] 21:17  
84:25  
gentlemen [6] 2:1,11

43:16 160:9 204:17  
234:16  
George [3] 137:6 140:14  
140:18  
Gerard [1] 258:4  
gift [2] 187:14 232:5  
gifted [2] 171:6 203:2  
girl [1] 220:24  
girls [1] 220:3  
given [11] 15:13 77:5  
104:13 121:6 132:15  
155:20 199:8 216:5 220:7  
227:6 238:16  
giving [3] 127:4 174:9  
213:11  
glad [1] 184:11  
Glasberg [3] 82:23,24  
83:1  
goal [2] 119:1 164:3  
goals [4] 115:10 140:24  
210:17 211:1  
God [3] 86:19 96:22 239:1  
goes [2] 78:2 198:13  
gold [1] 18:6  
golden [1] 69:6  
golf [32] 9:2 10:20 12:22  
12:23 20:12,14,17 28:14  
28:16,17,18,21 29:1,18  
29:19,23 30:7,11,14 31:8  
31:11,12 33:10 34:8 37:5  
59:11,22 82:7 169:6 179:1  
231:1 256:5

golfers [1] 30:14  
gone [5] 158:22 172:8  
229:17 233:4 236:14  
good [45] 8:2 34:21 53:4  
58:7 61:2,2,7 70:22 81:1  
81:20 85:15 92:17 95:18  
105:7 110:2 125:1,3,3  
140:2,16 142:17 143:10  
145:15 151:6 157:6 160:7  
174:19 185:7,10 189:14  
202:14 204:16 206:7  
214:21 219:21 220:16,25  
222:3 228:25 230:2  
236:18,18 239:1,3 263:11  
goods [1] 61:18  
gorgeous [1] 176:8  
governed [1] 70:3  
government [5] 26:1  
47:7 101:25 132:17  
197:24  
governmental [1] 16:23  
Governor [1] 64:12  
Governor's [1] 235:18  
gracious [1] 74:12  
grade [5] 46:18 74:19,23  
186:19,21  
grader [1] 186:18  
graduate [2] 167:20  
181:10  
graduates [1] 162:9  
grandchildren [13] 19:5

71:16 83:17 133:15  
136:20 177:6 178:15  
184:14,18 204:3,7 222:14  
222:20  
grandkids [3] 222:23  
223:5 225:16  
grandparents [11] 19:4  
95:11,11 157:8 178:14  
187:15,16 222:11,12,19  
223:3  
grant [2] 162:15 175:11  
granted [3] 40:2 132:18  
182:15  
Grassel [4] 137:6 140:14  
140:16,18  
gravel [1] 19:2  
gray [1] 86:19  
great [115] 3:4 69:3,19  
108:2 143:17 156:17  
157:12 175:7 195:15  
197:1 210:10 213:4 222:4  
222:14 223:2  
greater [2] 39:25 153:2  
greatest [4] 57:12 79:24  
187:14 235:25  
greatly [1] 108:10  
greedy [1] 155:8  
green [7] 29:4,14,22 59:24  
157:17 208:2,6  
Greenberg [1] 32:12  
Greenlawn [3] 110:3  
234:11 255:5  
greens [45] 6:24 8:17 9:21  
11:21 12:3 14:12,20 15:4  
15:24 16:9 18:12,18 27:12  
27:16 30:6 35:18 36:14  
39:13 43:6 53:14 54:17  
57:16 59:25 67:7 68:6  
82:8 90:13 91:16,19 92:10  
95:9 130:19 180:20  
188:25 202:20 203:23  
204:11 205:13 210:24  
211:14 212:20 214:12  
221:24 223:2,9  
greenway [2] 31:24  
33:10  
grew [1] 147:17  
gridlock [2] 58:22,24  
grievances [1] 226:16  
grieving [1] 224:22  
Grossman [5] 125:13,14  
125:17,18 129:23  
ground [2] 12:10 20:13  
grounds [1] 229:17  
groundwater [3] 20:9  
20:15 36:21  
group [14] 49:19 61:22  
68:22 69:18 89:12 96:6  
97:20 106:16 122:21  
123:25 124:2,4 229:2  
246:3  
groups [14] 49:1 63:18  
75:24 94:18 98:24 108:18  
113:5 118:1 123:19  
128:24 133:21 169:24

173:18 196:10  
grow [2] 68:18 83:17  
growing [9] 9:14 54:19  
75:7 82:10 88:25 120:24  
126:3 141:19 206:15  
grown [1] 224:13  
growth [39] 34:22 35:10  
35:14,20 36:4,12 61:8  
98:21,22 104:4 113:3,16  
116:3 122:25 157:11,12  
157:25 158:2,9 160:4  
167:23 168:2,5,6 169:13  
169:15,19 170:5,7,14,16  
170:21,22,22 182:18  
205:5 206:17 226:2  
231:22  
guarantee [2] 5:9 191:12  
guarantees [1] 118:18  
guess [5] 46:19 123:12  
178:10 217:4 231:13  
guide [1] 137:14  
Guided [1] 10:17  
guideline [1] 110:25  
guidelines [4] 106:10  
107:1 133:3,10  
guru [1] 231:22  
guts [1] 143:23  
guys [1] 192:23

-H-

H2M [1] 246:3  
Haiken [5] 117:16 119:20  
119:22,22 120:22  
hair [1] 178:11  
hairs [1] 86:19  
Halcsite [2] 249:5,8  
half [115] 3:11 6:24 8:17  
9:21 11:21 12:4 14:12,20  
15:4,24 16:9 18:12,18  
19:16 27:12,16 30:3 35:18  
36:14 38:1,4,10,15,25  
39:8,13,21 40:13,17 41:2  
41:10 43:7 44:23 45:3  
46:18,25 49:6 53:3,6,7,9  
53:14 54:17,21 55:13  
56:19 57:6,17,22 58:10  
61:11 68:6,15,25 72:16  
73:2,5,16 74:15 75:6,14  
76:4 82:8 87:15 89:18  
90:8,13 91:16,19 92:10  
93:11,16 94:4,20 95:9  
121:6,14 123:9,14 127:19  
128:3 130:19 147:14,20  
148:24 150:12 151:12  
153:19 179:2 180:20  
193:11 199:17 201:8,10  
202:20 203:23 204:11,25  
205:13 206:11,24 209:5  
210:6,24 211:14 212:20  
214:4,12 221:24 223:2,9  
228:5,8,13,21  
hall [9] 1:8 4:9,15 66:5  
80:8,11 211:21 213:16,20  
Halleth [1] 96:15  
hallway [1] 56:5

hallways [1] 73:22  
Halstein [2] 227:14,15  
hamlet [4] 145:17 205:2  
230:15,16  
hampered [1] 59:14  
hand [5] 21:2 50:4 126:10  
126:13 142:16  
HANDED [2] 21:8  
43:11  
handicap [1] 101:7  
handicapped [1] 104:24  
handle [4] 74:1 82:15  
91:3 223:1  
hanging [1] 183:21  
happening [2] 37:1 78:7  
happy [3] 45:11 224:8  
238:13  
harassment [1] 102:23  
hard [8] 51:7 122:15  
141:15 173:19 187:5  
205:22 208:10 212:4  
hard-working [3] 151:7  
211:22,25  
harder [1] 179:3  
hardship [1] 197:1  
harm [1] 20:1  
harmful [1] 20:15  
Harras [22] 8:2,4 21:8,10  
21:24 22:2 24:9,25 25:5  
25:22 26:5,8 36:16,19  
42:22 43:12,20 44:13  
45:10 46:2 163:19 208:17  
Harriet [5] 95:17 100:3  
100:14 223:17 227:14  
hate [1] 194:1  
hawks [1] 229:20  
HBC [8] 18:22 44:7  
220:16 221:4,15 222:1,3  
223:6  
head [1] 246:4  
healers [1] 140:10  
healing [1] 69:15  
health [2] 48:5 204:3  
healthfully [1] 218:18  
healthiest [1] 104:1  
hear [8] 37:6 98:19 99:12  
103:9,21 121:12 169:17  
235:5  
heard [18] 7:22 61:21  
72:21 98:22 103:13  
123:23 150:25 158:11,17  
163:15,18 181:21 199:5  
199:14,17 211:10 213:24  
221:6  
hearing [27] 3:2,7,23 6:14  
7:3,4,18,19,21 27:10  
36:11 66:12 107:12  
136:14,15 145:6 175:3  
201:25 202:3,8 233:8,9  
234:1 249:3 250:3 252:5  
hearings [1] 66:5  
heart [4] 69:8 78:1 92:4  
164:7

<p><b>heartily</b> [1] 160:5  <b>heat</b> [2] 102:18 219:10  <b>Heated</b> [1] 145:7  <b>Heats</b> [1] 58:17  <b>heavier</b> [2] 60:5,6  <b>Hebrew</b> [1] 146:20  <b>Heijden</b> [1] 36:21  <b>Heim</b> [6] 191:23,23 194:8  194:20,24 201:10  <b>held</b> [3] 1:6 66:5 93:5  <b>help</b> [20] 9:12 47:13 54:18  57:24 63:25 64:20 96:11  97:24 105:9 117:23  160:20 181:25 187:12,13  193:9 198:9,14,16 221:12  235:2  <b>helped</b> [1] 142:18  <b>helpful</b> [3] 97:6 140:3  221:4  <b>helping</b> [4] 162:17  180:24 187:12 193:4  <b>Hempstead</b> [2] 27:2  86:6  <b>hence</b> [1] 191:5  <b>Henoch</b> [3] 243:4 261:5  261:17  <b>Herb</b> [2] 80:14,18  <b>hereby</b> [1] 7:17  <b>Hershkowitz</b> [3] 156:9  156:10,11  <b>Hewitt</b> [1] 60:23  <b>Hi</b> [1] 119:22  <b>high</b> [10] 55:11,15 88:3  93:10 102:12 149:9,17  169:15 180:13 209:3  <b>higher</b> [4] 154:8,17 166:7  216:18  <b>higher-ups</b> [1] 81:3  <b>highest</b> [2] 88:21 93:13  <b>highlight</b> [2] 28:4 34:25  <b>hike</b> [1] 88:15  <b>Hill</b> [6] 55:4 74:18 92:19  92:25 160:25 210:8  <b>Hills</b> [87] 19:16 38:1,4,15  38:25 39:9,21 40:13,17  41:2,11 44:24 45:4 49:6  53:3,7,10 54:21 55:13  56:19 57:1,6,22 58:10  59:18 61:12 63:7,8 68:15  72:16 73:3,5,17 74:15  75:6,15 76:4,9 81:22,23  82:9,18 83:24 89:18 90:8  92:18 93:12,16 94:5,20  107:20,21 121:14 123:9  123:15 124:20 127:19  128:3 136:21 139:10  147:11,15,20 148:24  151:12 156:12 172:18  173:4 192:4,13 193:11,14  200:13 201:8,10 202:16  206:24 213:2 214:4  221:24 223:9 225:8,25  228:5,9,11,21  <b>Hills/Melville</b> [3] 8:9</p>	<p>109:3 189:18  <b>hip</b> [1] 69:8  <b>hire</b> [1] 166:18  <b>history</b> [3] 46:17 97:4  179:9  <b>hit</b> [1] 187:5  <b>hold</b> [6] 43:16,17 50:1  55:24 80:23 212:18  <b>holding</b> [1] 64:17  <b>holds</b> [2] 57:11 201:13  <b>hole</b> [3] 9:2 28:17,18  <b>Hollow</b> [11] 6:24 8:17  9:21 11:21 12:4 14:12,20  15:4,24 16:9 18:12,18  19:16 27:13,17 30:3 35:18  36:14 38:1,4,10,15,25  39:8,13,21 40:13,17 41:2  41:10 43:7 44:24 45:4  46:18 49:6 53:3,6,7,9,14  54:17,21 55:13 56:19 57:6  57:17,22 58:10 61:11 68:6  68:15 72:16 73:3,5,16  74:15 75:6,14 76:4 82:8  89:12,18 90:2,8,14 91:16  91:20 92:11 93:12,16 94:4  94:20 95:10 121:6,14  123:9,15 127:19 128:3  130:19 147:15,20 148:24  150:12 151:12 179:2  193:11 199:17,22 201:8  201:10 202:20 203:23  204:11 205:13 206:11,24  209:5 210:24 211:14  212:20 214:4,12 221:24  223:2,9 225:7 228:5,9,13  228:21  <b>Hollows</b> [1] 180:20  <b>home</b> [45] 11:7 15:21  16:18,21 69:14,16 71:17  71:19,21 72:2 79:13 85:19  85:22 86:2,5,13 87:6 98:3  102:4 124:14 129:20  132:22 135:5 147:17  160:4,24 161:6 162:10  166:7 177:23 180:14  186:23 187:4 192:25  198:16 201:19 203:12  205:19 207:11 208:9  212:1 216:12 224:7,19  263:11  <b>homelessness</b> [3] 102:9  103:18 153:2  <b>homeowners</b> [6] 45:21  81:23 82:19 88:16 153:10  208:17  <b>homcs</b> [92] 13:5,23 14:17  16:14 17:21 55:9,12,17  65:7,7,7,14 69:10,19  71:14 72:9 87:14,19 91:21  94:2,18 105:16 108:7  118:13 120:3,12,20  122:17 123:16 125:6  126:12,14 127:6,10,24  128:12 129:4,6,15 130:8  130:9,21,23 131:10,14,20  131:24 132:2,10 133:10  133:16 134:5,18 138:4,11  138:18,20 139:2 148:5,13</p>	<p>148:21,23 149:15,22  151:8 160:20 163:18  164:12 165:3 166:14  168:8,14,17 173:19 177:8  179:16,21 180:21,25  181:4,7 191:4 193:23  199:9 201:16 205:8  207:10 224:15 225:2,13  229:1 235:14  <b>hometown</b> [1] 224:23  <b>homework</b> [1] 147:2  <b>honed</b> [1] 220:20  <b>honest</b> [2] 156:14 237:13  <b>honor</b> [1] 68:7  <b>honorable</b> [1] 78:10  <b>honorariums</b> [1] 77:1  <b>hope</b> [14] 57:2 77:9 78:4  85:7 108:15 125:7 169:1  170:23 182:21 188:23  232:6 238:7,15,24  <b>hopefully</b> [2] 155:15  165:18  <b>hopes</b> [1] 147:16  <b>hoping</b> [3] 71:6 205:25  238:18  <b>horns</b> [1] 234:20  <b>Hospital</b> [4] 30:2 171:8  171:18,19  <b>host</b> [4] 9:5 31:4 141:7  142:4  <b>hostages</b> [1] 212:18  <b>hot</b> [8] 47:24 48:1,2,3,15  50:15 102:19 174:16  <b>hour</b> [4] 3:11 91:22  109:19 158:16  <b>hours</b> [8] 79:1 107:9  158:19,21 159:13 203:11  215:23 237:7  <b>house</b> [21] 63:1 70:25  86:10 99:21 135:2 141:1  141:13 144:12 146:11  173:5,7,13 178:4 186:5  205:20 207:14 209:24  210:1,3 212:11 222:25  <b>household</b> [9] 23:1,15  24:20 106:16 152:15,18  154:2,11 217:19  <b>households</b> [12] 22:22  22:25 23:16,19,25 24:4  151:25 152:24 153:6  154:23 155:14 156:5  <b>houses</b> [6] 40:6 84:21  102:17,17 127:8 209:10  <b>housewife</b> [1] 145:20  <b>housing</b> [35] 8:20,21,23  9:13 11:14,21 12:5 13:17  13:18 14:12,22 15:2,9  16:5,12,19 17:2,7,11,16  17:18 18:5,11,12 19:21  22:10 24:10,13 25:3,7,8  25:23 27:23 28:8 29:7,15  34:10,20 35:11,12 39:12  40:7 41:6 42:9,25 45:16  48:3,7,14,15 49:18 51:5  51:22 52:5,17,25 54:19  55:16 57:19 58:2,17 59:2</p>	<p>60:6 63:5 64:11 66:20,23  66:24 67:4 69:21 70:11  70:15 71:23 72:6 76:6  78:1,3,11 79:11,22 81:15  82:13,20 83:10,23,25 84:8  84:21 85:18 87:8,21,24  88:3,4,7 89:1 90:7 91:18  95:9,20,23 96:3,5,11,19  96:19 97:23 98:2,4,11  99:20,22,24 100:13,18,22  100:25 101:4,17,22  102:12,13,15 103:8,11,12  103:22 104:10,12,14,21  104:23 105:2,9,10,13  108:1,20 109:13 110:10  110:12,20,24 111:7,10,15  111:20,25 112:1,4,7,16  112:17,19 113:4,11,25  114:4,7 115:12,18,24  116:1,5,12,14,23 117:6  117:21,22,23 118:3,20  119:12,17 121:20 122:18  125:10,21,25,25 126:6,7  126:9,12,20,23 127:2,3,6  127:6,11,13 128:19 129:1  129:3,10,12,13,18,19  130:12,18 131:5 133:6,7  133:20 134:12,14,14  135:9 138:1,3 139:15  141:18 142:20,22 143:16  143:21 144:1,2,4 145:9  147:13,22 148:7,8,11  151:18,22 152:2,5 155:25  156:5,17,20,25 157:1  161:1,7,9,10,16,24,25  162:7,20,23 163:5,9,10  168:22 169:20,22 173:3  173:17 174:8,9 175:8,15  175:25 176:21 177:1,2  180:5 181:16,17,23 182:4  182:7,9,11,16,24 183:12  183:16,17 184:5,19,25  185:13,16,19 186:8,9  187:1,17 188:3,15,16,17  189:10,23 191:20 192:17  193:24,25 194:3 195:6,13  196:14,25 197:1,3,10  204:10 206:10,16 207:5  210:19,25 211:7,8,11,16  211:17 213:13,21 214:7  214:11 215:8,19 216:10  216:14 217:10,16,22,24  218:1,7,11,15,20,24,25  219:1,6 225:23 227:7,8  227:15 228:19 230:1,3,8  230:9,12,14,25 231:11,23  <b>housing-related</b> [1]  101:24  <b>housingwise</b> [1] 224:11  <b>HUD</b> [11] 106:19 107:1  152:15 154:3,12,25  155:15,17 156:6 175:17  218:8  <b>huge</b> [3] 19:10,13 227:10  <b>Human</b> [3] 48:5 101:10  103:5  <b>hundred</b> [160] 7:11 8:6  9:3 10:21 11:16,23 12:6  12:13,16,22 13:19 14:7  15:5,7,11,16,17,18,22</p>	<p>16:1 17:4,15,15 23:19,22  24:4,14,18 25:20 28:7,7,9  33:16 39:16,19 43:13  44:21 49:11 50:7,7,8 55:9  56:12 63:22 68:24 73:10  75:21 77:16,17,19,23  86:16,22 87:11,14 89:16  91:10 98:16 103:16  105:13,14,17,19,22,23,24  105:25 106:17 117:21  118:22 127:17 131:12  135:6,21 138:18 139:23  142:19 148:4,6,12,14,18  148:20 149:4,4,11,14,16  149:21 152:3,7,9,10,17  152:19 153:11,14,17,19  154:4,6,7,13,15,16,20,21  154:24 155:3 162:2,4,6  162:22 163:18,20 164:14  164:15 165:22,23 166:3  166:14 167:7,10 175:9,12  175:13,20,21 178:24  180:18 188:1 190:8,12,16  190:17 191:3 198:21  199:19 200:5 206:20,25  207:1 209:11 213:12  215:15 217:9,16 218:3,22  218:23 230:18,20 231:2,3  231:5,7,7 232:3,5 237:4  <b>hundreds</b> [5] 63:21 84:10  84:10 102:16 109:11  <b>Huntington</b> [157] 1:6,8  2:8 6:18 9:20 13:16 16:5  16:12,14,19 23:8 25:8,22  27:25 33:22 35:8 47:22  50:12 55:14 57:1 58:12  59:16 62:20 65:13 68:14  69:1,22 70:3,5 71:4,6,15  80:4 84:18 85:2,3,4,5 86:2  86:3 87:10,16 96:4,12,12  96:13,14,21 97:4 103:3  105:10 106:24 117:22,24  119:12 123:8,20 130:24  131:3,7,8,15,16 132:25  134:2,4,11,11,17 136:16  137:8,11,25 139:16  143:16 144:1 151:7,25  155:5,7 160:8,13,16  161:12 163:5 164:12  166:14 167:20,24 168:4,7  168:13 170:20 171:5,8,17  171:18,23 174:20,22,24  175:1,24 176:4,6 177:4  180:1,7,22 181:7,11,11  181:14,18 187:22 188:8  189:19 190:11 195:10,11  195:13 196:3,11 204:8,22  205:15 206:14,23 207:20  207:25 208:21 209:2,22  209:24 212:5,16 213:1,23  215:22 216:1 217:9,17,22  217:24 219:25 220:10  221:13 224:3,7 225:6  231:12 247:5 249:5 250:5  252:8,9 263:13  <b>Huntington's</b> [4] 13:18  60:12 70:16 131:17  <b>husband</b> [5] 69:13 85:21  86:3 134:23 187:4  <b>husband's</b> [2] 86:13,23</p>
--	---	---	--	--

<p style="text-align: center;">-I-</p> <p><b>IAF</b> [1] 49:21  <b>idea</b> [6] 63:9 124:17 125:1  125:3,3 136:2  <b>ideal</b> [1] 204:5  <b>ideas</b> [1] 34:21  <b>identified</b> [3] 21:19  115:3 156:20  <b>identify</b> [2] 158:2 181:25  <b>ignore</b> [1] 228:20  <b>ignored</b> [1] 229:2  <b>II</b> [3] 17:25 132:18 165:20  <b>III</b> [1] 258:4  <b>III-112-113</b> [1] 159:6  <b>illegal</b> [1] 224:2  <b>illness</b> [1] 198:24  <b>illustrated</b> [1] 30:18  <b>illustrations</b> [1] 31:10  <b>imagine</b> [2] 46:22 65:4  <b>immediate</b> [4] 142:10  235:9,17 236:7  <b>immediately</b> [2] 76:7  235:15  <b>immigrant</b> [2] 63:13  144:11  <b>immigrants</b> [1] 63:6  <b>immigrated</b> [1] 174:25  <b>impact</b> [6] 37:3 39:14  40:23 41:12 44:16 45:1,2  45:14,19 53:19 54:16 57:3  73:4 91:22 110:22 112:6  112:25 113:13,20 114:3,5  114:7,10,16,18,24 115:6  115:9,11,16 116:10,21  117:2,3,4,9 118:7 119:16  120:7,11 127:23 128:2  142:10,11,23 157:13  158:16 182:1,4 191:19  214:3 226:9 227:7,9,11  230:25 234:13,22 235:6,9  238:4  <b>impacted</b> [1] 40:9  <b>impacting</b> [1] 165:8  <b>impacts</b> [8] 90:19 113:22  113:24 114:22 116:22  142:9 159:5 189:13  <b>impediment</b> [1] 216:10  <b>imperative</b> [1] 117:8  <b>implemented</b> [1] 73:15  <b>implications</b> [1] 39:8  <b>implore</b> [2] 109:21 214:8  <b>important</b> [17] 22:17  33:18 35:23 36:3 40:11  47:16 49:24 83:4 91:20  95:14 145:15 146:20  148:1 162:17 182:22  210:12,22  <b>importantly</b> [3] 28:11  91:24 134:16  <b>impose</b> [2] 56:11 109:22  <b>Imposing</b> [1] 227:23</p>	<p><b>impossible</b> [4] 69:11  109:20 145:21 216:13  <b>impression</b> [1] 121:6  <b>improve</b> [2] 10:25 174:7  <b>improves</b> [1] 14:21  <b>improving</b> [1] 102:13  <b>in-laws</b> [2] 156:22 186:3  <b>inadequate</b> [2] 138:11  <b>inappropriate</b> [3] 178:6  234:24 236:2  <b>Inc</b> [1] 90:2  <b>incentive</b> [1] 52:4  <b>inception</b> [2] 110:5  137:10  <b>Incidentally</b> [1] 228:25  <b>include</b> [8] 15:25 112:18  114:3 129:14,16,16  182:12 183:12  <b>included</b> [16] 23:8 53:15  87:8,19 88:4 155:19,22  157:2 179:20 182:12  189:8,15 190:6 191:21  207:9 208:11  <b>includes</b> [7] 100:23  104:3 142:19,20 169:22  182:7 209:18  <b>including</b> [17] 8:24 11:7  16:20 17:19 19:22 38:21  88:5 99:25 126:1,19  133:23 173:18 189:16  195:18,21 196:5 215:3  <b>inclusion</b> [2] 103:25  151:16  <b>inclusive</b> [1] 104:2  <b>inclusiveness</b> [1] 196:3  <b>income</b> [38] 15:13 23:1  40:7 87:13 104:16 106:5  106:17,21 107:2 110:13  118:16,17 119:5 149:25  151:17 152:14,16 153:1,3  153:7 154:4,13 155:16  156:7 168:15,16 175:19  177:9,11 182:5 190:25  193:5 196:7 197:7 216:14  217:10 218:25 219:1  <b>incomes</b> [3] 152:25  153:6 195:19  <b>incoming</b> [2] 74:19  193:22  <b>inconsistent</b> [3] 113:10  113:15 116:3  <b>incorporate</b> [1] 184:3  <b>incorporated</b> [1] 195:22  <b>increase</b> [19] 22:24,25  23:17,24 24:12 39:23 40:1  54:11 55:15,18 108:23  109:10 111:18 135:25  153:24 175:12 197:22  212:10 226:10  <b>increased</b> [5] 108:21  111:11 191:4,5 226:5  <b>increases</b> [6] 22:22  23:14 103:14,17 108:11  127:18  <b>increasing</b> [4] 11:1</p>	<p>25:10 100:24 218:10  <b>increasingly</b> [1] 218:11  <b>incumbent</b> [1] 205:10  <b>independency</b> [1] 35:5  <b>independent</b> [5] 11:2  11:11,17 24:10,13  <b>indicate</b> [1] 194:17  <b>indicated</b> [1] 194:24  <b>indicates</b> [1] 152:1  <b>indicating</b> [2] 2:20  29:13  <b>individual</b> [3] 89:14  203:10 217:25  <b>individualize</b> [1]  203:13  <b>individuals</b> [9] 4:14,17  87:7 102:14 142:7 215:18  217:11 218:4,9  <b>indoor</b> [1] 30:24  <b>industrial</b> [1] 111:13  <b>industry</b> [1] 103:9  <b>inevitable</b> [1] 95:1  <b>infants</b> [1] 86:18  <b>inference</b> [1] 63:4  <b>infirmity</b> [1] 198:24  <b>influential</b> [1] 207:8  <b>influx</b> [5] 20:3 74:1  110:23 128:5 227:25  <b>inform</b> [1] 238:3  <b>information</b> [1] 136:24  <b>informed</b> [1] 238:22  <b>infrastructure</b> [4] 10:16  130:14 142:24 143:3  <b>infrastructures</b> [1]  142:12  <b>Inherent</b> [1] 158:14  <b>initiated</b> [1] 139:22  <b>initiative</b> [4] 16:14 17:2  143:16 144:1  <b>initiatives</b> [2] 58:2  91:18  <b>input</b> [3] 41:14 141:12  156:1  <b>inquire</b> [1] 74:19  <b>inquiring</b> [1] 186:17  <b>install</b> [1] 158:24  <b>instead</b> [3] 52:14 126:17  174:9  <b>Institute</b> [2] 96:17  166:19  <b>instruction</b> [3] 55:24  56:2,6  <b>instructional</b> [2] 55:21  56:13  <b>insults</b> [1] 121:13  <b>insurance</b> [2] 153:10  197:24  <b>insure</b> [3] 44:3 155:13  221:25  <b>insuring</b> [1] 10:12  <b>integrate</b> [1] 219:1</p>	<p><b>integration</b> [1] 100:21  <b>integrity</b> [1] 141:4  <b>intended</b> [2] 13:15  167:11  <b>intensely</b> [1] 227:16  <b>intent</b> [3] 110:11 111:23  254:3  <b>intentioned</b> [1] 142:8  <b>interact</b> [3] 113:8 170:2  182:20  <b>interaction</b> [3] 157:19  232:22,24  <b>interest</b> [4] 60:13 65:11  74:17 108:17  <b>interested</b> [1] 44:2  <b>interests</b> [2] 128:23  164:15  <b>intergenerational</b> [1]  196:19  <b>interjecting</b> [1] 173:22  <b>internal</b> [1] 32:22  <b>Internet</b> [1] 159:1  <b>intervention</b> [1] 122:6  <b>intolerable</b> [1] 91:1  <b>intractable</b> [1] 48:6  <b>intrigued</b> [1] 229:22  <b>Intro</b> [1] 7:1  <b>introduce</b> [2] 26:8 165:6  <b>introduced</b> [1] 51:16  <b>introducing</b> [1] 52:14  <b>Introductory</b> [3] 6:17  247:3 252:6  <b>intrude</b> [1] 47:8  <b>intrusion</b> [1] 102:22  <b>inundated</b> [2] 88:3 188:4  <b>inventory</b> [2] 182:5,7  <b>investigate</b> [3] 58:21  60:20 101:23  <b>investing</b> [1] 108:14  <b>invite</b> [1] 60:16  <b>invited</b> [2] 60:5 141:11  <b>involved</b> [9] 7:12,15  38:2 44:1 95:23 131:5  178:19 187:16 210:13  <b>involvement</b> [1] 95:19  <b>irreversible</b> [1] 115:15  <b>irrigation</b> [1] 19:2  <b>Irving</b> [1] 140:15  <b>Isaiah</b> [1] 137:13  <b>Island</b> [99] 3:2 18:8 20:12  20:13 26:16 27:24 34:16  38:21 53:13 57:20 59:8  64:2,24,25 72:6,7 86:17  86:25 88:10,15,22,25 89:6  90:4 96:10,16,16,17,18  96:19,21 97:2 100:13,19  101:12 107:23 110:4  115:22 116:19 117:23  123:11 124:1,4,13,18  126:4 127:4 130:15  131:24 132:7,13,24  133:16 134:14 136:20</p>	<p>137:9 139:15,24 141:3  145:3,4,14 146:3,15  147:12,22 148:2,10  151:14 153:4 155:25  156:18,19,24 157:6 160:2  161:13,19 167:21 169:3  169:10 171:1,1,7,10,10  171:13 172:6 179:10  183:13,24 184:22 196:11  196:24 197:25 220:12  223:7 225:10,13  <b>Island's</b> [1] 161:15  <b>Island-based</b> [1] 86:24  <b>Islander</b> [2] 7:9 58:15  <b>Islip</b> [2] 23:9 50:11  <b>isolated</b> [1] 133:13  <b>Israel</b> [52] 1:19 21:24  22:3 24:25 25:2,6,19 26:4  26:7 41:18,24 42:3,8  51:10 62:24 76:18 89:24  145:12 194:4,17,22  223:19 241:5,6 243:11,15  244:9,10 247:8,9 249:10  249:11 250:9,10,12  252:16,19 254:8 255:7,9  256:10,13 258:8 259:11  259:20,25 261:11,13,25  262:3 263:4,6  <b>issuc</b> [32] 3:4 14:19 40:14  40:16 41:16 47:17 51:12  51:14,17,19 56:23 76:7  98:5 99:4,5,20 112:10  122:18 124:7,21,24 127:3  151:1 164:7,8,23 169:16  189:12 195:3 203:22  225:9 227:15  <b>issued</b> [1] 195:5  <b>issues</b> [10] 22:9 54:24  56:11 90:9 91:10 164:5  187:6,11 193:1 203:17  <b>items</b> [1] 153:13  <b>iterations</b> [2] 141:11,22  <b>itself</b> [2] 28:14 121:14</p> <p style="text-align: center;">-J-</p> <p><b>J</b> [2] 1:19,19  <b>Jack</b> [3] 72:13 76:11  79:18  <b>James</b> [1] 241:3  <b>Janet</b> [1] 195:7  <b>janitor's</b> [1] 93:7  <b>January</b> [2] 135:19  194:10  <b>Japanesc</b> [2] 59:10,13  <b>Jeanne</b> [2] 131:1 134:22  <b>Jersey</b> [3] 32:12 86:14,17  <b>jitney</b> [1] 159:3  <b>Jo-Ann</b> [7] 1:20 7:5,7  21:9 43:12 147:7 263:22  <b>Joan</b> [3] 82:24 84:14,16  <b>Joanna</b> [1] 223:12  <b>job</b> [8] 79:2 151:5 165:24  166:1 180:9 205:14  206:12 211:25</p>
---	--	---	---	--

<b>jobs</b> [3] 86:4 180:11 184:24	<b>Klein</b> [9] 140:15 143:7 229:5,6,6 231:19,21 232:15,17	122:20,23 192:10 203:18	<b>leg</b> [1] 69:15	<b>lies</b> [1] 55:4
<b>Joe</b> [4] 82:22,23 236:15 236:16	<b>kncc</b> [2] 69:7 186:6	<b>largely</b> [2] 61:5 179:11	<b>legacy</b> [1] 139:19	<b>life</b> [9] 35:6 59:13 109:23 132:12,13 162:25 186:10 190:15 205:21
<b>Joel</b> [2] 208:23,25	<b>knocks</b> [1] 205:18	<b>larger</b> [4] 28:21 99:18 127:13 232:10	<b>legal</b> [5] 5:25 215:1,13 261:4,17	<b>life-long</b> [2] 134:24 228:10
<b>jogging</b> [2] 32:7 157:18	<b>Knolls</b> [8] 52:18 77:10 77:12,21 78:15 135:16 136:15 230:17	<b>largest</b> [2] 54:19 141:18	<b>legislate</b> [1] 238:18	<b>light</b> [3] 3:18 10:6 41:11
<b>John</b> [14] 8:3 22:6 24:8,9 26:12,21,24 27:3,15 28:5 33:17 35:9 137:7 163:18	<b>knowledge</b> [5] 42:1,2 42:11 80:9 214:2	<b>Larry</b> [4] 109:25 112:23 113:1 234:4	<b>legislation</b> [7] 47:12 49:16 51:16,23,24 52:8 64:15	<b>lights</b> [1] 234:22
<b>join</b> [4] 68:24 69:17 134:11 198:8	<b>known</b> [9] 6:10 8:8 10:19 61:23 117:12 144:21 209:2 224:24 250:5	<b>last</b> [19] 3:4 19:12,22 38:4 60:8 63:3 91:8 92:25 97:13 109:7 119:15 128:8 131:6 140:5 145:6 175:23 186:16 209:20 226:2	<b>Legislator</b> [2] 46:10,23 51:18	<b>likely</b> [1] 235:12
<b>joined</b> [1] 53:8	<b>knows</b> [1] 166:5	<b>late</b> [4] 65:22 67:15 142:3 183:7	<b>Legislators</b> [2] 49:14 51:18	<b>limit</b> [1] 57:17
<b>joining</b> [1] 61:22	<b>kochunu</b> [1] 146:22	<b>latecomers</b> [1] 168:24	<b>Legislature</b> [3] 46:15 46:16 49:15	<b>limited</b> [10] 3:16 36:17 55:21 72:5 110:13 112:1 116:21 119:5 122:10 234:3
<b>Jon</b> [2] 156:9,11	<b>Koppelman</b> [2] 59:7 60:1	<b>lately</b> [1] 188:5	<b>legitimate</b> [1] 120:10	<b>limits</b> [1] 152:23
<b>journey</b> [3] 85:19 87:2 95:24	<b>Korcan</b> [2] 69:5 79:3	<b>laughed</b> [1] 209:13	<b>lenders</b> [1] 102:7	<b>line</b> [2] 213:5 237:5
<b>judgements</b> [1] 81:9	<b>Koubek</b> [4] 147:8,10,10 150:9	<b>Lavigna</b> [1] 210:8	<b>Leopold</b> [4] 58:6,7,9 61:14	<b>lines</b> [2] 16:10 175:18
<b>Judges</b> [2] 144:15,18	<b>Krasner</b> [1] 214:18	<b>law</b> [13] 6:16 7:1 101:10 104:23 105:11,18 117:19 118:2,5 184:2 219:12 247:3 252:6	<b>Lerner</b> [4] 76:12 80:1,3,3	<b>linked</b> [3] 31:24 32:4,9
<b>juggled</b> [1] 94:12	-L-	<b>lawns</b> [1] 33:11	<b>less</b> [6] 61:1 131:23 134:19 146:10 152:3 193:15	<b>lion's</b> [2] 88:6,16
<b>July</b> [8] 1:7 42:3 58:14 121:4 175:2 184:1 194:10 211:11	L [2] 1:2,18	<b>laws</b> [6] 101:2,14 102:12 118:8 119:14 215:7	<b>lessen</b> [1] 114:1	<b>list</b> [8] 6:7 50:2,6,9,11 96:7 112:24 201:14
<b>June</b> [3] 42:3 133:24 188:25	L.I [2] 66:11 180:18	<b>lawyers</b> [1] 145:25	<b>letter</b> [10] 38:11 39:11 42:23 43:11 44:9,13 89:11 156:18 188:19 210:8	<b>listed</b> [1] 258:8
<b>junior</b> [2] 223:7,22	L.I.E [1] 211:24	<b>layout</b> [2] 26:19 43:23	<b>letters</b> [3] 213:11,19,22	<b>listen</b> [6] 67:12 92:8 98:18 174:15 188:23 214:9
<b>Jurik</b> [4] 137:5,7,7 156:18	L.L.C [1] 6:23	<b>lead</b> [3] 116:25 216:7 219:8	<b>level</b> [7] 115:1 127:11 128:23 156:13 168:21 169:12 170:11	<b>listened</b> [2] 97:11 221:18
<b>jurisdiction</b> [1] 210:23	<b>lack</b> [5] 102:18 104:12 118:2 184:18,23	<b>leader</b> [2] 168:6 178:3	<b>levels</b> [8] 47:7 98:25 113:6 116:7 127:12 169:25 182:5 197:7	<b>literally</b> [1] 47:19
<b>jurisdictions</b> [1] 45:23	<b>lacking</b> [1] 198:17	<b>leaders</b> [7] 10:3 70:3 95:21 97:21 134:9,9,15	<b>Levittown</b> [1] 132:21	<b>livability</b> [1] 158:3
<b>justice</b> [2] 124:16 195:13	<b>LaCola</b> [1] 225:4	<b>leadership</b> [5] 68:22 81:9 167:20 181:11 196:11	<b>Levy</b> [4] 62:8 68:11,13 68:13	<b>live</b> [69] 9:19 30:9 57:8 63:8 70:24 71:15,17,25 72:10 77:20 81:21 82:11 83:12,22 84:2,16 90:21 94:15,22 98:25 105:1 110:3,14 113:7 116:7 123:14,20 124:4,6 133:12 136:21 137:24 138:16,20 138:22 141:13 143:25 144:7 151:14 169:1,2,25 171:10 172:25 174:11,22 176:18,23 177:5 180:1 186:25 187:15 196:17 202:15 205:24 208:20,25 210:3 212:16,17 213:23 216:3 218:18 219:7 222:19 225:7,10 229:6,12
-K-	<b>ladies</b> [6] 2:1,11 43:16 160:9 204:16 234:16	<b>leading</b> [1] 220:21	<b>Libow</b> [4] 202:13 204:14 204:16,18	<b>lived</b> [12] 67:22 68:13 70:25 78:15 79:2,14 125:19 131:15 200:10 204:24 216:4 224:6
<b>Kapp</b> [4] 119:21 123:3,4 123:6	<b>Lady</b> [2] 96:20 183:3	<b>league</b> [16] 44:7 80:6,17 81:10,14 96:11 117:24 160:12,14 161:6 162:12 195:8,11,12 197:2 223:8	<b>library</b> [2] 56:22 93:3	<b>livelihood</b> [1] 196:20
<b>Karen</b> [1] 223:11	<b>LaGuardia</b> [1] 84:3	<b>League's</b> [1] 196:13	<b>Licensing</b> [1] 247:7	<b>lives</b> [12] 68:1 78:6 83:11 83:24 92:9 144:12 187:17 198:25 204:8,25 217:6 238:15
<b>Katheryn</b> [2] 174:18 176:3	<b>Lagville</b> [4] 100:4 105:6 105:7,8	<b>learn</b> [1] 171:9	<b>LIDC</b> [114] 6:24 8:8 10:5 20:22 27:6 38:22 40:12 40:16 41:6,21 42:5,10 48:2,18 51:22 53:24 59:25 61:3,9 63:22 64:4,25 65:3 65:8,13 66:11 67:7,9 70:14 71:12,23 76:6 85:8 90:23 92:23 110:7 111:24 112:12,14,19 114:4 117:22 118:23 119:6 120:2,4 125:10,24 127:21 128:9 130:20 131:11,11 133:4,19 134:3,9 136:15 139:22 141:10 142:3 145:19 147:4,23 148:3,8 148:11 149:1,7,15,24 151:18 153:18 156:4 158:20 160:1 162:24 164:16 168:12 170:6 175:9 178:23 181:1 182:9 182:14 185:1,9 188:15 194:3,6,8,16,18 195:3 207:12 210:14,18 211:3 213:13,21 214:7 220:20 220:23 221:6,15 223:25 226:9 227:23 228:23 229:14,15,20 231:1,17	<b>living</b> [33] 11:3,12 13:20 13:25 14:3,7 24:13 25:4 25:12,15 31:5 98:2 99:21 124:13,13 135:25 142:10 168:23 176:21 184:14 190:9,21 199:6 201:18 202:17 203:25 207:3 208:16,18 224:17,20 228:4 232:18
<b>Kaufman</b> [1] 161:18	<b>Laible</b> [3] 174:18 176:3 176:3	<b>learned</b> [2] 78:16 221:1	<b>lives</b> [12] 68:1 78:6 83:11 83:24 92:9 144:12 187:17 198:25 204:8,25 217:6 238:15	<b>Lloyd</b> [3] 39:19 164:24
<b>Kavaler</b> [3] 167:17 170:25,25	<b>Laid</b> [1] 147:25	<b>learning</b> [2] 74:8 121:16		
<b>keep</b> [7] 57:19 64:21 91:25 135:5 179:7,13 212:1	<b>Lake</b> [1] 234:10	<b>least</b> [10] 45:20 52:11 54:16 68:25 106:24 117:25 158:16 182:10 201:3 205:17		
<b>Keeping</b> [1] 169:14	<b>land</b> [33] 34:2 48:13 59:15 60:3 61:2 64:21,21 76:8 97:18,24 105:14 110:25 111:1 112:2 115:16 119:4 126:22 127:1 131:14,20 132:2,10 133:4 134:18 138:21 139:17 140:22 141:11 142:16 193:8 199:18,21 218:22	<b>leat</b> [1] 146:21		
<b>keeps</b> [1] 127:14	<b>landlord</b> [1] 216:16	<b>leave</b> [21] 4:12,19 45:21 57:7 69:21 74:13 75:1 88:15,16 120:2,5,5 139:18 146:24 150:1 171:12,24 186:14 198:15 204:6 228:16		
<b>Kennedy</b> [1] 84:4	<b>landlords</b> [3] 103:15 174:6 218:11	<b>leaves</b> [1] 198:22		
<b>Kenneth</b> [2] 229:5,6	<b>lands</b> [2] 134:4 141:8	<b>leaving</b> [5] 5:19 83:19 148:5 224:23 234:18		
<b>Kerner</b> [4] 66:10 177:17 177:17 180:3	<b>landscaping</b> [1] 33:13	<b>led</b> [2] 2:5 215:6		
<b>Kevin</b> [2] 36:23 38:7	<b>Lane</b> [3] 219:24 225:7 236:16	<b>Lee</b> [1] 59:7		
<b>kichlot</b> [1] 146:21	<b>lanes</b> [1] 91:2	<b>left</b> [7] 2:20 29:5 144:16 158:12 197:25 233:1 239:9		
<b>kidding</b> [1] 49:12	<b>language</b> [1] 138:6			
<b>kids</b> [10] 124:15 176:12 192:5 193:16,18 195:6 222:22 224:6,13 225:16	<b>large</b> [14] 4:25 10:13 34:11 40:1 58:25 59:23 75:24 93:23 108:6 110:25			
<b>kind</b> [12] 47:14 48:21 51:5 89:12 122:16 124:12 162:8 189:11 206:16 207:24 236:25 237:13				
<b>kindergarten</b> [1] 209:15				
<b>kindly</b> [1] 6:14				
<b>kinds</b> [1] 165:14				

<p>166:18 loans [1] 102:7 lobbied [1] 64:14 lobby [1] 108:18 lobbying [1] 75:23 lobbyists [1] 207:8 local [24] 6:16 7:1 10:2 35:21 43:22 47:25 51:20 58:1 92:7,7,8 101:2 105:11 117:19 118:4 139:20 141:12 159:2 161:21 175:7 182:2 210:22 247:3 252:6 locate [3] 31:17 218:6 234:8 located [13] 2:19 12:8,23 13:7 17:12 18:16 19:8 29:23 33:22 160:12 217:12 220:12 221:22 locating [1] 218:10 location [7] 15:8 20:9 25:13 56:7 229:25 230:2 232:12 locations [2] 25:13 30:3 Lombardo [1] 82:22 LOMBARDO [1] 82:23 loneliness [1] 78:19 long-standing [1] 38:18 long-term [4] 25:3 126:17 198:18 235:24 long-time [1] 58:11 longer [10] 57:7 71:18 79:8 95:6 135:4 171:10 186:7 205:9 228:13 244:2 look [16] 5:22 22:11,14 33:3 45:2,24 52:19 89:13 148:22 152:22 165:25 172:16 193:7 211:5 214:14 222:9 looked [9] 22:8 34:14,23 86:10 90:15 97:7 98:20 135:14 166:23 looking [19] 23:3,13,23 58:23 84:20 88:12,13 97:15 99:5,10,11 126:21 128:23,24 135:16 143:10 176:22 201:18 230:12 looks [1] 232:6 Lord [2] 77:8 137:14 Lori [2] 92:15,17 lose [3] 83:19 95:13 139:7 lost [4] 49:5 78:22 160:23 199:23 Lots [1] 85:1 lottery [1] 77:22 loud [1] 56:21 love [6] 171:9,16,17,17 205:19 223:19 loved [2] 78:22 203:25 loves [1] 204:7 low [12] 15:14 40:6 87:13 110:18 151:17,17 168:15</p>	<p>168:16 177:9,11 217:10 218:25 low-income [3] 142:21 148:11 151:25 lower [1] 216:13 lox [1] 5:14 lucky [3] 79:2,4 208:8 lunch [3] 56:1 206:22 207:2 Lutheran [1] 137:8 luxurious [1] 135:10 luxury [2] 138:20 149:7  -M- M [3] 1:2 37:24 241:3 machine [1] 31:4 Machtay [1] 167:14 macular [1] 78:17 main [5] 1:8 86:10 100:20 164:5 231:24 maintain [6] 20:11 56:15 141:4 205:9 218:16 225:12 maintained [2] 9:2 169:7 maintaining [2] 73:12 101:16 maintains [2] 141:16 217:23 maintenance [4] 30:15 91:12 254:5 255:4 major [10] 22:18 28:22 54:18 82:15 91:9 158:9 161:11 175:4 195:25 228:5 majority [2] 34:24 106:7 makes [3] 35:3 149:1 192:22 man [2] 77:6 144:19 manage [1] 186:7 managcable [1] 71:18 managed [2] 13:16 16:4 Manager [1] 167:21 manipulate [1] 75:22 manipulated [1] 81:13 manner [3] 2:22 141:9 188:11 Manniello [1] 44:6 Manor [1] 137:11 map [2] 6:18 252:7 March [1] 66:12 Marilyn [4] 62:8,10 68:11,13 marital [1] 101:9 mark [4] 1:18 93:22 221:2 252:3 Markel [1] 181:9 market [25] 11:9 14:17 22:10,13 23:6,7,18 24:1 24:11,17,22 40:7 106:5 127:9 129:3 130:10</p>	<p>131:21 152:6 163:16,17 163:21 168:17 173:5 177:13 189:22 marketed [1] 44:21 marketing [4] 21:18,22 45:17 190:18 marketplace [2] 10:14 25:16 markets [1] 101:16 Marlone [2] 1:18 259:23 married [4] 63:13 174:25 178:17 179:21 Marshall [1] 214:23 Martin [1] 37:5 Martyrs [2] 96:20 183:3 Maryland [1] 32:13 mass [2] 74:1 88:24 masses [1] 183:9 Master [5] 27:5 29:6 53:24 108:14,16 material [1] 152:5 materials [1] 30:15 matter [6] 127:17 189:7 206:16 215:21 219:11,12 matters [3] 151:1 160:19 241:4 max [1] 20:6 maximizing [1] 54:4 maximum [5] 11:22 13:4 28:9 55:5 122:2 may [21] 7:18 14:2 28:4 59:6 74:12 99:2 100:16 104:25 130:7 149:15 150:7 155:11 172:24,25 175:4 189:5 207:22 219:13 228:1,8 229:2 MC [2] 113:2 116:18 McGovern [2] 109:8 111:6 McGuire [2] 38:8,12 McMillan [1] 220:21 McNally [2] 110:1 112:23 mean [4] 77:25 124:25 126:5 187:1 meaner [1] 223:24 meaning [1] 101:7 means [8] 23:10 64:8 74:24 104:9 192:16 193:3 193:7 224:2 measured [1] 18:9 measures [2] 116:11 120:13 median [20] 15:13 33:2 106:4,16,21 107:2 118:15 118:17 152:14,16,18,25 153:3,7 154:3,12,25 155:16 156:7 175:19 medical [1] 135:2 Medicare [1] 198:17 meet [18] 34:24 70:4 87:20 93:18 94:25 112:3 112:21 115:21 126:2</p>	<p>134:5 159:11 169:20 170:7 175:17 203:20 218:17,20 219:15 meeting [18] 1:6 2:7 42:6 50:22 67:6 81:2 121:4 124:24 125:2 133:25 157:21 210:12 211:11,13 211:15,20 263:2,12 meetings [8] 36:9 40:18 65:17 66:7 90:2 121:5 124:17 200:16 mcets [3] 130:2,12 210:25 Meligolf [1] 256:4 Melville [42] 18:15 55:2 59:3,18 76:9 77:10,12 84:17 85:14,20,22,25 86:5 86:11 87:1,9 88:1 89:6 107:18 108:12 110:12,17 111:1 112:8 113:12 115:11,13,19 116:12,24 117:6 119:23 124:14 134:23 135:16 139:10 147:21 151:15 185:25 199:4 219:24 226:1 Melville-Half [1] 199:22 member [16] 42:8 100:14 105:9 123:9 131:7 137:9 147:12 151:13 163:4 168:12 174:23 183:15 194:5,25 195:11 221:2 members [53] 8:3 9:16 20:19 22:5 26:22,23 37:24 38:10 46:12 53:5 62:17 68:24,25 69:2,18 70:23 72:20 76:2,15 83:1 89:21 90:20 92:3 95:19 109:17 117:18 123:6 131:2 140:17 143:1 150:25 156:10 160:8,21 161:13 162:21 167:18 168:22 174:20,21 179:5 183:1,22 185:24 213:10,24 214:22 219:22 220:3 222:4 223:6 225:5 234:6 membership [1] 82:1 memories [1] 78:19 men [1] 97:11 mention [2] 177:19 178:5 mentioned [9] 25:2 28:5 33:17 35:1 51:15 98:23 197:5 199:25 239:7 merely [2] 7:19 214:1 message [1] 204:19 met [3] 70:17 103:4 221:10 methodology [1] 244:7 Michael [2] 36:20 214:20 Michele [4] 80:1 81:17 107:15,17 Michelle [4] 100:8,10 100:11 104:5 mid [1] 231:14 middle [5] 4:21 75:7 199:15,18 219:1 MIDNIGHT.] [1] 202:2</p>	<p>midst [1] 206:15 midstream [1] 94:9 might [7] 46:22 77:3 80:19 114:16 143:24 178:10 213:7 mike [2] 76:20 233:6 mile [1] 158:23 miles [3] 86:16,22 145:18 Millennium [1] 57:1 million [23] 16:11,16,22 17:8 19:14 52:2 54:8,9 56:12 73:10 91:10 149:3 149:23,23 150:1,14,18 155:3 159:23 199:20,20 199:23 226:4 millions [2] 56:17 108:8 mind [1] 59:20 mine [1] 230:10 mingling [1] 14:15 minimal [4] 39:14 45:20 53:19 91:22 minimize [3] 54:2 61:8 90:18 minimizes [1] 157:13 minimizing [2] 142:23 159:4 minimum [1] 13:12 minorities [2] 173:18 173:22 minority [3] 173:21 217:18 218:1 minute [2] 46:6 100:5 minutes [10] 3:16,18 36:17 46:7,13 62:3 71:10 99:13 107:11 234:3 mischief [1] 52:24 mismanagement [1] 135:11 misrepresentation [1] 63:9 miss [2] 157:7,8 missed [1] 224:1 missing [2] 83:16 194:2 mission [3] 100:20 101:20 181:24 misstatements [1] 168:20 mistake [1] 105:4 mistakenly [1] 152:13 misunderstand [1] 77:24 mitigate [4] 109:18 114:2 114:16 118:6 mitigating [1] 116:11 mitigation [2] 45:6 120:13 mix [7] 13:13 14:11 16:3 109:4 166:11 196:13 217:25 mixed [1] 196:18 model [1] 158:8 moderate [5] 110:19</p>
--	---	--	--	---

<p>168:15 177:9,11 190:24  <b>modify</b> [2] 39:6 54:6  <b>modular</b> [1] 56:3  <b>mom</b> [4] 186:4 224:5,12 224:18  <b>moment</b> [2] 42:18,19  <b>money</b> [8] 52:1,3,13,15 52:16 89:3 172:19 199:16  <b>Monsignor</b> [2] 183:1,2  <b>Montgomery</b> [1] 133:23  <b>month</b> [9] 68:25 103:16 150:20,23 153:12,14 160:24,24 230:22  <b>monthly</b> [2] 153:23 205:17  <b>months</b> [3] 41:25 97:14 103:12  <b>moral</b> [2] 80:25 185:4  <b>moratorium</b> [3] 61:11 76:7 109:22  <b>Moreover</b> [1] 142:1  <b>morning</b> [8] 5:12,12 206:7 214:21 219:21 223:20 236:18 263:11  <b>mortgage</b> [5] 102:3,8 106:8 153:9,25  <b>mortgages</b> [2] 132:19 193:6  <b>Morton</b> [1] 8:4  <b>Moses</b> [6] 85:12 89:9,10 199:2,3 201:23  <b>most</b> [33] 5:2 6:3,3,11 35:23 36:3 48:6 49:24 54:13 68:2 73:7 74:16 89:17 91:20,24 95:13 109:6 134:16 148:13 149:10 158:18 160:19 179:15 185:14 193:25 198:5 203:8 204:23 207:8 207:15 210:21 216:13 229:2  <b>mostly</b> [3] 200:7 210:23 238:4  <b>mother</b> [3] 68:8 145:21 197:25  <b>motion</b> [11] 252:12 259:3 259:15,21 261:2,7,12 263:3,4,6,9  <b>motives</b> [2] 81:2,8  <b>move</b> [30] 2:24 4:4,10 37:12 45:3 56:2 61:18 62:11 71:6,15 72:4,9 93:11 103:20 107:3 120:2 126:11,14 127:5,9,22 130:6,8 139:6 143:5 173:11,13 180:6 222:25 225:21  <b>moved</b> [14] 59:20 71:3 86:12,25 93:6,7 109:2 121:10 132:11,12 156:22 157:1 187:6 222:12  <b>movement</b> [2] 158:10 215:5  <b>movie</b> [1] 31:1  <b>moving</b> [6] 5:1 74:20</p>	<p>120:20 128:6,16 207:14  <b>Mrs</b> [79] 4:6 6:5,13 7:6 53:4 57:11 58:7 61:14,21 62:15 63:1 66:17 68:13 70:22 72:14,24 80:3 81:20 84:16 85:13 89:5 92:17 100:6 107:16 117:17 119:22 120:22 124:9 125:14,18 129:23 131:2 134:22 136:11,16,19 137:2 181:9 185:23 187:21 194:20,23,25 195:7 199:2 201:23 202:14 204:16 206:7 212:25 223:18,21 225:5 241:6,10 243:7,12 244:10 244:14 246:8 247:9,13 249:11 250:10,17 252:16 252:18,21 254:12 255:8 256:7,11 258:11 259:21 260:1 261:7,12,20 262:1  <b>Ms</b> [5] 100:11 104:7 105:7 176:3 194:17  <b>MTA</b> [4] 234:8 235:19 236:6 255:5  <b>multimillionaire</b> [1] 173:12  <b>multiple</b> [1] 186:6  <b>multipurpose</b> [1] 31:3  <b>municipal</b> [3] 142:12,23 189:14  <b>Murphy</b> [1] 66:19  <b>Murray</b> [1] 82:22  <b>music</b> [2] 55:24 75:4  <b>must</b> [18] 41:8 54:25 70:17 74:16 75:1,2 91:13 128:4 143:8 152:22 153:20 187:25 188:14 203:17 221:8 228:2,6 235:20  <b>myth</b> [1] 53:1</p> <hr/> <p style="text-align: center;">-N-</p> <hr/> <p><b>N</b> [2] 1:2,2  <b>Nagler</b> [3] 185:21,23,24  <b>NALLY</b> [2] 113:2 116:18  <b>name</b> [40] 8:3 21:11 26:12 26:23 31:9 37:24 53:5 58:8 62:18 64:4 70:23 80:3 81:21 84:16 85:13 92:17 100:11 105:7 107:17 110:2 119:22 140:17 144:7,13,14,20 147:10 156:11 160:10 174:21 178:4 183:2 185:24 202:14 204:17 208:25 212:25 219:23 224:24 225:6  <b>names</b> [3] 3:24 4:18,22  <b>Nantucket</b> [1] 97:1  <b>Nassau</b> [5] 84:23 100:19 186:12 230:12,13  <b>Nassau-Suffolk</b> [1] 185:17  <b>Nathaniel</b> [1] 226:14</p>	<p><b>nation</b> [1] 88:21  <b>national</b> [2] 101:6 215:9  <b>natural</b> [1] 169:22  <b>near</b> [11] 72:7 73:8 83:11 83:24 90:22 95:12,21 110:14 177:5 187:15 222:19  <b>ncarby</b> [1] 141:14  <b>nearest</b> [1] 2:25  <b>ncaring</b> [1] 93:21  <b>nearly</b> [3] 72:6 160:23 217:9  <b>necessary</b> [2] 74:9 155:13  <b>necessitate</b> [1] 108:7  <b>Neck</b> [2] 18:17 252:14  <b>need</b> [62] 4:24 5:7 11:21 20:23 21:19 47:9,10 48:12 50:25 54:12 56:17 61:23 79:8 91:20 95:3 98:2 99:24 103:24 108:1,20 110:19 111:8,10,21 112:3 117:5 121:3 122:8 123:16 123:17 125:18 126:7 144:2,3 150:13,22 151:20 156:14,17 157:10,12 160:20 161:7,8,10,23 175:7 180:11 184:20,25 185:12,20 188:3 189:9,22 193:4 197:13 198:13 216:14 222:24 230:8 238:4  <b>needed</b> [13] 11:2 18:11 57:18 90:19 102:23 121:23 126:9 141:17 156:21 162:8 175:25 198:3 221:5  <b>needing</b> [2] 102:17 138:4  <b>needs</b> [28] 35:11,12 70:4 72:1 77:25 78:24 82:11 93:18 94:25 104:15 111:25 112:2 119:13,16 126:2 130:2,12 134:5 137:15 153:1 159:17 169:20 189:16 197:21 203:13,21 218:20 232:11  <b>needy</b> [1] 203:4  <b>negative</b> [2] 110:22 227:11  <b>negatively</b> [1] 40:23  <b>neglected</b> [2] 68:2 189:24  <b>neglecting</b> [1] 50:14  <b>neighbor</b> [3] 3:19 173:4 173:6  <b>neighbor-to-neighbor</b> [1] 157:19  <b>neighborhood</b> [16] 36:9 63:7 89:14 95:12 113:7 116:7 133:19,19 141:8,17 169:4,10 170:1 179:17 187:7 234:13  <b>neighborhoods</b> [9] 93:24 96:18 101:18 124:2 127:15 129:7 130:23 141:5 195:15</p>	<p><b>neighboring</b> [1] 196:5  <b>neighbors</b> [9] 59:19 123:7 157:7 159:21 180:19 197:16 198:9 213:12 235:1  <b>NEIRA</b> [1] 1:21  <b>nemesis</b> [1] 129:1  <b>nestor</b> [2] 83:8 178:25  <b>nestors</b> [4] 10:23 120:18 126:11 167:13  <b>nct</b> [1] 23:1  <b>network</b> [3] 157:20 169:4 169:10  <b>never</b> [16] 46:13 47:4 137:18 143:9 144:10 145:25 167:11 172:1,8 180:4 190:22 207:12,16 212:8 218:21 228:1  <b>new</b> [58] 1:8 9:8 18:15 19:7 20:3 23:16,19 24:4 24:15,20 26:14 32:12 44:19,22 54:12 55:9,16 58:2 72:10 73:2 74:2,9,10 74:11,21,24 75:10 86:13 86:17 89:1 91:18 94:15 101:10 108:7 128:24 129:12 139:17 149:22 150:5,21 162:8 168:1 193:22,23 207:10,11,14 207:21 208:12 219:24 221:10,20 222:5 229:7,13 236:17 249:8,8  <b>newest</b> [1] 73:14  <b>newly</b> [2] 106:12 128:7  <b>News</b> [2] 47:25 161:20  <b>Newsday</b> [12] 47:25 48:16,18 65:2,6,23 98:10 121:2 146:12,14 174:15 184:22  <b>newspapers</b> [1] 47:25  <b>next</b> [17] 3:19 4:5,6,8 30:16 56:25 62:8,10 71:7 128:14 130:6 173:4,11,13 208:5 210:4 222:18  <b>nicc</b> [2] 145:15 165:4  <b>night</b> [3] 4:21 5:7 239:1  <b>nights</b> [2] 144:9 145:12  <b>NIMBY</b> [2] 180:17 181:5  <b>NIMBY-ism</b> [2] 142:14 174:1  <b>nine</b> [5] 28:17 206:20,21 215:15 226:4  <b>ninety</b> [9] 28:19 87:19 135:23 148:13 166:11 175:12 186:23 218:2 230:21  <b>ninety-five</b> [4] 139:2 150:17 164:1 217:14  <b>ninety-one</b> [1] 105:17  <b>ninety-six</b> [1] 154:4  <b>ninety-two</b> [2] 177:24 179:18  <b>no-win</b> [1] 155:6  <b>noise</b> [2] 234:14 238:5</p>	<p><b>nonage</b> [11] 17:11 94:1 94:17 99:6,7 143:20 179:18 180:12 182:10,15 190:24  <b>nonbiodegradable</b> [1] 70:7  <b>none</b> [3] 50:12 126:24 146:11  <b>nonmortgage</b> [1] 153:23  <b>nonprofit</b> [1] 101:25  <b>nor</b> [5] 59:19 60:13 74:9 87:3 191:18  <b>north</b> [8] 109:20 174:17 174:19,22 207:25 234:9 249:8 252:13  <b>Northand</b> [1] 191:23  <b>northeast</b> [2] 13:7 31:7  <b>Northport</b> [3] 52:18 160:25 167:19  <b>northwest</b> [2] 12:8 18:17  <b>northwestern</b> [1] 33:25  <b>not-for-profit</b> [1] 100:18  <b>nothing</b> [5] 83:6 84:22 151:8 197:18 206:17  <b>notice</b> [2] 6:14 7:3  <b>noticed</b> [1] 5:24  <b>notified</b> [2] 2:22,24  <b>now</b> [43] 24:2,16 26:8 33:9 46:5 54:15 65:24 66:16 69:14 70:13 74:22 78:7 79:12,16 88:9 94:22 97:20,22 98:3 103:8 122:6 126:24 128:5 130:3 135:7 139:25 148:22 160:1 166:17 172:4,9 177:21 182:24 199:11 209:15 224:13 225:15,21,23 229:11,16 237:3,8  <b>nowhere</b> [3] 113:23 173:9 205:20  <b>number</b> [32] 4:25 6:15 7:4 11:2 23:15,20 28:1 35:22 44:3 46:25 48:17 52:17 62:22 94:17 96:2 100:7,7,8 103:21 117:19 122:20 158:4 166:7 168:7 168:19 219:18 226:14,17 226:25 227:17 252:7 259:5  <b>numbered</b> [1] 68:23  <b>numbers</b> [7] 121:21 122:23 150:21 153:20 172:10 203:18 213:4  <b>numerous</b> [3] 87:8  <b>nurse</b> [1] 186:23  <b>nurse's</b> [1] 79:9  <b>nursing</b> [3] 11:7 13:23 79:13  <b>nurtured</b> [1] 208:6</p> <hr/> <p style="text-align: center;">-O-</p> <hr/> <p><b>O</b> [3] 1:2,2,2  <b>o'clock</b> [6] 146:18 237:1</p>
--	---	--	--	--

<p>237:2,6,16,16  <b>object</b> [1] 196:22  <b>objecting</b> [1] 237:11  <b>objection</b> [1] 55:8  <b>objective</b> [3] 112:14,22          163:7  <b>objectives</b> [6] 10:17          34:23 53:18 112:13          115:21 133:5  <b>obligation</b> [1] 194:4  <b>obligations</b> [2] 101:14          101:22  <b>Observer</b> [1] 7:9  <b>obstructionism</b> [1]          98:12  <b>obtain</b> [1] 87:6  <b>obtainable</b> [1] 87:4  <b>obviously</b> [8] 16:24 24:8          46:17 51:11 52:7 167:24          230:1 236:2  <b>occasion</b> [1] 119:18  <b>occupations</b> [1] 110:18  <b>occupied</b> [2] 128:12          165:24  <b>occupy</b> [1] 80:22  <b>occupying</b> [1] 128:7  <b>occurred</b> [2] 209:18          235:7  <b>occurs</b> [3] 142:3 158:18          198:5  <b>Oceanside</b> [1] 70:24  <b>off</b> [4] 133:15 136:19          231:19 235:8  <b>off-site</b> [2] 35:12 191:20  <b>offenses</b> [1] 121:13  <b>offense</b> [1] 63:12  <b>offer</b> [13] 55:20 71:5          229:1 241:2 243:2 247:2          252:2 254:2,7 256:2 258:2          258:6 261:15  <b>offered</b> [6] 8:23 15:17          15:21 33:21 118:5 239:21  <b>offering</b> [1] 14:22  <b>offers</b> [1] 118:10  <b>office</b> [9] 49:2,3 55:23          61:19 73:22 93:2 111:2          111:16 235:18  <b>officer</b> [1] 150:11  <b>official</b> [3] 37:15 77:2          155:23  <b>officials</b> [5] 3:22,22 10:3          46:3 156:1  <b>often</b> [1] 84:7  <b>old</b> [15] 18:16 69:13 77:6          146:19,23 179:25 192:18          192:21 193:14 212:13,14          212:15,15 224:20 230:11  <b>older</b> [4] 8:21 12:1 55:17          77:5  <b>oldest</b> [1] 122:4  <b>Olympus</b> [3] 49:4 64:20          64:24</p>	<p><b>OMRDD</b> [1] 63:20  <b>on-site</b> [1] 221:20  <b>once</b> [10] 38:17 41:19          51:20 84:6 86:7 92:21          94:3 99:19 144:10 205:17  <b>one</b> [163] 6:15 7:4 9:16          10:10,18 12:10,10 13:6          13:14,19 14:6 15:6,11,16          15:18,22 16:1,3 17:4,15          17:15,15 19:12,21 20:11          24:22 25:2,19 28:6,7,9          31:19 33:19 39:16 41:18          46:20 48:5,20 49:11 50:7          54:16 56:11 73:10,13          74:25 77:18,22 86:2,16          86:21 87:22 89:5 91:10          98:21,25 99:18 104:1,14          104:18,20 105:12,17,19          105:19,23,24,25 106:1          109:9 112:14 113:2          117:20 118:12 123:25          126:10 127:2 128:11          135:23 136:12,13,13          138:22 143:9,15 144:22          145:19 146:9,19 147:20          148:4,5,6,12,18 150:22          152:9,16,17 158:8 160:19          161:11,25 162:3,4 163:13          165:23 166:2,10,12,22          167:5 171:11 172:1,5          173:1,14 175:13 176:11          178:24,24 179:10 184:6          190:12,17 191:3 192:8,24          198:3 200:5,6,7 201:11          201:17 202:4 206:9,10,10          206:19 207:4,5,7,7 209:11          209:13 220:3 227:17          228:15,17 230:19 231:7,7          232:15 235:6,9 236:23          238:10 241:11 244:15          247:14 249:7 256:12          259:5 261:12  <b>one-and-a-half</b> [1]          12:14  <b>one-half</b> [1] 13:7  <b>one-person</b> [1] 154:11  <b>one-shot</b> [1] 127:1  <b>ones</b> [4] 78:22 87:25          143:24 174:4  <b>onto</b> [1] 136:1  <b>open</b> [39] 7:17 9:3 27:14          28:13,20,21 29:7 31:14          31:19,25 32:9,17 33:4,7,9          33:15,17 34:6,9,10 35:1          35:15,16,17 52:13,15,16          88:2 94:4,24 95:4 109:5          129:2 157:17 186:20          192:8 201:6 202:8 234:2  <b>opening</b> [1] 42:16  <b>opens</b> [1] 127:8  <b>operating</b> [2] 108:4,25  <b>operation</b> [1] 236:25  <b>opinion</b> [3] 128:21 195:3          195:5  <b>opinions</b> [1] 51:13  <b>opponents</b> [1] 63:19  <b>opportunities</b> [5] 71:5</p>	<p>128:25 133:1 195:24          224:2  <b>opportunity</b> [25] 43:7          61:21 62:18 72:20 83:2          101:3 119:15 129:21          132:15,16 138:8 139:14          139:18,23 140:4 182:22          183:9 185:1 194:2 207:10          208:2 218:24 219:3,5,14  <b>oppose</b> [2] 40:21 52:8  <b>opposed</b> [17] 118:1          239:14 241:8 243:9          244:12 246:11 247:11          249:13 252:23 254:16          255:11 256:9 258:13          259:14 260:2 261:10,23  <b>opposing</b> [3] 42:9 211:7          236:8  <b>opposite</b> [2] 18:17          157:14  <b>opposition</b> [2] 119:7          255:3  <b>option</b> [1] 82:12  <b>optional</b> [1] 197:8  <b>options</b> [3] 102:4 219:7          254:4  <b>orchestra</b> [1] 93:5  <b>order</b> [18] 2:9 4:3,24 7:6          7:16,17 11:20 17:21 25:11          62:5 93:18 102:21 114:14          140:21 159:2 193:5,8          197:6  <b>ordered</b> [1] 80:18  <b>orderly</b> [2] 2:24 5:3  <b>ordinance</b> [2] 119:1          232:8  <b>organic</b> [5] 12:23 20:12          20:16 37:4 169:6  <b>organically</b> [1] 9:1  <b>organization</b> [3] 90:21          167:22 169:11  <b>organizations</b> [12] 92:5          96:7 124:18 139:9 141:12          170:12 200:2 211:2,2,6          212:8 220:5  <b>organize</b> [1] 125:7  <b>organized</b> [1] 235:1  <b>orientation</b> [1] 33:4  <b>oriented</b> [2] 163:25 164:2  <b>origin</b> [2] 101:6 215:9  <b>original</b> [10] 22:7 41:4          82:5,20 105:15 225:9,22          227:10 231:10 238:21  <b>originally</b> [1] 92:24  <b>ostoporosis</b> [1] 78:18  <b>otherwise</b> [5] 15:2 39:6          45:22 132:16 209:2  <b>ought</b> [1] 143:18  <b>ours</b> [2] 169:11 170:12  <b>ourselves</b> [1] 132:14  <b>outcome</b> [1] 239:8  <b>outdoor</b> [1] 30:25  <b>outgrown</b> [1] 205:8</p>	<p><b>outline</b> [1] 27:11  <b>outlines</b> [1] 43:2  <b>outrageous</b> [1] 103:13  <b>outside</b> [6] 49:16 72:22          75:25 82:3 84:11 243:3  <b>OVATION</b> [1] 68:9  <b>OVATION.]</b> [1] 140:13  <b>OVATION]</b> [2] 9:10          58:4  <b>over-trafficked</b> [1]          82:17  <b>overall</b> [1] 11:4  <b>overburdened</b> [2] 82:17          206:13  <b>overburdening</b> [1] 20:1  <b>overcrowd</b> [3] 75:16          108:22 227:2  <b>overcrowded</b> [4] 19:19          93:1 201:6 203:6  <b>overcrowding</b> [7] 73:23          90:8 93:20 103:19 108:3          121:24 128:16  <b>overdeveloped</b> [1] 55:3  <b>overdue</b> [1] 232:13  <b>overhead</b> [1] 88:13  <b>overnight</b> [1] 173:8  <b>overpopulated</b> [1]          192:16  <b>overriding</b> [1] 185:3  <b>overseen</b> [1] 135:11  <b>overstated</b> [1] 23:21  <b>overtime</b> [1] 211:24  <b>overview</b> [1] 89:12  <b>overwhelming</b> [1]          55:15  <b>overwhelmingly</b> [1]          215:20  <b>owe</b> [1] 130:11  <b>own</b> [17] 10:24 69:12          96:23 132:5 133:15          147:16 151:8,8 187:4          196:17 197:25 198:7          207:10,11 221:2 224:7          252:12  <b>owned</b> [2] 148:15 209:25  <b>owner</b> [2] 7:11 18:6  <b>owners</b> [3] 14:14,17          221:11  <b>ownership</b> [6] 85:20          129:21 166:7 175:21          208:9 216:12  <b>owns</b> [1] 8:6  <b>Oyster</b> [1] 23:9</p>	<p><b>P.M.]</b> [2] 2:10 107:13  <b>package</b> [3] 18:5,11 21:2  <b>page</b> [3] 58:16,18 60:25  <b>Pages</b> [1] 159:6  <b>paid</b> [1] 203:25  <b>pain</b> [1] 212:8  <b>painful</b> [1] 78:8  <b>pains</b> [1] 79:6  <b>paint</b> [1] 219:8  <b>Palacio</b> [1] 81:18  <b>Pam</b> [1] 225:6  <b>Pamela</b> [1] 225:3  <b>panacea</b> [1] 114:20  <b>paper</b> [1] 188:22  <b>papers</b> [3] 63:2 67:18          145:5  <b>paradigm</b> [1] 139:14  <b>paragraphs</b> [1] 129:24  <b>parcel</b> [4] 10:13 17:12          59:15 127:2  <b>parcels</b> [4] 39:3,7 40:13          111:1  <b>parched</b> [1] 137:15  <b>parent</b> [5] 74:6,19 123:8          147:16 209:8  <b>parents</b> [15] 40:15 63:23          72:14,21 73:16 95:12          132:8 138:17,19 156:22          160:3 186:3 187:13          222:10 225:17  <b>parishioners</b> [1] 183:10  <b>park</b> [13] 29:2 31:24 32:4          32:5 33:10,20,24 34:12          160:12 190:13 191:7          207:23 250:6  <b>parking</b> [5] 12:15 19:2          136:12,13 221:22  <b>parkland</b> [1] 43:23  <b>parks</b> [2] 33:12 171:16  <b>parlor</b> [1] 31:3  <b>parochial</b> [1] 139:20  <b>part</b> [14] 9:19 22:6 29:16          30:17 33:3 34:17,23 36:6          40:1 80:16 96:3 114:25          196:18 232:7  <b>participate</b> [2] 65:16          66:22  <b>participating</b> [1] 218:5  <b>participation</b> [2] 96:23          142:14  <b>particular</b> [7] 21:3 27:22          48:17,20 146:12 165:25          202:8  <b>particularly</b> [10] 23:5          27:14 30:8,20 32:14 33:18          83:4 143:7 158:5 237:11  <b>particulars</b> [1] 20:23  <b>partner</b> [1] 169:11  <b>Partnership</b> [3] 96:19          134:14 155:25  <b>parts</b> [1] 133:22  <b>pass</b> [4] 22:13 50:5 73:10</p>
--	---	---	---	--

-P-

<p>118:20 passed [5] 52:11 118:8 141:23 200:11 215:7 passing [1] 179:3 passion [1] 78:13 passionate [2] 51:12,18 past [2] 24:13 41:13,25 43:21 55:6 66:9 68:19 70:25 71:2 73:21 103:12 109:6 120:23 160:17,24 161:3 180:13 184:21 195:9 213:20 220:10 Pastor [2] 137:7 183:3 Pasture [1] 209:3 path [1] 35:2 paths [2] 32:21 157:18 pathways [1] 157:20 patient [1] 6:2 patients [1] 186:24 Patricia [3] 76:12 80:1,3 patterns [1] 158:16 Paulette [2] 123:4 125:12 Paulette's [1] 129:23 Pauanack [4] 217:13 217:15 231:12,16 Paumanok [1] 52:12 pausing [1] 224:1 pavcd [1] 33:1 pay [1] 57:8 91:11 92:6 93:13 110:18 131:21 136:8 149:25 210:2 212:2 216:18 paying [1] 212:9 payment [2] 129:5,16 payments [1] 153:24 peak [3] 75:7 108:4 227:16 Peddy [3] 243:4 261:5,18 pedestrian [2] 35:2,3 pedestrians [1] 32:25 Pedowitz [1] 241:3 Pennysaver [1] 201:15 people [90] 3:15 4:18,19 4:25 5:1 6:7 31:13 37:9 43:13 47:13 49:11 51:11 59:15 62:5 64:7 72:23 75:24 76:24 77:5,20,23 78:9,10 81:1 83:6,18 97:25 98:19 99:21,23 101:21 102:3,16 103:9,20 103:21 123:13,14,19 124:4,25 125:5 132:3,3 132:11 133:2,11 134:1,2 134:20 135:14 141:13 142:9 143:11 145:1,24,24 146:10 151:2 166:17 169:1 170:15 171:11 172:11 173:15 174:3,11 185:20 190:25 193:4 195:15,19 196:21 197:22 199:14 202:9,18 203:24 204:23 205:1 213:13,17 213:22 217:20 219:4 226:15 231:10 232:4</p>	<p>237:5 239:11 people's [2] 52:2 104:16 per [5] 3:16 105:16 106:6 217:20 227:1 percent [63] 9:4 17:1 39:25 87:12,14 99:12,14 106:15,24 110:16 118:23 139:2,3,4,5 143:20 148:8 150:15 152:25 153:2,5,7 154:3,8,12,17,24 155:14 155:15 156:6,6 162:22 163:25 164:1 165:24 166:11 168:14,16,18 175:14,18,19 177:8,10,13 179:23 182:10 186:24 192:17 193:12,16,17 197:4 209:6 216:1,23,25 217:1,3,5,14,18 218:2 percentage [2] 180:14 197:10 perch [1] 224:12 perfect [2] 71:19 165:20 perform [1] 102:12 performance [1] 80:20 perhaps [9] 5:7 16:1 21:10 80:23 87:5 89:5 190:23 193:7 236:5 period [4] 171:2 190:8 202:7,10 permanent [1] 180:11 permission [1] 21:2 permit [2] 109:15 116:25 permits [1] 182:14 permitted [1] 17:13 person [8] 4:8 5:10 152:8 152:10,17 162:1 176:11 218:16 personal [7] 63:11 168:21 197:23 198:3 204:19 212:19 232:10 Persons [1] 8:21 perspective [3] 98:20 202:22 203:7 pertain [1] 51:16 Peter [3] 92:16 95:16 183:2 Peter's [1] 137:7 Peterson [3] 243:4 261:5 261:17 petition [5] 82:2 147:22 180:19 183:10 214:2 petitioned [1] 64:12 petitions [7] 75:24 82:4 139:8 147:23,25 151:4 213:15 Petronc [144] 1:17 2:1,9 2:11 6:11 7:16 21:6 36:1 36:16 37:20 38:13 42:12 42:17,20 43:16 46:3,16 49:10,13 50:21 53:2 57:10 58:5,8 61:14 62:1,16 66:16 68:11 70:19,22 72:11,19 76:2,11,19 78:20 79:18 80:1 81:17 82:21 84:14 85:11,16 89:4,9,20</p>	<p>89:22 92:15 95:16,18 99:15 100:3,10 103:4 104:5 105:6 107:8,14 109:25 113:1 116:17 117:15,18 119:20 123:3,6 125:12,17 129:22 130:25 131:2 133:24 136:9,14,18 136:24 137:4 140:14,16 142:25 144:6 147:6 150:8 156:9,10 160:7 163:2 167:2,5,18 174:17,19 180:2 185:21 187:20 201:20,24 202:3 204:13 206:3 208:22 212:23 213:9 214:17,21 218:13 219:16,21 223:11 225:3,5 227:14 229:5 231:18,20 232:13,16 233:3,7 234:1 234:16 236:13 239:2,16 243:2 244:4 246:6,8 247:2 249:9 250:16 252:2 254:10,13 258:7 259:9,12 259:22 261:6,8 263:1,6 263:11 Petrovic [1] 37:5 Petit [1] 202:15 Peyton [3] 147:9 151:13 151:13 phase [2] 56:25 186:10 Phyllis [3] 68:11 70:20 70:24 physical [2] 27:13 56:5 physically [1] 186:21 physician [2] 123:10 124:14 pick [1] 88:16 picked [1] 86:24 picture [1] 214:13 pie [1] 146:15 piece [3] 48:13 51:24 65:3 piled [1] 146:6 Pilgrim [2] 140:23,25 Pinter [1] 219:16 pipes [1] 219:9 pittance [1] 191:6 pitted [1] 223:22 pitting [2] 138:25 192:18 place [26] 16:25 50:25 82:11 98:6 123:20 131:13 131:19 132:1,9 139:22 166:1 176:17,23 181:9 182:17 186:13 187:3 190:4,4 195:10 198:2 199:2 205:2,23 212:5 222:24 placed [1] 25:4 places [3] 95:24 137:15 196:5 placing [2] 57:21 75:10 Plains [1] 27:1 Plainview [2] 150:11 230:16 plan [17] 10:19,23 11:4 11:7 13:10,22 14:21 20:13 26:11 27:5,11,16,16,17</p>	<p>28:2,3,8 29:5,6,6 33:17 34:13 36:10,13 37:15 39:1 39:6 41:21 42:5,14 44:17 44:20 53:12,22,24 54:2 54:15 57:16 60:22 61:9 64:14 65:24 66:2,22 67:5 67:20 71:23 72:23 76:5 82:6 85:18 86:1 90:13,17 91:17 92:10,23 93:17 94:16 95:8 97:19 99:19 106:13 108:14,16 110:16 110:22 112:5 113:9,15 117:20 125:23 126:9,18 129:10 130:2,18 133:3 134:3,18 141:15,20 142:18 143:4,5 152:1 160:6 163:14,23,23,25 167:14 170:22 182:23 193:13 194:7,8,10,13,16 194:18 196:23 204:10 212:21 214:6,11 224:1 225:1,22 226:11 227:5,10 227:20 228:24 232:23 236:9 244:5 planned [10] 8:13,16 9:7 9:11 24:15 61:15,17 110:9 111:23 162:23 planners [1] 53:18 planning [32] 15:10 26:9 26:13,19,19,25 27:4,7 32:10,14 34:17 36:5,8 39:4 47:3 49:25 59:8 60:3 64:2 66:1 68:5 133:4 139:20 140:22 141:11 165:17 167:8 179:11 189:8 190:4 197:20 232:8 plans [15] 10:18 13:10 29:3 34:15 36:14 42:17 42:20 56:16 61:9 112:11 112:12 167:10 193:19,21 215:25 plates [1] 224:16 platter [1] 75:20 play [5] 19:5 138:21 221:15 222:14,23 played [2] 220:11,23 player [2] 220:21,25 players [1] 220:19 playground [1] 19:7 playing [1] 220:9 plead [1] 79:22 pleasant [2] 5:17 19:3 pleased [1] 76:22 pled [1] 138:2 Pledge [2] 2:4,6 plenty [1] 52:20 plight [1] 75:23 plows [1] 171:23 plus [6] 128:12 165:14 192:5 204:1 230:21 234:22 podium [1] 3:15 poem [1] 223:18 poems [1] 223:19 point [17] 4:13 7:24 20:18</p>	<p>25:2 37:8,19 45:11 46:5 73:1 87:17 98:1 120:25 137:1 172:22 207:18 232:15 238:19 pointed [7] 22:6 24:9,9 27:3,15 35:9 52:22 points [3] 43:2 165:19 175:4 policy [3] 139:21 182:6 199:1 polite [1] 77:4 political [3] 47:9 75:20 228:18 politically [1] 75:22 politician [1] 46:14 ponder [1] 224:1 pools [2] 207:22,24 poor [2] 212:14 219:6 pop [3] 224:6,12,18 populated [1] 154:22 population [34] 9:15 21:23 22:21 54:20 55:19 61:8 68:3 70:5 82:9,11 88:25 106:14,15 112:17 115:25 120:24 121:17 122:25 126:4 133:7 141:19 157:22 163:10 179:23 188:5 192:18 205:12 207:6,9 216:23 217:6,19 218:1 226:10 populations [1] 70:12 populous [1] 230:3 portables [1] 56:4 portion [12] 12:8 29:20 29:24 31:23 33:23,25 35:8 129:23 165:23 190:20 234:2 239:17 position [9] 38:19 41:24 42:9 57:11 65:9 151:21 181:16 194:6 196:13 positive [2] 143:18 182:3 possibilities [1] 90:12 possibility [2] 150:4 232:9 possible [8] 11:6 113:25 115:5 129:19 148:23 149:21 200:16 235:17 possibly [1] 74:20 postcards [4] 151:4 213:11,20,22 Posting [2] 7:8,13 postings [1] 7:17 potential [2] 22:8 229:23 poverty [2] 206:23 219:4 powers [1] 119:8 practice [1] 215:17 prayer [1] 146:20 precious [1] 208:4 predatory [1] 102:6 predominantly [3] 8:18 107:24 196:23 preface [1] 72:25 preference [1] 3:23</p>
--	--	---	--	---

<p>preferences [1] 196:15                  preferred [1] 196:18                  preliminary [3] 45:15                  53:24 133:3                  prenumbered [1] 4:1                  preparation [2] 189:3                  203:12                  prepare [1] 246:3                  prepared [3] 44:8 74:1                  83:5                  preparers [1] 27:9                  preparing [1] 209:16                  prescription [1] 198:18                  presence [2] 80:22 216:7                  present [9] 1:16 63:19                  66:6 72:20 73:17 122:24                  152:15 189:3 214:11                  presentation [14] 3:10                  3:13 8:1 36:16 37:9,18,20                  41:19 43:5 117:13 155:10                  183:8 185:8 210:7                  presentations [1] 90:3                  presented [3] 97:9,19                  183:19                  presenter [1] 21:10                  presenters [1] 20:20                  presently [6] 73:7,13                  75:14,19 76:3 152:23                  preserve [1] 109:23                  preserved [1] 9:3                  presided [1] 13:17                  President [9] 46:20 53:2                  53:6 68:20 81:23 92:13                  107:19 131:4 195:9                  press [1] 81:3                  pressed [1] 227:24                  pressure [1] 197:6                  pretend [1] 103:23                  pretty [1] 31:11                  prevent [2] 102:5,9                  prevented [1] 78:6                  previous [3] 121:5                  165:11 231:21                  previously [3] 15:9                  109:8 165:10                  prey [1] 102:6                  price [16] 15:18,22 17:4                  85:24 112:18 127:7 133:8                  138:5 153:25 154:1,5,9                  154:10,14,18 163:11                  priced [3] 14:17 15:6                  156:7                  prices [8] 8:24,24 105:23                  116:1 125:25 131:22                  164:9 198:21                  prides [1] 121:14                  primary [7] 23:6,13,18                  24:1 93:3 119:1 198:19                  principal [4] 17:9 21:14                  26:24 27:8                  Principal's [3] 55:23                  73:22 93:2</p>	<p>principle [10] 28:22                  35:10,14,20 36:4,13 98:22                  113:10 185:4,4                  principles [6] 113:2,16                  116:4 168:2 169:14                  170:16                  printing [2] 65:3,4                  priority [4] 87:4 124:21                  199:8 227:17                  privacy [1] 102:22                  private [5] 35:17 136:9                  200:4 221:7 235:21                  privilege [1] 208:9                  proactive [3] 140:22                  142:16 181:16                  problem [9] 48:25 59:3                  122:6 174:5 176:10                  181:22 188:13 197:17                  239:13                  problems [16] 46:8 48:6                  48:8,9 58:22 60:14,19                  69:9 70:11 78:16,24 79:7                  79:7 90:25 122:5 135:3                  procedure [2] 7:23 243:5                  procedures [1] 2:13                  proceed [2] 5:2 201:21                  PROCEEDINGS [1]                  1:5                  process [8] 3:23 36:6,8                  62:12 114:14 118:20                  121:25 236:12                  produce [4] 164:14 166:6                  209:12 228:20                  produced [2] 55:11                  165:2                  produces [3] 35:4 166:1                  166:9                  product [1] 228:11                  productive [1] 67:25                  professes [1] 160:2                  professional [2] 53:17                  66:1                  professionals [1] 180:6                  Professor [2] 21:13 37:5                  profit [1] 102:1                  profits [2] 155:2 156:3                  program [21] 14:23 16:8                  25:24 26:3 54:7 80:16                  97:1 143:17,18 160:22                  164:13 165:5 166:14                  168:5,8 177:23 181:7                  191:1 215:13 218:6 220:2                  programs [5] 26:6 33:13                  104:11 132:17 197:25                  prohibited [1] 101:5                  prohibiting [2] 70:8                  215:8                  project [49] 6:10 9:7,23                  9:24 12:3 15:8 20:23                  22:12,16,17 23:2,13 24:23                  29:16 32:18 34:7,7 44:5                  48:18,20 51:8 58:21                  114:13 118:7 120:15,19                  124:11 125:21 130:19</p>	<p>136:25 141:24 143:20                  148:11 157:9,11 165:21                  166:12 167:21 170:18                  178:6,13 221:12,25 222:6                  223:9 232:1 234:12 235:8                  239:3                  project's [2] 19:15                  114:21                  projected [5] 22:12                  23:16 24:15 39:17 56:14                  projecting [1] 149:19                  projection [1] 24:1                  projections [1] 227:22                  projects [6] 15:11 18:7                  39:20 50:3 60:20 118:9                  proliferation [1] 13:25                  promise [1] 136:6                  promised [1] 70:14                  promises [1] 238:16                  promote [1] 61:1                  proper [4] 61:3 80:25                  201:1 206:1                  properly [2] 69:15 156:7                  properties [5] 38:20,23                  226:8 244:7 252:13                  property [51] 6:23 7:11                  7:12,14 8:7,11 10:6 29:8                  31:15 35:7 41:7 53:13,22                  63:22 64:14 65:8,9 67:22                  71:12 85:8 90:5,23 93:13                  105:16 111:4,5 127:14,21                  128:9 130:20 131:11,11                  140:23,25 141:3,10                  159:14,24 175:10 183:25                  188:1,11 189:14,16                  190:21 210:18,21 221:23                  229:23 231:17 237:5                  Prophet [2] 137:13                  144:21                  proponents [1] 126:20                  proportion [1] 166:13                  proposal [24] 107:22                  138:13,15 139:1 148:18                  151:10 155:7,8 158:4,14                  168:11 170:3,6 182:18                  197:8 227:23 234:8                  236:20 237:3,10,15,16,25                  238:15                  proposals [3] 148:24                  172:9 237:22                  propose [3] 36:19 152:23                  177:7                  proposed [37] 8:14 12:2                  12:4,7 13:12 19:8 22:12                  25:5,6,19 28:12,16 41:5                  59:9,24 63:21 76:5 105:18                  114:25 118:4,7 125:22                  129:10 136:10,25 138:16                  154:5,14 184:2 202:19                  204:5,10 215:24 219:12                  223:25 254:4 255:4                  proposing [2] 14:6 153:4                  proposing [9] 20:17                  28:18 43:24 44:18 59:17                  99:1,4 130:1 148:10</p>	<p>prospect [1] 19:3                  prospective [1] 235:10                  prosperity [1] 131:18                  protect [1] 64:21                  protected [1] 67:23                  protection [2] 20:10,13                  proud [9] 30:20 31:20                  32:15 70:2 147:14 174:1                  187:23 224:23 226:20                  prove [2] 86:19 204:8                  provide [34] 10:11 13:19                  25:13 26:2 30:13 35:15                  56:13 57:13,18,24 82:12                  91:21 101:11,24 104:20                  105:2 107:5 110:10                  115:12 116:15 117:5                  119:2,11 129:5,11 134:5                  134:18 149:24 198:11                  219:5 221:13,20 225:1                  228:14                  provided [7] 11:3 12:15                  29:14 118:21 119:13                  162:15 189:13                  providers [2] 101:25                  134:16                  provides [12] 18:12                  20:25 34:2,9 35:17 105:11                  133:6 139:14 157:12,17                  157:21 163:8                  providing [15] 18:25                  35:16 36:5,13 70:15                  111:20 112:15 115:24                  127:10 129:4 141:17                  157:10 159:3 160:14                  217:25                  provision [6] 111:7                  118:2 128:20 151:24                  198:17 256:4                  provisions [2] 67:4                  111:20                  proximity [3] 34:4 90:21                  198:9                  prudent [1] 129:2                  Psalms [1] 146:25                  Psychiatric [1] 30:2                  PTA [3] 92:21 121:17                  123:10                  public [46] 3:2,7,23 4:23                  6:14,25 7:3,18,19 10:11                  18:13 19:10,13,25 20:4                  20:24 26:23 35:17 36:10                  38:2 40:18 41:15 47:8                  66:5,12 94:10 107:5,12                  114:11 155:4 200:3                  201:25 207:19 217:10,16                  217:23 233:7,8,9 234:1,2                  235:3 239:16 249:3 250:3                  252:5                  Publication [1] 7:8                  Pulaski [1] 234:10                  purchase [6] 101:4                  130:22 138:17 162:10                  198:20 235:13                  purchased [1] 230:14                  purpose [5] 16:19 80:21</p>	<p>81:2 111:23 114:11                  purposes [2] 23:2 39:4                  pursue [1] 132:19                  pursuing [1] 101:20                  push [1] 51:4                  put [15] 18:5 49:16 51:23                  61:1 105:5 173:4,6 174:10                  206:16 237:12,14 238:14                  259:22,23,24                  putting [1] 34:17</p> <hr/> <p style="text-align: center;">-Q-</p> <p>quadrant [1] 13:8                  qualified [1] 166:20                  qualifies [1] 15:12                  qualify [2] 193:5 207:1                  qualifying [2] 14:15                  15:19                  quality [7] 35:5 59:13                  109:23 162:25 196:2                  216:15 227:11                  quarter [2] 84:6 229:15                  Queen [2] 96:20 183:3                  Queens [1] 209:23                  quest [1] 186:8                  questioning [1] 168:24                  questions [6] 21:24                  37:11 43:19,20 169:5,8                  quick [7] 49:23 51:10                  126:21,21 127:16 128:18                  228:19                  quickly [4] 4:11 11:18                  49:22 73:24                  quietly [2] 4:13 234:18                  quite [2] 141:21 207:2                  quote [3] 60:8 149:2                  161:21                  quoted [4] 161:19 168:2                  169:14,17                  quoting [2] 211:9,20</p> <hr/> <p style="text-align: center;">-R-</p> <p>R [1] 1:2                  R-20 [1] 252:12                  R-80 [3] 8:11 14:25                  252:12                  R-RM [1] 231:13                  R3M [1] 17:13                  rabbits [1] 229:21                  race [2] 101:6 215:9                  races [1] 208:15                  racial [1] 100:21                  racially [1] 104:1                  Radburn [1] 32:12                  radical [1] 99:3                  Raia [33] 1:20 6:5,13 7:6                  7:7 43:12 241:6,10 243:7                  243:12 244:10,14 246:8                  247:9,13 249:11 250:10                  250:17 252:16,18,21                  254:12 255:8 256:7,11</p>
--	---	---	--	---

<p>258:11 259:21 260:1 261:7,12,20 262:1 263:22 <b>RAIA.]</b> [2] 7:5 21:9 <b>rail</b> [1] 234:8 <b>railways</b> [1] 91:2 <b>Raio</b> [7] 131:1 134:22,22 136:11,16,19 137:2 <b>raise</b> [9] 56:17 71:21 72:3 86:9 91:23 137:20 174:12 174:12 208:3 <b>raised</b> [6] 90:5 129:8 131:16 134:25 171:1 226:22 <b>raises</b> [2] 19:3 179:8 <b>raising</b> [1] 225:15 <b>ramifications</b> [1] 203:6 <b>Randolph</b> [1] 147:11 <b>range</b> [8] 8:23 87:20 113:5 116:6 138:5 148:13 169:24 195:19 <b>ranges</b> [1] 127:7 <b>ranging</b> [3] 13:6 220:8 231:6 <b>rapidly</b> [1] 227:20 <b>rarc</b> [1] 218:24 <b>rash</b> [1] 228:7 <b>rate</b> [2] 163:21 168:17 <b>rather</b> [5] 9:24 16:10 86:6 148:12 188:21 <b>Raymond</b> [2] 219:20,23 <b>re</b> [5] 241:4 243:4 244:6 247:6 258:4 <b>reach</b> [3] 39:21 93:24 235:18 <b>reached</b> [1] 107:5 <b>read</b> [18] 2:17 6:14 7:4 38:11 42:24 43:2 44:9,14 62:24 66:14 89:10 125:14 145:5,6 147:2 173:15 188:21 210:7 <b>reading</b> [1] 122:11 <b>ready</b> [5] 6:13 62:1,15 147:7 213:9 <b>real</b> [17] 19:15 21:15 48:24 83:3 102:2 104:8 144:13,14 153:9 167:23 170:14 181:22 184:4 212:9,11 216:7 235:10 <b>realize</b> [7] 56:23 155:2 155:10 185:14 203:5 207:16 229:10 <b>realized</b> [4] 43:7 104:15 124:21 155:4 <b>really</b> [25] 28:20 29:3 36:6 52:25 77:7 79:14 83:5 123:24 124:8 133:12 133:14 169:7,12 170:15 170:16 171:11,23 176:9 176:24 183:25 184:24 185:9 210:5 228:12 239:12 <b>reams</b> [1] 50:1 <b>reason</b> [10] 47:15 48:20 63:4 73:18 88:1 121:19</p>	<p>122:13 135:7,15 235:16 <b>reasonable</b> [2] 113:22 114:2 <b>reasons</b> [5] 5:25 91:13 161:11 163:16 171:13 <b>Reba</b> [3] 113:1 117:15,17 <b>rebuilt</b> [1] 137:20 <b>recalculating</b> [1] 153:21 <b>receiv</b> [5] 15:15 26:2 122:7,12 191:10 <b>received</b> [5] 4:2 44:13 122:5 186:16 228:15 <b>receiving</b> [2] 54:7 202:24 <b>recent</b> [4] 111:12 121:2 181:10,19 <b>recently</b> [9] 17:2,21 42:13 52:10 59:2 83:21 121:22 161:20 230:11 <b>recess</b> [2] 43:17 201:24 <b>recessed</b> [3] 107:10,12 201:25 <b>RECITATION</b> [1] 2:6 <b>recognition</b> [2] 33:24 74:3 <b>recognize</b> [7] 65:23 104:25 116:10 126:7 161:8 184:16 202:6 <b>recognized</b> [2] 110:22 216:11 <b>recognizes</b> [2] 142:6 184:24 <b>recommend</b> [2] 57:15 168:13 <b>recommendation</b> [2] 125:24 183:18 <b>recommendations</b> [8] 13:22 14:24 66:6 67:12 67:18 108:16 159:15,25 <b>recommended</b> [4] 10:18 13:9 64:2 190:15 <b>reconsider</b> [2] 153:20 225:1 <b>reconvene</b> [2] 107:14 202:3 <b>record</b> [9] 4:23 7:19 21:5 42:24 43:3,4 44:6 117:14 210:7 <b>recount</b> [1] 62:23 <b>recover</b> [2] 210:20 228:2 <b>recreation</b> [2] 23:4 111:25 <b>recreational</b> [2] 157:2 207:20 <b>recycle</b> [2] 129:3,17 <b>red</b> [1] 3:18 <b>redistrict</b> [2] 94:3,21 <b>redistricting</b> [4] 42:13 42:18 93:17 122:1 <b>redone</b> [1] 152:22 <b>reduce</b> [1] 100:21 <b>reduced</b> [2] 15:17 190:15 <b>reducing</b> [1] 11:4</p>	<p><b>reduction</b> [2] 17:4 54:9 <b>reelection</b> [1] 194:19 <b>reference</b> [2] 67:8,10 <b>referenced</b> [2] 96:6 98:9 <b>referred</b> [2] 61:18 177:18 <b>refine</b> [1] 10:24 <b>refinements</b> [1] 28:1 <b>reflected</b> [1] 23:6 <b>refrigeration</b> [1] 102:20 <b>refrigerators</b> [1] 158:25 <b>refuge</b> [1] 174:3 <b>Refuse</b> [1] 247:6 <b>refuses</b> [2] 65:23 157:15 <b>regard</b> [5] 60:18 147:19 162:18 183:23 193:21 <b>regarding</b> [4] 54:24 116:22 131:10 169:5 <b>region</b> [3] 22:19 26:14 44:22 <b>regional</b> [5] 34:16 59:8 64:2 167:22 182:2 <b>registrants</b> [1] 74:21 <b>registration</b> [1] 102:22 <b>regulations</b> [4] 2:17 113:19 114:23 116:25 <b>Rehab</b> [1] 171:8 <b>rehabilitate</b> [1] 216:17 <b>rehouse</b> [1] 162:16 <b>Reilly</b> [1] 247:15 <b>reimbursement</b> [1] 150:15 <b>reinforced</b> [2] 181:20 196:14 <b>Reinvestment</b> [1] 65:19 <b>reiterate</b> [1] 53:11 <b>rejected</b> [1] 159:16 <b>rejoining</b> [1] 132:4 <b>related</b> [3] 102:13 115:2 188:24 <b>relatedly</b> [1] 13:19 <b>relates</b> [1] 164:6 <b>relationship</b> [2] 162:14 231:23 <b>relative</b> [5] 175:8 193:2 193:20 230:10 231:9 <b>relax</b> [1] 5:16 <b>released</b> [1] 10:13 <b>relied</b> [1] 39:1 <b>religion</b> [1] 101:6 <b>religions</b> [2] 202:18 208:15 <b>religious</b> [3] 75:23 200:1 211:2 <b>relinquish</b> [1] 125:15 <b>relocating</b> [1] 69:20 <b>reluctance</b> [1] 69:19 <b>relying</b> [1] 189:5 <b>remain</b> [4] 17:23 72:7 196:18 202:8 <b>remarks</b> [2] 63:3 83:5</p>	<p><b>remember</b> [5] 62:2 70:5 78:25 92:3 153:22 <b>remind</b> [2] 208:7 213:18 <b>reminder</b> [1] 38:24 <b>remote</b> [1] 197:15 <b>renew</b> [1] 147:7 <b>renovating</b> [1] 73:12 <b>renovation</b> [1] 129:15 <b>Renovations</b> [1] 258:5 <b>rent</b> [8] 101:3 102:15 103:14,17 175:6 201:16 216:18 218:12 <b>rental</b> [17] 13:13 14:4,9 15:25 16:4 25:7,14 26:4 40:5 55:12 101:15 126:1 166:4 175:22 216:1,14 218:8 <b>rentals</b> [5] 26:6 129:20 166:6 180:12 195:20 <b>rented</b> [6] 75:2 86:1 168:17 177:11,13 224:20 <b>renters</b> [2] 14:15 208:17 <b>reopened</b> [2] 93:18 121:22 <b>repairer</b> [1] 137:22 <b>repairers</b> [1] 140:11 <b>repairs</b> [1] 102:23 <b>repeating</b> [1] 66:24 <b>replace</b> [1] 18:22 <b>replaced</b> [1] 14:8 <b>replacement</b> [2] 25:14 221:20 <b>replacements</b> [2] 69:8 69:8 <b>report</b> [11] 21:21 27:18 27:19,20 28:6,15 159:6 164:24 188:25 189:14 246:4 <b>reporter</b> [2] 5:6 107:10 <b>reports</b> [1] 184:21 <b>represent</b> [5] 69:3 89:16 99:18 208:13 238:11 <b>representation</b> [1] 184:8 <b>representative</b> [2] 51:20 235:22 <b>representatives</b> [6] 7:25 53:16 64:13 65:20 66:1 134:15 <b>represented</b> [2] 201:9 216:3 <b>representing</b> [5] 10:21 38:7 46:24 128:22 215:18 <b>represents</b> [5] 106:14 180:16 201:11,12 238:10 <b>request</b> [6] 41:3 67:2 155:22,23 156:1 175:10 <b>requested</b> [1] 38:16 <b>requesting</b> [1] 116:19 <b>requests</b> [1] 223:8 <b>require</b> [4] 113:19 114:24 116:20 117:1</p>	<p><b>required</b> [4] 116:16 117:10 184:6 191:8 <b>requirement</b> [1] 104:23 <b>requirements</b> [2] 119:7 249:6 <b>requires</b> [1] 197:22 <b>reroute</b> [1] 156:3 <b>reserve</b> [1] 197:23 <b>reserved</b> [1] 148:8 <b>reside</b> [11] 85:14 94:19 119:23 134:22 176:3 185:25 195:9 213:1 215:11 219:23 231:17 <b>residency</b> [1] 102:21 <b>resident</b> [13] 58:12 62:19 80:4 92:18 107:18 131:8 134:24 147:14 167:19 181:12 187:21 204:21 228:10 <b>residential</b> [13] 8:12 11:22 21:14 40:21 59:1 64:22 107:25 109:5,9,14 111:2,13 145:22 <b>residents</b> [23] 57:6,22 69:1 88:5,20 101:12 106:23 127:18 134:17 147:21 156:19 159:1,3 160:18 169:21 180:23 194:3 217:14 218:21 226:3 231:16 232:18,21 <b>residing</b> [2] 75:25 216:6 <b>resolution</b> [62] 114:9 236:19 237:4,14 239:23 240:1,2 241:1,2,10 242:1 243:1,2,12 244:1,3,14 245:1 246:1,2,12 247:1,2 247:13 248:1 249:1,2,14 250:1,2,17 251:1 252:1,2 252:24 253:1 254:1,2,17 255:1,2,12 256:1,2,11 257:1,2 258:1,2,14 259:1 259:7,9,18 260:3 261:1,3 261:3,7,15,16 262:1 <b>resolutions</b> [4] 239:18 239:19,20 259:4 <b>resolve</b> [1] 162:19 <b>resort</b> [1] 73:20 <b>resources</b> [4] 104:10 125:4 198:23 227:3 <b>respect</b> [12] 25:10 36:24 43:23 45:15,19,21 79:10 124:7 140:25 141:2 208:16 219:4 <b>respective</b> [1] 20:21 <b>respects</b> [1] 28:11 <b>respond</b> [3] 25:1 123:22 124:8 <b>response</b> [4] 54:7 59:9 82:23 235:3 <b>RESPONSE</b> [15] 81:17 81:18 206:5 214:17,19 219:17,19 223:11,12,13 223:14,15,16 233:5,6 <b>responsibility</b> [4] 10:4 57:15 81:12 120:21</p>
---	---	--	---	--

<p><b>responsible</b> [1] 130:1  <b>responsibly</b> [1] 57:24  <b>rest</b> [6] 77:10 138:19  205:15 216:17 237:6  238:2  <b>restaurants</b> [1] 85:5  <b>restorer</b> [1] 137:23  <b>restricted</b> [10] 11:25  17:11 94:1,18 179:18  180:12 182:11,16 190:24  230:16  <b>restriction</b> [5] 168:16  177:10,12,14 238:4  <b>result</b> [8] 14:11 15:1  56:17 65:19,25 67:21  111:9,18  <b>resulted</b> [2] 17:14 55:18  <b>resulting</b> [4] 53:14  115:16 130:9 141:20  <b>results</b> [3] 56:24 60:18  228:1  <b>RESUMED</b> [2] 107:13  202:1  <b>resumes</b> [2] 21:3,8  <b>retail</b> [1] 232:10  <b>retain</b> [2] 241:2 243:2  <b>retained</b> [1] 26:9  <b>retaining</b> [1] 195:22  <b>retention</b> [2] 261:4,16  <b>retire</b> [2] 83:9 212:3  <b>retired</b> [4] 83:22 156:23  202:24 224:18  <b>retirement</b> [7] 28:25  29:2 68:20 69:2,18 198:1  222:18  <b>retiring</b> [1] 225:11  <b>return</b> [1] 191:7  <b>returning</b> [2] 132:3  186:18  <b>REV</b> [3] 95:18 99:16  137:7  <b>Revelations</b> [1] 144:25  <b>revenge</b> [1] 49:8  <b>revenue</b> [3] 19:24 20:4  54:4  <b>revenues</b> [1] 149:5  <b>Reverend</b> [7] 92:15  95:16 137:5 144:15,25  156:18 219:16  <b>review</b> [6] 2:14 90:11,15  114:11,17 236:11  <b>reviewed</b> [2] 165:17  167:9  <b>revised</b> [1] 106:12  <b>revitalization</b> [3]  127:12 158:1,3  <b>rewards</b> [1] 212:4  <b>rezone</b> [2] 8:11 98:15  <b>rezoned</b> [2] 109:15  110:25  <b>rezoning</b> [3] 17:17  109:23 227:7</p>	<p><b>rezonings</b> [3] 41:10,13  111:9  <b>Rhoda</b> [1] 199:3  <b>Rhode</b> [1] 97:2  <b>rich</b> [1] 212:15  <b>Richard</b> [2] 147:8,10  <b>richness</b> [1] 195:16  <b>Rick</b> [4] 80:19 81:9  160:10 167:16  <b>Rider</b> [1] 156:12  <b>riding</b> [2] 32:8 157:19  <b>right</b> [25] 2:20 4:5 24:16  48:23 60:24 62:1 88:9  98:3 125:8 126:16 130:11  135:14 143:23 144:5  147:5 151:6,11 159:19  160:15 173:20 201:23  215:4 222:18 236:4  238:25  <b>rights</b> [7] 101:10,22 103:6  215:3,5,6 219:15  <b>rise</b> [2] 2:4 119:17  <b>rising</b> [1] 188:5  <b>risks</b> [1] 153:1  <b>road</b> [38] 10:15 17:12  18:17 30:3 32:22,25 38:22  53:7 55:2 57:18 60:18  61:1 82:17 86:10 91:14  109:12,13 110:3 114:12  114:20 115:3 116:14  118:6,12,19 119:10  124:21 148:19 176:4  185:25 192:23 197:15  199:3 210:9 226:8 234:11  252:13 254:6  <b>roads</b> [7] 29:7 60:11 92:7  108:24 158:20 229:14,15  <b>roadways</b> [1] 90:23  <b>Robert</b> [5] 37:22,24  109:25 110:2 166:18  <b>Rockville</b> [1] 66:21  <b>role</b> [2] 140:22 170:12  <b>Roll</b> [2] 239:22 250:11  <b>Ron</b> [1] 233:4  <b>roofs</b> [3] 54:13 59:11,22  <b>room</b> [16] 4:9,16 30:19  31:1 93:6,7,8 132:12  146:6,6,7 151:3 177:4,15  185:14 200:2  <b>rooms</b> [6] 30:14,14 31:2  31:2,3 56:8  <b>roots</b> [1] 69:23  <b>Rosemary</b> [2] 185:21,24  <b>Rosenberg</b> [3] 123:5  125:12,14  <b>Rothman</b> [1] 223:16  <b>roughly</b> [3] 30:16 87:10  218:3  <b>Round</b> [1] 109:12  <b>Route</b> [4] 58:19,25 59:3  90:22  <b>Rubbish</b> [1] 247:6  <b>ruins</b> [1] 137:19</p>	<p><b>Ruland</b> [2] 17:12 38:22  55:1 57:18 60:17 61:10  91:14 109:13 114:12,19  115:3 116:14 118:6,11,19  119:10 148:19 149:15  164:16 197:15 226:8  <b>ruled</b> [1] 118:25  <b>run</b> [2] 5:16 77:21  <b>running</b> [3] 50:21 201:3  229:14  <b>ruse</b> [2] 114:20 192:15  <b>rush</b> [3] 91:22 109:19  158:16  <b>rushing</b> [1] 67:9  <b>rusted</b> [1] 219:8  <b>rusty</b> [1] 69:7  <b>Rutgers</b> [5] 149:18  165:11,12 166:19 228:3  <b>Ryan</b> [2] 183:1,2</p> <p style="text-align: center;">-S-</p> <p><b>S</b> [1] 1:2  <b>S.B.J</b> [9] 6:22 8:5 82:6  92:22 94:16 130:20 193:2  193:6,20  <b>Saccardi</b> [2] 26:12,12  <b>sacrifice</b> [1] 94:14  <b>sacrifices</b> [1] 79:5  <b>sad</b> [2] 78:19 145:8  <b>sadden</b> [1] 228:12  <b>sadness</b> [1] 210:11  <b>safe</b> [2] 100:24 208:4  <b>safely</b> [1] 219:8  <b>safety</b> [2] 90:25 102:24  <b>Sagamore</b> [1] 30:1  <b>Saks</b> [14] 62:7,13,15,19  63:1 66:17 124:9 144:6,7  144:7 194:17,20,23,25  <b>safe</b> [2] 173:7 205:19  <b>sales</b> [1] 101:15  <b>salutary</b> [1] 140:3  <b>Sanborn</b> [4] 92:16 95:16  95:18 99:16  <b>sanction</b> [1] 223:25  <b>sand</b> [1] 30:6  <b>Sandak</b> [14] 37:17,22,22  37:25 41:18,23 42:2,6,11  42:12,15,19,21 119:25  <b>sandwich</b> [1] 186:2  <b>sandwiched</b> [1] 186:2  <b>sanitary</b> [2] 100:25  102:24  <b>Santantonio</b> [3] 100:11  100:12 104:7  <b>Santantonio's</b> [1] 100:8  <b>Sarisohn</b> [2] 236:14  239:8  <b>sat</b> [5] 97:11 167:8,10  229:18 238:14  <b>satisfied</b> [1] 239:8  <b>satisfies</b> [1] 20:24</p>	<p><b>satisfy</b> [3] 75:23 112:12  137:14  <b>saturated</b> [2] 11:9 25:16  <b>saturation</b> [1] 93:22  <b>Saturday</b> [1] 222:21  <b>save</b> [1] 21:1  <b>saw</b> [2] 68:17 229:20  <b>says</b> [8] 4:6 49:20 58:16  99:9 106:6 171:14 206:22  231:22  <b>scarce</b> [1] 115:15  <b>scared</b> [1] 146:1  <b>Scarpati</b> [12] 241:9  243:10 244:13 246:2  247:12,14 249:2 250:13  254:9 255:6 261:24 263:5  <b>Scarpati-Reilly</b> [11]  1:19 89:25 241:12 243:14  244:16 250:8 252:4  254:13 255:9 262:4 263:7  <b>scattered</b> [1] 224:13  <b>scenario</b> [1] 75:8  <b>scenarios</b> [1] 102:18  <b>scenes</b> [1] 47:11  <b>schedule</b> [3] 249:3 250:2  252:4  <b>scheduled</b> [1] 5:25  <b>Schiff</b> [2] 26:13,25  <b>school</b> [136] 19:16 20:2,5  35:25 37:14 38:1,16,20  38:25 39:9 40:14,18,19  40:23 41:2,15 42:4,8,16  44:19,24 45:4,8 53:3,7,20  53:23 55:4,10,14 58:1,10  64:4 68:16,17 72:16 73:5  73:9,17 74:6,15,21 75:12  75:15,25 76:4 79:7 82:14  89:18 90:9,18 91:12 92:20  93:1,12,25 94:4,10 95:4,6  102:22 120:7,11,14,16  121:7,23 122:3,9,15 123:9  127:19,23 128:3,11  142:11 147:15 150:2,5,7  150:13,19,22 164:6,23,25  165:7,8,15 166:2 173:23  176:13 178:5,22 179:5,10  186:17,19 188:3,7 192:5  192:15 193:9,15,16,18  194:5,9,25 195:4 199:15  199:18,21 200:8,9,12,16  200:17 201:10 203:16  206:13,18,19 209:5,7,13  209:20 210:23 214:4  215:1 225:24 226:10,21  227:19,24 228:6  <b>school-age</b> [1] 120:19  <b>Schoolchildren</b> [1]  164:5  <b>schools</b> [44] 10:16 19:19  20:6 37:17 38:8 40:25  56:8,18 60:11 61:23 73:7  73:13,24 74:11 91:23 92:8  93:20 94:9,25 108:4,8,22  128:4,17 130:14 143:3  172:21 178:21 179:2  188:10 192:7 199:18,23</p>	<p>200:3,4,25 201:7 206:11  215:4 226:15,18 227:8  228:11,17  <b>schoolteacher</b> [1]  162:11  <b>Schulman</b> [3] 204:15  206:3,5  <b>Schwartz</b> [12] 72:13  76:11,13,18,20 78:22  79:20 202:12,14,15 225:3  225:5  <b>Schwarz</b> [1] 225:7  <b>scope</b> [1] 16:24  <b>scoped</b> [1] 189:7  <b>scoping</b> [5] 189:1,2,5,10  189:14  <b>scratches</b> [1] 83:7  <b>SCREAMING</b> [2] 9:10  68:10  <b>SCREAMING.]</b> [1]  43:14  <b>screening</b> [1] 31:1  <b>Scudder</b> [1] 139:9  <b>Seacrest</b> [1] 84:17  <b>search</b> [3] 104:10 132:11  133:16  <b>searched</b> [1] 85:22  <b>season</b> [1] 221:17  <b>scat</b> [4] 4:5,10 62:9,11  <b>scated</b> [1] 2:2  <b>seating</b> [1] 232:4  <b>seats</b> [4] 80:22,23 200:1  211:19  <b>second</b> [37] 15:24 19:12  22:24 33:23 46:18 69:4  86:8 122:11 128:15  138:24 203:22 209:24  210:6 211:25 241:5 243:6  244:9 246:6,7 247:8 249:9  249:10 250:9 252:15,20  254:9,10,11 255:6,7 256:6  258:10 259:11,20 261:6  261:19 263:5  <b>seconded</b> [18] 239:21  241:6 243:7 244:10 246:8  247:9 250:10 252:21  254:12 255:8 256:7  258:11 259:15,24 261:8  261:20 263:7,9  <b>Secondly</b> [1] 169:3  <b>Secretary</b> [2] 74:18  186:17  <b>Section</b> [9] 6:18,19,21  190:25 209:1 218:5,12  252:8,10  <b>sections</b> [1] 25:20  <b>security</b> [2] 103:1 202:25  <b>see</b> [22] 21:6 29:9 44:16  50:6 67:24 71:9 76:23  84:7 135:20 143:25  147:16 180:10 184:11  186:24 194:2 196:4 210:4  213:5 222:9,11,15 230:24  <b>seeing</b> [2] 178:14 236:9</p>
---	--	---	---	--

<p><b>seek</b> [2] 102:4 197:17  <b>seeking</b> [7] 101:13                  102:16 103:11,15,22                  161:5 194:19  <b>seeks</b> [1] 8:11  <b>seem</b> [1] 88:20  <b>secs</b> [1] 83:14  <b>segment</b> [6] 9:15,15 68:2                  82:10 126:3 141:19  <b>segregate</b> [1] 197:7  <b>segregated</b> [1] 196:7  <b>self</b> [1] 178:18  <b>self-serve</b> [1] 70:8  <b>sell</b> [6] 84:21 135:2,21                  186:5 198:19 205:20  <b>selling</b> [2] 69:19 152:3  <b>Senate</b> [1] 64:16  <b>send</b> [1] 133:14  <b>senior</b> [142] 11:11,13,17                  13:13,16,18 14:8,13 15:2                  15:21,25 16:5 17:7 18:11                  21:19,22 22:10 24:12 25:3                  25:7,8,23 27:23 28:10,25                  29:1 30:8,24 34:20 39:12                  41:6,21 42:5,9,24 46:20                  50:3 52:6,7 53:12 61:5,9                  65:7 67:4 69:20 71:14,23                  72:22 76:6 77:3,4,6,14                  82:7,20 83:10,23,25 85:18                  90:6 92:10 95:9 99:7                  106:4,21 107:24 108:1                  111:25 112:1 118:15                  121:20 125:21 126:12,25                  127:6,22 128:1 129:9                  130:18 134:14 135:8                  139:8,9,11 141:18 142:19                  142:21 145:9 147:4 148:6                  153:12 156:17 157:3,22                  158:15,18 160:5 161:9                  163:25 164:1 178:6,11,24                  179:1 184:9 185:12,16                  186:9 187:23 188:16,17                  192:24 196:15 197:21                  198:5 199:7,12 200:7                  204:5,10,20,20 205:11                  207:13 210:19,25 211:3,7                  212:17 213:13,21 214:6                  214:11 222:18 223:22                  225:23 227:7 229:25                  230:7 231:11,23 232:12  <b>seniors</b> [116] 8:18 9:14                  9:19 10:22 11:3,25 13:3                  23:2 24:11 31:5 32:3,7,15                  33:2,6 35:6,11 44:21 45:3                  49:22,24 50:10,13,14,24                  54:20 57:19 68:3 69:24                  69:25 70:16 77:13 78:5,8                  78:13,14,17 79:8,24 83:20                  84:11 85:8 87:24 88:6,9                  88:23 89:7 91:21,21                  103:22 104:21,25 106:25                  120:2,5 123:16,18 126:3                  126:8,10,15 127:4,21                  128:13 130:3,4,11 131:14                  131:20,22 133:12 134:19                  134:19 138:2,25 139:3,5                  143:11 144:3 148:9                  167:12,13 177:2,3,5</p>	<p>178:12,18,20 179:15,20                  179:20 184:12,13 188:2                  191:1 196:23 198:8,10,19                  200:14 204:4,9 205:14                  206:9 207:4 212:6,18,21                  216:3 217:11 222:24                  225:10,11 229:1 230:6                  232:1  <b>seniors'</b> [1] 99:4  <b>sense</b> [1] 196:8  <b>sensible</b> [1] 126:18  <b>sent</b> [7] 6:8 77:19 151:4                  155:24 156:19 188:18                  213:22  <b>separate</b> [2] 214:25                  224:14  <b>separately</b> [2] 164:20                  164:21  <b>separation</b> [1] 47:6  <b>September</b> [4] 39:18                  42:14 74:20,24  <b>seq</b> [2] 6:21 252:10  <b>SEQRA</b> [5] 113:19                  114:14,23 116:25 118:20  <b>serics</b> [5] 31:1,2 32:23                  34:14 215:6  <b>serious</b> [10] 39:8 67:3                  102:18 104:11,11 116:18                  161:21 183:11 184:4                  234:12  <b>seriously</b> [2] 41:9 90:16  <b>serve</b> [5] 62:7 70:12 81:13                  176:1 232:11  <b>served</b> [6] 62:21 68:15                  68:20 73:23 160:17                  210:15  <b>services</b> [1] 89:1  <b>service</b> [17] 7:10,13 80:6                  80:17 81:10,14 96:11                  101:25 117:24 134:15                  160:12,13 161:6 162:12                  171:3 172:7 198:14  <b>services</b> [22] 30:24 31:4                  48:5 55:20,23 61:19 96:20                  100:14 101:11 103:10                  122:7,10,13 143:4 160:14                  197:23 215:13,16 232:2                  232:11 243:3 256:5  <b>servng</b> [3] 100:19 103:5                  155:14  <b>Session</b> [1] 259:5  <b>set</b> [6] 10:24 33:19 39:10                  60:19 62:15 197:3  <b>set-aside</b> [3] 99:5 193:13                  197:4  <b>sets</b> [1] 196:3  <b>setting</b> [1] 98:25  <b>settle</b> [1] 180:4  <b>seven</b> [14] 3:5 54:7 97:5                  106:17 131:6 149:4                  154:13 180:3 206:24                  209:16 211:12,19 249:4                  250:3  <b>seventeen</b> [7] 39:16 66:9                  89:16 145:17 146:8</p>	<p>179:23 220:9  <b>seventy</b> [6] 111:6 135:21                  165:2 193:17 215:25                  218:3  <b>seventy-eight</b> [1]                  192:20  <b>seventy-five</b> [20] 11:23                  11:24 13:5 28:10 103:15                  105:13,24 117:21 135:6                  149:7 152:7 162:23                  175:13 191:14 198:21                  217:5,23 231:3,5,8  <b>seventy-four</b> [1] 217:18  <b>seventy-nine</b> [1] 149:11  <b>seventy-seven</b> [2]                  154:17 213:12  <b>seventy-six</b> [1] 217:12  <b>seventy-three</b> [1]                  230:11  <b>seventy-two</b> [1] 69:12  <b>several</b> [10] 19:23 22:18                  41:25 55:6 67:6,8 70:13                  90:2 91:8 161:4  <b>severe</b> [1] 121:24  <b>Sewer</b> [2] 244:6,8  <b>sex</b> [1] 215:9  <b>SGPA</b> [3] 64:7,8 65:4  <b>shall</b> [6] 16:17 137:16,19                  137:20,22 202:8  <b>Shame</b> [1] 146:14  <b>shameful</b> [2] 78:11 211:1  <b>Shannon</b> [1] 220:20  <b>share</b> [7] 85:17,19 88:6                  88:17 91:9 172:15,18  <b>Shari</b> [2] 212:24 214:17  <b>Sharon</b> [1] 225:4  <b>Sheila</b> [6] 62:7,13,18                  145:23 177:18,18  <b>Sheila's</b> [2] 96:24 144:12  <b>shelter</b> [1] 96:25  <b>Sherris</b> [2] 259:8,19  <b>shift</b> [1] 139:14  <b>Sholom</b> [1] 96:15  <b>shop</b> [3] 85:3 232:3,5  <b>shopping</b> [2] 231:25                  232:11  <b>short</b> [8] 91:19 139:20                  168:12 171:2 201:24                  215:23 229:24 232:25  <b>shortage</b> [8] 9:13 11:13                  54:19 90:6 111:14 161:21                  196:25 197:18  <b>Shorter</b> [5] 21:12,17,20                  22:4 45:18  <b>shortest</b> [1] 143:13  <b>shortly</b> [2] 192:7 235:7  <b>show</b> [9] 29:3,10,11,11                  29:12,12 50:4 143:1 207:6  <b>showed</b> [1] 216:22  <b>showing</b> [1] 232:1  <b>shows</b> [4] 29:7 180:13                  217:20 239:5</p>	<p><b>Shukow</b> [1] 223:12  <b>Siccardi</b> [6] 26:21,24,24                  36:1,3 163:19  <b>side</b> [13] 14:16,16 24:7,8                  24:19,22 54:3 151:2                  157:14 232:22,22 234:11                  234:11  <b>sidelines</b> [1] 222:9  <b>sides</b> [3] 51:12,14 191:24  <b>sidewalks</b> [1] 32:19  <b>Siedman</b> [3] 92:15,17,18  <b>sight</b> [1] 95:13  <b>sighted</b> [1] 139:21  <b>sign</b> [2] 183:10 214:1  <b>signal</b> [3] 92:19,25                  139:17  <b>signatures</b> [2] 180:19                  180:22  <b>signed</b> [5] 62:5,6 92:12                  139:8 147:21  <b>significant</b> [9] 24:5                  112:9 113:21 116:10,22                  139:21 183:25 185:2                  197:12  <b>significantly</b> [3] 40:8                  54:6 226:9  <b>Signs</b> [1] 7:14  <b>Silverman</b> [3] 234:4,5                  234:20  <b>similar</b> [2] 59:10 141:1  <b>Similarly</b> [1] 14:24  <b>Simon's</b> [1] 199:2  <b>simple</b> [1] 126:16  <b>simply</b> [5] 161:16,24                  176:23 178:13 183:6  <b>single</b> [8] 9:12 12:9 18:5                  32:1 165:2 167:12 191:14                  192:21  <b>single-family</b> [3] 13:5                  45:5 216:12  <b>Siniscalchi</b> [4] 113:1                  117:15,17,17  <b>sister</b> [1] 83:8  <b>sit</b> [7] 4:17 5:18 62:11                  65:16 156:2 172:11                  192:25  <b>site</b> [57] 8:8 9:5 12:9 13:8                  18:24 19:9 22:9 27:6,21                  27:22 28:13 29:5,20,21                  29:25 30:4,17 31:23 32:3                  32:22 33:14,23,25 34:2                  35:12 106:22 112:20                  114:4,12 116:14 117:22                  118:6,12,19 119:6 125:10                  128:20 142:6 147:23                  148:20 149:2 151:23                  162:24 166:15 175:14,23                  175:24 179:7 182:10,21                  197:5,15 221:6 232:2,20                  233:1 236:3  <b>site's</b> [1] 20:8  <b>sites</b> [2] 34:10 116:5  <b>sitting</b> [2] 2:3 97:13  <b>situation</b> [6] 56:10 91:1</p>	<p>139:7 145:8 146:2,3  <b>situations</b> [2] 83:3 185:5  <b>six</b> [22] 3:4 5:12 18:21                  23:19 77:17,19,22 111:15                  136:20 138:17 149:3                  155:3 163:17 190:8,16                  204:2 207:1 221:13,20                  237:2,15 252:5  <b>sixteen</b> [4] 80:7 81:5                  131:8 234:9  <b>sixty</b> [9] 23:18 28:16 50:8                  68:23 79:1 148:20 149:14                  164:14 209:11  <b>sixty-four</b> [1] 9:4  <b>sixty-one</b> [4] 152:16                  162:5 215:15 217:1  <b>sixty-three</b> [3] 149:4                  154:16 191:3  <b>sixty-two</b> [1] 216:24  <b>six</b> [4] 28:19 93:9 192:11                  217:20  <b>sizes</b> [2] 13:6 192:10  <b>sketches</b> [1] 29:8  <b>skills</b> [1] 220:20  <b>skyrocketing</b> [1] 94:23  <b>Sleepy</b> [1] 225:7  <b>slightly</b> [1] 13:6  <b>slipping</b> [1] 195:24  <b>slow</b> [2] 32:24 62:25  <b>slowly</b> [1] 125:19  <b>small</b> [9] 18:25 24:12                  59:15 197:9,11,14 199:15                  221:21 237:25  <b>smallest</b> [1] 192:11  <b>smart</b> [34] 34:22 35:10                  35:14,20 36:4,12 98:20                  98:21 104:4 113:2,16                  116:3 157:11,24 158:2,9                  158:24 160:4 167:23                  168:1,5,6 169:13,15,19                  170:5,7,13,15,20,21,22                  182:18 231:22  <b>Smithsonian</b> [1] 74:4  <b>Smithtown</b> [1] 23:9  <b>smoothly</b> [1] 229:10  <b>snow</b> [1] 171:22  <b>so-called</b> [1] 81:15  <b>soccer</b> [28] 18:21,22 19:4                  33:20 34:12 43:25 44:1,7                  138:21 207:22 220:2,9,11                  220:17,19,21,22,23 221:1                  221:12 222:1,8,14,17,20                  222:23 223:7 229:17  <b>social</b> [4] 124:16 199:1                  202:25 203:17  <b>society</b> [2] 104:1 138:10  <b>Sod</b> [2] 109:8 111:6  <b>sold</b> [9] 71:12 128:13                  168:15,18 173:5,7 177:8                  221:7 224:19  <b>solicit</b> [1] 6:25  <b>solicitation</b> [1] 6:9  <b>Solomon</b> [4] 82:25 84:14</p>
--	--	--	--	--

<p>84:16,16  <b>solution</b> [5] 70:11 79:21                  79:22 98:17 99:25  <b>solutions</b> [2] 99:3 182:1  <b>solve</b> [2] 127:3 187:11  <b>someone</b> [2] 5:20 234:17  <b>someplace</b> [1] 133:17  <b>somewhat</b> [1] 168:21  <b>somewhere</b> [3] 3:11                  52:21 208:11  <b>son's</b> [1] 146:7  <b>SONYMA</b> [1] 132:19  <b>soon</b> [1] 57:5  <b>sorry</b> [4] 49:10,13 226:13                  231:20  <b>sort</b> [2] 6:9 45:6  <b>sought</b> [2] 132:13 158:23  <b>sounds</b> [2] 135:10 136:5  <b>sour</b> [1] 224:10  <b>south</b> [3] 109:20 130:6                  250:4  <b>southern</b> [3] 30:4 229:7                  229:12  <b>southwestern</b> [1] 33:22  <b>space</b> [39] 9:4 27:14                  28:13,20,22 29:8,14 31:14                  31:19,25 32:9,17 33:4,7,9                  33:17 34:6,9,10 35:2,15                  35:16,18 52:13,15,16                  54:14 55:21 56:13 74:8                  88:2 109:5 111:17 136:13                  157:17 186:21 200:20                  201:2 224:21  <b>spaces</b> [1] 33:15  <b>speak</b> [21] 4:12 5:10,10                  40:20 47:1 58:11 62:18                  72:14 78:13 123:7 131:9                  136:25 144:10 147:11,13                  147:19 168:20 229:10                  234:7 238:2 239:11  <b>speaker</b> [10] 3:17,20 4:6                  4:7,8 46:9 62:7,8,10                  143:14  <b>speakers</b> [7] 3:12 4:7,15                  36:20 67:8 128:22 199:25  <b>speaking</b> [7] 107:19                  140:18 170:17 183:6,14                  195:7 234:17  <b>special</b> [6] 20:9,13 55:23                  56:7 74:25 196:2  <b>specific</b> [1] 13:21  <b>specifically</b> [7] 13:9                  22:9 38:7 108:12,24 109:7                  132:25  <b>spectrum</b> [4] 112:16                  115:25 133:6 163:9  <b>speech</b> [2] 122:5 177:19  <b>spend</b> [1] 226:24  <b>spent</b> [9] 46:21 108:13                  144:8 159:13 180:9                  212:10 225:15,18 229:16  <b>spilled</b> [1] 48:21  <b>spoke</b> [4] 67:19 131:22</p>	<p>133:25 134:2  <b>spoken</b> [5] 5:20 17:5                  43:21 56:21 232:13  <b>sponsor</b> [1] 244:4  <b>sponsored</b> [3] 185:17,18                  185:18  <b>sponsoring</b> [1] 244:2  <b>spouses</b> [1] 78:23  <b>spring</b> [2] 137:17 221:16  <b>spurt</b> [1] 226:2  <b>square</b> [11] 8:25 12:13                  12:19 30:12,22 111:16                  230:18 231:2,5 232:3,5  <b>squirrels</b> [1] 219:9  <b>SRU</b> [1] 19:8  <b>SRU's</b> [7] 63:21,24                  232:17,18,23 233:2,2  <b>St</b> [3] 137:7 171:6,18  <b>stability</b> [1] 181:23  <b>stabilizing</b> [1] 101:18  <b>stable</b> [2] 218:15 219:5  <b>staff</b> [2] 94:11 181:13  <b>stage</b> [4] 55:25 56:2 93:5                  236:10  <b>stages</b> [2] 114:14 124:11  <b>stake</b> [3] 47:19,22 195:2  <b>stand</b> [6] 2:3 72:15,22,24                  194:14 237:24  <b>standard</b> [3] 18:7 200:21                  207:3  <b>standards</b> [3] 169:15                  170:7,14  <b>standing</b> [4] 2:2 9:10                  58:4 140:12  <b>Stanley</b> [2] 174:17,22  <b>start</b> [7] 3:24 6:6 9:23                  52:21 62:13 145:16 202:4  <b>started</b> [3] 21:11 52:21                  145:17  <b>starter</b> [1] 132:22  <b>starting</b> [3] 28:13 71:19                  179:22  <b>starts</b> [3] 9:20 29:20                  58:20  <b>state</b> [24] 9:8 10:2 53:17                  54:8 60:2 63:22 64:3,15                  64:16 65:18,21 74:12                  86:13 101:2,10 140:23,25                  150:15 156:23 168:1                  194:23 199:24 210:18,20  <b>State's</b> [1] 10:6  <b>State-appointed</b> [1]                  10:1  <b>statement</b> [27] 29:10                  37:3 44:16 45:1,14 66:13                  66:17,18 98:10 110:7                  112:25 113:14,21 114:5                  114:11,18,25 115:6,9,12                  116:21 117:2,4,10 163:6                  229:9 230:25  <b>states</b> [11] 32:11 59:9                  60:23 105:21 106:13                  113:16 114:12 149:6</p>	<p>165:1 214:24 224:14  <b>station</b> [12] 34:3 80:4                  86:2,3 96:14 117:25 137:8                  181:12 195:10 215:22                  217:17,24  <b>stations</b> [1] 70:9  <b>statistics</b> [4] 50:1 171:25                  207:5 209:10  <b>status</b> [3] 21:21 101:7,9  <b>stay</b> [21] 4:20 5:13 6:8                  41:4 50:25 70:1 77:9 85:7                  85:9 88:18 130:16 131:24                  151:5 156:24 171:12,21                  184:15,18 205:6 218:19                  225:17  <b>staying</b> [2] 69:10,16  <b>Stein</b> [1] 233:4  <b>stenographer</b> [1] 155:21  <b>step</b> [3] 162:19 168:9                  181:6  <b>Stepping</b> [5] 80:7,10,15                  81:13 160:21  <b>steps</b> [2] 186:7 235:17  <b>Steve</b> [4] 1:19 145:12                  161:18 223:18  <b>Steven</b> [1] 223:13  <b>stifle</b> [1] 75:17  <b>still</b> [12] 57:11 65:23                  86:11 99:20,21 122:1                  125:3 127:23 150:1 195:1                  211:23 224:16  <b>stipulation</b> [1] 135:24  <b>stock</b> [2] 100:24 101:17  <b>Stone</b> [1] 81:13  <b>Stones</b> [4] 80:7,10,16                  160:22  <b>stood</b> [5] 43:14 144:10                  146:1,9,11  <b>stop</b> [3] 16:9 33:3 206:17                  255:4  <b>storage</b> [3] 19:1 221:21                  255:4  <b>store</b> [1] 159:2  <b>stories</b> [1] 12:20  <b>story</b> [3] 84:12 97:16                  144:19  <b>strained</b> [1] 55:20  <b>strategies</b> [1] 203:14  <b>strategy</b> [1] 47:12  <b>straw</b> [1] 187:8  <b>street</b> [5] 1:8 151:14                  202:16,17 258:4  <b>streets</b> [3] 137:23 140:11                  158:12  <b>strength</b> [1] 146:24  <b>strengthen</b> [3] 160:15                  182:23 196:10  <b>strengths</b> [1] 203:11  <b>strictly</b> [1] 121:7  <b>strike</b> [1] 9:12  <b>striking</b> [1] 24:21  <b>striving</b> [1] 196:9  <b>strolling</b> [2] 14:16 19:4</p>	<p><b>strong</b> [6] 51:13 81:6                  127:15 137:16 141:21                  152:4  <b>strongly</b> [4] 23:6 57:15                  151:16 196:22  <b>struck</b> [1] 184:7  <b>structure</b> [1] 104:19  <b>structured</b> [1] 129:11  <b>structures</b> [1] 59:10  <b>struggling</b> [3] 54:10                  212:1 227:20  <b>Stu</b> [2] 167:5 188:22  <b>Stuart</b> [2] 163:2,4  <b>stuck</b> [1] 211:23  <b>student</b> [4] 39:15,20                  54:11 55:19  <b>students</b> [13] 20:3 39:17                  40:15 44:19 56:1 172:3                  180:4 192:14 199:19                  203:4,21 206:20 207:1  <b>studics</b> [5] 20:14 21:18                  39:4 165:13 190:2  <b>studios</b> [1] 166:21  <b>study</b> [9] 39:20 45:12                  160:1 163:24 165:11,13                  189:22 191:16 228:3  <b>studying</b> [1] 225:19  <b>stuff</b> [1] 191:24  <b>style</b> [1] 160:4  <b>subject</b> [3] 40:16 157:24                  188:19  <b>submission</b> [1] 49:1  <b>submit</b> [8] 147:23 170:5                  170:9 246:2 249:2 250:2                  250:7 255:2  <b>submitted</b> [3] 92:24                  117:13 148:25  <b>subsidiaries</b> [2] 15:20                  129:17  <b>subsidized</b> [2] 174:9                  217:10  <b>subsidy</b> [2] 162:8 218:8  <b>substandard</b> [5] 174:3                  174:11 176:21 215:20                  216:2  <b>substantial</b> [3] 14:22                  108:1 119:16  <b>substantially</b> [2] 111:12                  180:25  <b>suburban</b> [5] 60:13                  157:23,24 158:8 195:23  <b>suburbs</b> [2] 59:20 195:18  <b>Subway</b> [2] 58:19 59:6  <b>subways</b> [5] 59:9,21                  61:15,17,24  <b>successful</b> [4] 17:17                  165:24 219:13 221:16  <b>successfully</b> [2] 133:22                  214:24  <b>succumb</b> [1] 197:6  <b>such</b> [25] 10:12 16:6 33:1                  33:1 37:18 48:1,2 59:15                  60:17 63:8 89:16 102:1</p>	<p>102:18 107:4 115:3                  122:20,22 126:7 132:17                  141:12 170:12 197:4                  220:5 226:11 227:24  <b>sudden</b> [1] 227:25  <b>suddenly</b> [1] 10:13  <b>Suc</b> [3] 53:2,6 92:13  <b>suffer</b> [1] 227:4  <b>sufficiency</b> [1] 169:20  <b>sufficient</b> [4] 115:1                  116:15 119:4 216:15  <b>Suffolk</b> [11] 17:3 49:15                  49:25 50:25 52:3 64:3                  68:21 100:20 103:5                  186:13 230:13  <b>suggest</b> [2] 104:9 166:18  <b>suggestion</b> [1] 139:4  <b>suggestions</b> [1] 159:7  <b>suggests</b> [1] 14:2  <b>suitable</b> [2] 107:4 236:5  <b>summary</b> [1] 115:8  <b>Sunday</b> [2] 183:9 222:21  <b>Sunquam</b> [2] 42:16                  93:18  <b>Superintendent</b> [6]                  37:17 38:1,8 40:25 165:15                  172:20  <b>Supervisor</b> [173] 1:17                  2:1,9,11 6:7,11 7:16 8:2                  19:12 20:18 21:6 22:4                  26:22 27:12 36:1,16,19                  37:12,13,20,23 42:12,17                  42:20,22 43:16 46:3,11                  46:16 49:10,13 50:5,21                  53:2,4 57:10 58:5,8 61:14                  62:1,16 66:16 68:11 70:19                  70:22 72:11,19 76:1,11                  76:19 78:20 79:18 80:1                  81:17,20 82:21 83:1 84:14                  85:11,16 89:4,9,20,22                  92:15 95:16,18 99:15                  100:3,6,10 103:4 104:5                  105:6 107:8,14,16 109:17                  109:25 113:1 116:17                  117:15,18 119:20 123:3,6                  125:12,17 129:22 130:25                  131:2 133:24 136:9,14,18                  136:24 137:4 140:14,16                  142:25 144:6,13 145:11                  147:6 150:8,9,24 156:9                  156:10 160:7 163:2 167:2                  167:5,18 174:17,19 180:2                  183:1 185:21,23 187:20                  192:1 201:20,24 202:3                  204:13 206:3 208:22                  212:23 213:9 214:17,21                  218:13 219:16,21 223:11                  225:3 227:14 229:5                  231:18,20 232:13,16                  233:3,7 234:1,6,16 236:13                  239:2,16 243:2 244:4                  246:6,8 247:2 249:9                  250:16 252:2 254:10,13                  256:3 258:3,6 259:9,12                  259:17,22 261:6,8 263:1                  263:6,11  <b>Supplemental</b> [3]</p>
--	---	--	--	---

116:20 117:1,9  
**supply** [5] 24:8,10,21  
 64:9 110:12  
**support** [33] 39:12 41:15  
 41:20 51:5 53:12 72:23  
 82:5,19 85:8,18 90:13  
 92:8,22 95:8 108:19  
 121:19 129:9 139:12  
 141:21 148:3 151:16  
 158:21 168:8 183:17  
 193:12 194:12,15 209:7  
 211:7 213:13 214:6 236:8  
 259:18  
**supported** [5] 85:3 104:4  
 141:7 178:22 205:4  
**supporter** [1] 194:18  
**supporting** [2] 126:17  
 148:17  
**supportive** [1] 42:4  
**supports** [3] 35:21  
 107:22 182:8  
**suppose** [3] 77:2,5,13  
**supposed** [3] 135:22  
 145:2 209:14  
**Supreme** [1] 214:25  
**surely** [6] 95:4 131:13,19  
 132:1,9 198:25  
**Surface** [1] 12:15  
**surgeon** [1] 171:6  
**surgeries** [1] 186:6  
**surplus** [2] 35:24 150:2  
**surprised** [2] 141:24  
 231:15  
**surrounding** [5] 10:15  
 35:19 90:23 158:20  
 206:19  
**survey** [1] 196:15  
**survival** [1] 82:12  
**survive** [1] 79:5  
**survived** [1] 69:13  
**Susan** [5] 1:19 100:3  
 105:6,7 263:7  
**suspect** [1] 44:23  
**Sustainable** [2] 96:21  
 167:21  
**Swamp** [1] 109:12  
**Sweet** [2] 89:11 90:1  
**swimming** [4] 30:25,25  
 207:21,24  
**swings** [1] 29:25  
**Sword** [1] 183:21  
**Sylvestry** [1] 223:13  
**Synagogue** [1] 96:15  
**system** [15] 32:4,9,19,22  
 33:5,8 35:2,2 61:18 93:25  
 142:11 178:22 192:6  
 193:17,18  
**systems** [2] 33:10 234:21

-T-

**T** [2] 1:2,2  
**table** [2] 97:13 237:18

**tacked** [1] 135:25  
**Taff** [6] 53:2,4,6 57:11  
 61:21 92:13  
**takes** [1] 203:11  
**taking** [7] 4:18 100:4  
 120:3,12 129:23 199:2  
 239:13  
**tall** [1] 145:20  
**Tammy** [1] 223:15  
**Tane** [5] 163:2,4,4 167:3  
 188:22  
**taps** [1] 19:1  
**Tara** [1] 95:21  
**targeted** [1] 153:6  
**targeting** [1] 158:5  
**task** [43] 10:1,9,18 11:9  
 11:15 13:9,11 14:1,21,23  
 20:22 26:11,17 27:4,18  
 27:18 28:2,6,15 36:6  
 53:15 64:13 65:18,20 66:7  
 66:11 67:1 68:7 90:16  
 96:3 112:14 115:23  
 125:24 160:1 163:7,7  
 167:11 190:15 194:6,10  
 210:15 214:6 225:20  
**taught** [3] 132:8 156:13  
 229:19  
**tax** [13] 15:14 19:24 20:4  
 35:24 73:14 93:14 149:5  
 153:9 193:8 209:3,4,6  
 210:4  
**taxes** [29] 19:15 57:8  
 88:14,17,20 91:24 92:7  
 94:24 127:18 135:5  
 149:24 150:23 153:16,18  
 164:6 172:4,7,17,24  
 178:23 188:9,9,11 204:1  
 212:2,9,10,11 224:17  
**taxing** [2] 210:23 244:7  
**taxpayer** [1] 211:22  
**taxpayers** [8] 54:1 56:19  
 95:5 128:2 137:2 148:24  
 165:9 212:1  
**tazvenu** [1] 146:22  
**teacher** [3] 202:24 203:8  
 203:20  
**teachers** [2] 74:8 150:12  
**teaching** [3] 203:2,3,6  
**team** [3] 22:7 220:22  
 221:12  
**technical** [2] 155:11  
 188:22  
**techniques** [3] 32:24  
 33:1 203:14  
**Teddy** [1] 199:2  
**tee** [1] 29:22  
**tees** [1] 30:6  
**ten** [21] 17:1,15 36:17 48:4  
 48:9 85:21 100:4 107:10  
 130:7 137:12 148:18  
 150:10,14 158:19 177:20  
 177:23 178:1 180:3 202:9  
 202:10 226:2  
**ten-and-a** [1] 46:24

**ten-and-a-half** [1] 47:5  
**tenancy** [1] 101:13  
**tenants** [1] 218:12  
**tens** [1] 108:13  
**Teresa** [3] 84:14 85:11  
 85:13  
**term** [4] 22:20 77:5  
 142:13 170:15  
**terms** [9] 22:13 34:9,11  
 104:15,19,23 184:21  
 226:23 234:14  
**terrible** [1] 78:2  
**testified** [1] 26:15  
**testify** [1] 158:17  
**testimony** [2] 165:11  
 238:21  
**thank** [69] 2:11 6:11 22:5  
 24:24 26:7,21 36:15 37:23  
 41:17 43:10 46:1,2,11  
 58:3,5 61:13 62:16 68:9  
 70:18,19 72:11,18 79:25  
 82:21 84:13 85:10 86:19  
 92:12 95:15 100:2,11  
 107:7 109:24 119:19  
 123:2 125:11 134:21  
 137:4 140:12 147:6 150:9  
 156:8 163:1 167:4 170:24  
 174:14 176:2 177:16  
 181:8 182:25 187:19  
 204:12,13 206:2 208:22  
 214:16 221:3,5 223:10  
 227:13 229:4 231:18  
 234:5,19 236:13 238:23  
 239:2,6,15  
**thankful** [1] 97:21  
**thanks** [3] 171:4,7 235:2  
**thee** [1] 79:13  
**THELMA** [1] 1:21  
**theme** [2] 9:22,24  
**themselves** [1] 213:14  
**Theodore** [2] 259:8,19  
**theory** [1] 34:22  
**thereafter** [1] 3:16  
**therefore** [10] 40:10 59:5  
 125:15 146:17 152:20  
 164:4 165:7 175:6 190:19  
 235:13  
**thinking** [5] 139:19  
 176:14,15,15,16  
**third** [7] 16:8 71:6 122:14  
 169:13 186:18 209:24  
 215:21  
**thirteen** [6] 11:23 44:21  
 162:22 192:5 218:23  
 226:25  
**thirty** [19] 62:20 84:18  
 87:12 99:14 106:24 118:1  
 118:23 125:20 148:14  
 153:5 154:24 173:10  
 175:14,18 180:9 193:16  
 201:4 216:24 224:5  
**thirty-five** [6] 31:25  
 97:12 153:17 160:18  
 187:22 206:25  
**thirty-four** [4] 38:3

179:24 200:11,12  
**thirty-one** [4] 18:20  
 33:19 144:8 215:14  
**thirty-seven** [1] 153:14  
**thirty-three** [1] 68:14  
**thirty-two** [2] 80:5  
 201:5  
**thorough** [1] 90:11  
**thought** [7] 49:5 125:23  
 130:1 143:10 229:9,24  
 259:6  
**thoughts** [1] 34:18  
**thousand** [80] 8:25 12:18  
 15:7,12,18,23 19:21 24:4  
 24:20 28:6,7,9 30:12,22  
 39:16,18,22 73:14 86:22  
 87:19 105:12,19,24,25  
 106:1,6,17,20 111:16  
 117:20 118:16 128:12  
 135:22 138:18 147:20  
 148:6,14,14 149:4,11  
 152:3,7,9,11,14,16,18  
 154:4,6,7,13,15,16,20,21  
 155:3 160:18 162:1,3,4,5  
 173:10 178:24 180:22  
 185:15 192:5 198:22  
 206:20,25 214:13 215:14  
 220:3,8 226:25 230:21,21  
 231:3,4,6,8  
**thousands** [6] 101:11  
 108:13 213:19 214:9,14  
 227:12  
**threaten** [1] 227:17  
**threatened** [1] 102:24  
**three** [56] 3:16,17 5:11 8:6  
 11:16 12:16,20 17:20,23  
 23:22 24:4,14 28:9 36:20  
 46:6,7,13 50:8 56:12 62:2  
 68:24 71:2 78:16 83:15  
 91:10 105:12,14 109:1  
 117:21 122:4 131:12  
 149:15 153:11 154:7,16  
 158:19 165:22 166:2,8  
 174:25 175:9,13 186:4  
 188:1 209:9,14 218:3,22  
 224:6,14 231:3 232:4  
 234:3 237:4 243:12 262:1  
**Threepence** [1] 119:23  
**threw** [1] 231:19  
**thriving** [2] 88:10,12  
**through** [30] 29:24 31:21  
 32:5,16,17,19 33:6 36:7  
 44:9 46:19 52:13 64:12  
 79:3 115:25 121:25  
 132:17 133:7 136:23  
 163:10 196:10 198:23  
 218:8 224:3 226:1 229:14  
 229:18 230:24 233:1  
 239:20,21  
**throughout** [11] 29:8  
 32:20 33:13 72:16 76:9  
 87:9 108:11 127:7 129:21  
 130:23 134:10  
**throwing** [1] 170:17  
**Thurgood** [1] 214:23  
**thy** [1] 68:7

**Tiana** [1] 223:16  
**tides** [1] 108:17  
**tied** [1] 91:15  
**Tilles** [1] 111:5  
**timeliness** [1] 190:1  
**timely** [1] 124:12  
**times** [8] 46:25 48:17  
 83:16 109:1 143:15  
 198:24 216:21 232:19  
**tiny** [1] 86:1  
**tipping** [1] 63:1  
**tired** [1] 229:10  
**title** [1] 201:13  
**today** [17] 11:18 21:20  
 47:24 48:22 54:10 57:12  
 65:23 66:10 68:1,23 95:7  
 130:16 145:16 146:13  
 205:3 226:13 227:12  
**today's** [3] 79:24 98:9  
 225:11  
**together** [21] 9:5 17:3  
 34:18 43:22 47:12 134:1  
 134:3,13 140:10 164:17  
 164:18,19 208:16,18,20  
 208:20 218:19 221:21  
 237:15 238:15 239:5  
**toll** [1] 225:23  
**Tongue** [1] 143:12  
**tonight** [43] 3:1 27:10  
 36:11 47:15,15 53:8 58:11  
 61:7 63:17,19 73:18 76:1  
 80:9 92:21 107:19 123:24  
 131:9 140:2 143:14 145:2  
 146:8 147:7,12 151:3  
 158:11 160:22 168:2,20  
 168:25 169:5 184:10  
 188:17,20 194:7 195:7  
 210:12 213:3,6,8,15,16  
 214:8 222:7  
**Tonna** [3] 51:24 52:15  
 65:21  
**Tonna's** [1] 52:11  
**too** [19] 5:7,14 67:15  
 71:14 79:14 84:2 122:9  
 129:1 180:5 186:14  
 188:13,17 196:5 197:10  
 216:19 222:25 224:18  
 252:17,19  
**took** [13] 42:9,14 65:9  
 67:2 86:12 96:1 120:1  
 163:22 190:3,4 201:15  
 209:25 214:5  
**tools** [3] 74:8 200:21  
 201:2  
**topic** [7] 47:25 48:2,2,4  
 48:15 50:16 194:1  
**tossed** [1] 193:2  
**total** [5] 39:23 106:15  
 111:15 148:20 149:20  
**totaling** [2] 56:11 91:10  
**tough** [1] 76:13  
**touring** [1] 159:14  
**toward** [1] 179:9  
**towards** [4] 14:5 71:25

<p>105:5 157:10  <b>town</b> [207] 1:6,7,20,21 2:7                  2:8 6:17,18 7:4,6,7 8:3,15                  11:17 15:10 16:6,12,17                  16:18,20 17:19,21 18:1,8                  18:20 20:19 21:9 22:4                  23:8 27:24 33:21 34:16                  34:23 36:25 38:24 39:5                  40:2,11 41:3,8 43:8,11                  46:12,12 47:1,5 50:6 53:5                  53:16 54:24 57:2 58:7,12                  58:23 59:16 60:13 62:17                  62:19 63:20 65:22,24 67:1                  67:9,11,20 68:14,17 70:3                  70:10,23 71:3,5 72:19                  73:1 76:2,15,25 77:15                  80:8,11 83:2 84:18 85:4,5                  85:15 89:21 95:19 98:13                  103:3 106:4,18 107:16                  108:12,13 109:18 110:24                  116:19 117:7,18 121:5                  125:8 126:19 127:7                  129:11,21,25 130:15,24                  131:3,6 134:4,8 136:16                  139:16 140:8,19,20 143:3                  143:23 144:8 148:25                  150:24 151:21 155:16,21                  156:1 157:4 160:8 161:4                  162:14,20,21 167:19,24                  168:1,5 169:16,21 170:23                  171:22 172:22 174:5,20                  175:10 177:22 180:10,16                  180:17 181:4,15 182:19                  182:21 183:11,21,22                  184:2 185:18,23 188:19                  189:19,25 190:10 191:6                  191:10 195:14,23 204:8                  205:2 209:2 211:10,21                  213:1,10,16,19,20,23,25                  214:3,9 217:6,8 218:7,19                  219:13,22 220:5 221:9                  223:6 224:3,25 225:6                  231:11 232:6 235:16                  237:20 247:4 249:6 252:8                  252:9,12 254:3 255:3                  263:2,12,13,22  <b>Town's</b> [12] 15:13 106:9                  106:12,13 110:15 114:9                  116:3 136:3 148:17                  170:13 215:24 216:23  <b>Town-documented</b> [1]                  151:19  <b>townhouse</b> [5] 31:22                  32:1 104:19 163:21 231:4  <b>townhouses</b> [8] 12:17                  13:2 29:11 31:17 104:22                  167:1,8,10  <b>Townline</b> [1] 254:6  <b>Towns</b> [2] 141:6 196:6  <b>Township</b> [13] 96:5                  105:10 131:7 134:2,12                  137:25 161:12 163:5                  168:13 183:15 187:22                  206:14 207:19  <b>tracks</b> [1] 234:9  <b>traditional</b> [2] 32:13                  133:18  <b>traditionally</b> [2] 3:8                  54:22</p>	<p><b>traffic</b> [25] 32:23,24                  58:22 59:3 61:8 79:6                  82:16 90:7,25 91:4,22                  108:23 109:19 157:13                  158:10,15,17 159:5,11,12                  159:18,20 197:17 211:23                  234:21  <b>tragedy</b> [1] 197:2  <b>trailers</b> [1] 75:2  <b>trails</b> [1] 32:5  <b>train</b> [2] 61:16 234:14  <b>training</b> [1] 101:24  <b>trains</b> [1] 234:20  <b>transactions</b> [1] 106:7  <b>transcribed</b> [1] 66:13  <b>transcript</b> [1] 155:23  <b>transfer</b> [1] 128:21  <b>transportation</b> [4] 48:8                  60:2,24 198:12  <b>transported</b> [1] 80:11  <b>traps</b> [1] 30:6  <b>traveling</b> [1] 100:9  <b>treatment</b> [2] 101:3                  246:4  <b>tremendous</b> [4] 90:24                  103:13 161:8 226:2  <b>tremendously</b> [1] 55:19  <b>trend</b> [2] 55:17 224:3  <b>trends</b> [3] 22:18 23:5                  41:12  <b>tried</b> [1] 49:15  <b>Tristate</b> [1] 60:24  <b>trouble</b> [2] 52:24 176:16  <b>trucks</b> [2] 178:7,7  <b>true</b> [4] 20:16 60:4 178:13                  221:14  <b>truly</b> [5] 14:14 16:23 35:3                  89:2 191:25  <b>trust</b> [5] 16:12,22 129:14                  129:18 193:4  <b>Trustees</b> [7] 38:14 40:19                  41:1,21,24 53:8,9  <b>truth</b> [2] 63:10 121:10  <b>try</b> [6] 5:2 47:7,13 97:6                  102:9 105:4  <b>trying</b> [5] 6:2 99:1 124:6                  176:17 179:12  <b>tube</b> [1] 61:18  <b>tubes</b> [3] 58:19 59:6 91:2  <b>turn</b> [5] 20:19 55:22 76:20                  96:1 219:13  <b>turned</b> [1] 224:10  <b>Turning</b> [1] 14:19  <b>turnover</b> [3] 45:16 55:17                  127:24  <b>turns</b> [1] 23:19  <b>tuslichn</b> [1] 146:21  <b>Tuxedo</b> [2] 107:20,21  <b>twelve</b> [7] 24:3,19 54:9                  142:19 146:18 153:19                  180:18</p>	<p><b>twelve-thirty</b> [1] 223:20  <b>twenty</b> [31] 8:25 30:21                  60:9 86:16,22 99:12 109:3                  109:6 135:3 139:5 143:19                  149:5 150:16 162:22                  164:16 168:14 177:8                  178:21 185:15 192:3,12                  192:17,23 193:12 197:4                  199:20 201:3 204:1                  209:12 217:4 237:6  <b>twenty-eight</b> [2] 71:1                  77:17  <b>twenty-five</b> [6] 15:22                  96:7 103:16 150:15                  220:10 231:2  <b>twenty-nine</b> [2] 217:1,2  <b>twenty-one</b> [3] 179:24                  199:23 217:2  <b>twenty-seven</b> [2]                  202:25 217:3  <b>twenty-six</b> [2] 166:16                  201:3  <b>twenty-three</b> [3] 39:19                  137:9 232:4  <b>twenty-two</b> [1] 147:14  <b>twice</b> [2] 56:22 205:17  <b>two</b> [102] 4:7 7:11 9:2,25                  10:18 12:14,18,19,20                  13:14 16:3 17:20,22 28:4                  30:3,22 33:9,15,16 50:7,8                  52:2 56:11 64:5,6 66:4,7                  69:13 71:2 73:9,14 77:16                  83:15 84:19 86:4,18 91:9                  92:19 93:16 105:16 107:9                  108:25 118:13 128:8                  129:24 135:1 136:21                  138:7 145:8,18,21 148:20                  149:14,14,16,21 150:23                  152:8 154:7 159:25 162:6                  162:11 163:20 164:14,15                  164:15 165:19 166:9,12                  166:14 167:7,10 168:9                  171:4 173:5 175:3 180:21                  181:1,1 182:12 187:5,7                  191:2 192:6 206:20                  209:20 210:16 216:1                  217:15,20 226:3 230:19                  230:20 231:4,5,21 237:17                  237:22 238:10 243:13                  259:3 262:2  <b>two-acre</b> [1] 8:12  <b>two-bedroom</b> [1] 106:2  <b>two-car</b> [1] 13:1  <b>two-person</b> [2] 152:15                  154:2  <b>two-story</b> [1] 12:11  <b>two-year</b> [1] 163:24  <b>type</b> [7] 9:8 112:17 142:5                  156:25 176:11 187:17                  230:9  <b>types</b> [10] 8:23 12:5 14:12                  29:15 113:4 133:8,20                  163:11 169:23 196:14  <b>typical</b> [1] 204:20</p>	<p><b>U</b> [1] 1:2  <b>U.N</b> [1] 202:17  <b>ultimate</b> [1] 68:7  <b>unabated</b> [1] 224:4  <b>unable</b> [3] 85:22 86:11                  203:20  <b>unabridged</b> [1] 117:12  <b>unaffordable</b> [1] 212:12  <b>unanimous</b> [3] 41:20                  42:7 53:11  <b>unanimously</b> [3] 38:16                  42:4 90:12  <b>unassisted</b> [1] 198:15  <b>unavailable</b> [1] 112:3  <b>unconscionable</b> [1]                  103:14  <b>uncooperative</b> [1]                  159:9  <b>under</b> [14] 8:14 12:2                  14:25 15:6 16:15 17:13                  24:16 25:24 26:3 101:1,8                  101:10 107:2 217:3  <b>underestimation</b> [1]                  153:23  <b>underlines</b> [1] 24:22  <b>understand</b> [5] 25:22                  37:16 40:12 108:19 148:2  <b>understated</b> [2] 19:11                  19:14  <b>underwent</b> [1] 93:17  <b>undesirable</b> [1] 93:10  <b>undeveloped</b> [1] 175:24  <b>unfair</b> [2] 142:1 188:12  <b>unfortunately</b> [1] 205:8  <b>unified</b> [1] 144:22  <b>union</b> [1] 226:16  <b>unique</b> [1] 195:18  <b>unit</b> [22] 8:13,16 12:10,11                  32:2 111:23 135:20,22                  136:12 139:10 152:10                  153:25 154:2,11,22                  158:24 171:8 190:12                  217:7,20 230:15,19  <b>United</b> [2] 32:11 214:24  <b>units</b> [124] 10:21 11:3,16                  11:17,24 12:9,12,16,18                  12:22,24,25 13:1,13,14                  13:20 14:4,7,9,10,16 15:6                  15:14,16,21 16:1,4 17:5                  17:16,18,23,25 19:21,22                  24:15 25:3,6,14,20,21                  26:3 28:8,10 31:13 40:6,7                  40:21 45:5 50:7,8,9 87:12                  87:22 105:13,17,20,22                  106:25 109:11 117:21                  118:21,24 126:2 127:20                  128:7,10,19 142:19 148:6                  148:19 149:8 151:18,22                  151:24 152:2,6,8,24 153:5                  153:22 156:5 162:23                  163:21 164:8,14,15                  165:22 166:3,15 175:4,5                  175:13,17,19,20,22                  177:25 179:19 182:11                  185:16 189:10 190:9,16</p>	<p>190:24 191:13,14,15,17                  191:20 209:11,11,18                  216:1,3,4,17 217:9,12,16                  217:21 218:23 224:3                  231:1,4  <b>universe</b> [1] 232:25  <b>University</b> [1] 149:18  <b>unknown</b> [1] 144:20  <b>unlawful</b> [2] 100:22                  102:25  <b>unless</b> [2] 62:24 126:22  <b>unlikely</b> [1] 197:12  <b>unlivable</b> [1] 216:5  <b>unmanageable</b> [1] 20:2  <b>unprecedented</b> [3]                  16:24 18:4 55:18  <b>unregulated</b> [1] 11:16  <b>unrestricted</b> [3] 182:9                  189:9,23  <b>unthinkable</b> [1] 212:7  <b>unwaivering</b> [1] 38:18  <b>unwillingness</b> [1]                  102:20  <b>unwise</b> [1] 199:1  <b>up</b> [79] 3:19 4:5 21:2 22:1                  33:16 45:4 49:10 50:18                  50:19,20,20,23 57:10                  58:17 60:19 62:5,6 64:17                  66:16 78:20 79:18 83:17                  86:24 88:16 89:4 92:25                  93:3 97:18 99:15,18                  100:10 104:5,7 116:17                  121:16 125:1 127:8 129:2                  129:22 135:7 137:20                  138:7 143:25 144:10                  145:7 146:1,6,9 147:18                  162:2,3,5 165:5 167:2                  170:20 172:17,25 173:2,7                  174:12 175:18 176:12                  180:2 186:20 192:8,22                  198:22 199:13 201:22,23                  205:15 209:9 218:13                  223:23 224:17 230:4                  231:18 234:2 238:15  <b>upcoming</b> [1] 226:8  <b>update</b> [1] 21:20  <b>upgrade</b> [1] 35:7  <b>upgraded</b> [1] 207:22  <b>upper</b> [1] 12:11  <b>upscale</b> [2] 121:8 159:22  <b>urban</b> [1] 157:25  <b>urge</b> [7] 46:4 51:4 54:1                  71:22 91:16 142:25 181:3  <b>urgent</b> [2] 112:3 117:5  <b>usage</b> [1] 140:23  <b>used</b> [8] 15:9 65:10 73:22                  81:4 106:11 119:8 129:17                  190:23  <b>useful</b> [1] 67:25  <b>uses</b> [4] 22:8 90:3 189:13                  189:15  <b>using</b> [9] 18:23,24 23:3                  32:23 52:14 107:1 118:14                  149:13 150:21</p>
---	---	--	--	--

<p>usually [1] 97:12 utility [2] 93:2 178:8 utilized [1] 106:9</p> <hr/> <p style="text-align: center;">-V-</p> <p>V.A [1] 132:18 vacancy [1] 77:18 vacant [1] 127:14 vacated [1] 126:14 validity [2] 169:6 228:2 valuable [1] 203:9 value [3] 177:13 191:5 235:14 values [2] 35:7 89:2 van [6] 36:20 80:11,19 81:9 160:7,10 VanWeele [1] 36:24 Varady [7] 95:17 100:3 100:6,14 223:17,18,21 varied [2] 157:21 163:13 variety [3] 8:22 12:5 125:25 various [3] 3:12 90:3 230:22 vast [2] 106:7 112:2 vastly [1] 127:13 vehicles [2] 158:21 178:8 vehicular [1] 234:21 verbal [1] 118:10 verbally [1] 118:5 VERBATIM [1] 1:5 verse [3] 144:18 146:20 147:1 verses [1] 147:3 version [1] 117:12 vested [1] 141:14 veterans [3] 69:4,5 132:18 via [1] 170:7 vibrant [1] 205:2 Vice-President [2] 58:9 219:25 vicinity [1] 30:1 Vicki [2] 58:6,8 victims [1] 102:11 view [1] 175:7 views [2] 6:9 85:17 Village [8] 81:22 82:18 168:4 217:13,15,17 231:12,16 Villages [5] 17:22 57:1 87:16 93:23 199:10 villas [6] 12:23 13:2 29:11 31:9,11 231:2 violations [1] 102:24 Virginia [3] 84:5 130:25 131:3 visible [1] 30:2 vision [6] 59:17 60:21 96:21 104:4 176:5 196:10</p>	<p>visionary [1] 139:19 visit [2] 84:4 223:4 visiting [1] 222:13 vital [2] 74:16 127:15 vitality [2] 131:17 222:1 vocal [1] 235:4 voice [5] 47:21,21 55:7 92:22 193:14 voices [3] 151:1 211:10 213:24 Volpe [3] 130:25 131:2,4 volume [1] 102:13 volunteer [4] 62:22 65:15 80:5 92:5 vote [16] 7:22 43:15,15 43:15 95:5 97:10 125:7 147:3 181:3 194:11,12 195:2 200:9,14 227:6 239:22 voted [7] 90:12 150:17 194:9 200:8 239:21 259:16 263:10 Voters [1] 195:8 voucher [1] 218:5 vouchers [1] 16:21 vows [1] 147:7 vulnerable [1] 102:6</p> <hr/> <p style="text-align: center;">-W-</p> <p>W [1] 1:2 wages [2] 110:19 161:23 wait [1] 210:4 waited [1] 67:24 waiting [2] 71:13 213:5 walk [7] 32:3,16,18 33:6 222:20,22 223:4 walking [4] 32:7,21 157:18 232:20 walled-off [1] 196:6 Walsh [1] 36:23 wanting [1] 127:22 wants [8] 51:6 162:10 164:11,18,20 172:18,22 172:23 war [5] 69:5,6 79:3,3 132:18 wars [1] 130:13 wash [1] 45:20 watch [3] 19:5 222:13,22 watched [1] 198:2 watching [1] 83:16 water [8] 19:1 30:5 36:24 37:1 64:9 102:19 137:17 250:5 watered [1] 137:16 waters [1] 137:17 wave [1] 128:15 waylay [1] 119:11 ways [8] 35:23 97:15,24 113:25 114:8 157:16 168:3 169:18</p>	<p>weaknesses [1] 203:11 wealthiest [1] 207:7 wealthy [1] 121:7 Weber [1] 8:4 week [6] 63:3 74:17 79:1 79:2 184:21 222:22 weekend [1] 220:7 weeks [4] 67:6 168:9 181:1 235:5 welcome [4] 46:9 121:8 179:16 180:20 welfare [1] 119:9 well-intentioned [1] 219:11 well-publicized [1] 65:17 well-recognized [1] 26:13 wellness [1] 30:25 west [8] 31:16 46:21 81:22 86:6 109:21 124:20 230:17 234:10 western [4] 31:23 230:13 232:21 233:2 wetlands [1] 52:12 whatnot [1] 207:23 wheelchairs [1] 79:9 Whew [1] 76:14 whistles [1] 234:14 white [3] 27:1 215:3 217:15 Whitman [1] 217:17 whole [5] 21:11 31:4 62:25 238:11 239:9 whopping [1] 54:11 wide [5] 8:23 113:5 116:6 169:24 195:19 widen [1] 138:10 widens [1] 138:13 widow [1] 71:17 wife [1] 83:21 Wignutow [3] 214:20 214:21 218:14 wildest [1] 143:9 Wilkerson [2] 181:9,10 willing [2] 74:6 170:8 willingness [1] 235:13 win [3] 139:6 145:25 155:8 win-win [2] 139:7 wind [1] 223:23 Winding [1] 31:21 windowless [1] 56:4 windows [2] 54:13 230:20 winds [1] 29:23 Winnic [1] 181:10 winter [2] 183:8 219:10 wisely [2] 158:1 213:8 wish [5] 4:12,19 80:20 235:19 252:16</p>	<p>wishes [1] 5:10 within [23] 7:11 23:10 32:22 40:13 55:4,9 71:7 73:5,8 74:14 75:11,14 76:3 113:7 116:7 128:8 128:13 130:6,23 170:1 190:7 191:21 244:7 without [11] 19:18 60:18 131:25 162:7 178:17 179:1 187:17 198:16 199:18,21 224:1 witness [3] 241:3 259:8 259:18 Wolf [1] 210:8 woman [2] 145:19 146:9 woman's [1] 144:20 women [2] 97:12 195:8 Women's [1] 220:22 won [2] 146:2 220:22 wonderful [10] 71:4,21 76:16,16 94:11 109:4 171:15 176:9 195:14 229:25 wondering [1] 44:25 wondrous [1] 139:23 Woodmont [1] 185:25 word [4] 77:4,13 138:6 221:14 words [2] 214:14,15 workable [1] 158:13 worked [9] 38:4 43:22 51:6 73:13 78:25 123:11 124:3 141:15 239:4 worker [1] 161:21 workers [13] 110:10,17 110:19,23 111:8,18 112:7 113:11 115:13,18 116:23 117:6 128:23 workings [1] 53:15 workplace [1] 110:14 works [1] 174:13 Workshop [1] 258:9 WORKSHOP [1] 245:1 world [3] 69:5 132:18 136:7 worldwide [2] 96:22 220:22 worn [1] 18:22 worries [1] 179:8 worse [1] 95:3 worth [2] 23:1 214:13 worthwhile [1] 87:3 wrap [17] 49:10 50:18 57:10 66:16 78:20 79:18 89:4 99:15 104:5,7 116:17 129:22 167:2 170:20 180:2 218:13 231:18 wrapped [1] 201:23 writing [1] 170:9 written [4] 155:20 167:14 173:9 229:8 wrong [5] 49:7,7,9 178:2</p>	<p>197:16 wrongly [1] 135:17 wrote [1] 214:10 Wyncote [1] 85:14</p> <hr/> <p style="text-align: center;">-Y-</p> <p>Y [1] 68:21 yard [2] 234:8 255:4 YEA [7] 50:16,16 63:10 63:10,10,11 68:4 YEA.] [1] 68:4 year [28] 26:11 39:22 69:13 71:7 74:3 83:16 86:2 92:25 101:12 102:15 106:6 120:23 124:3 135:19 147:14 150:3,18 159:25 160:17 161:3 162:15 176:23 192:11 194:9 209:20 221:17 226:8 236:22 years [11] 3:5 8:19 10:1 11:25 18:24 19:23 24:14 27:6 36:7 38:3 39:24 46:25 47:5 48:4,10 55:6 60:9 62:20,21 66:7,9 67:14,19,20 68:15,19 69:6 69:7,23 70:13 71:1,2 77:7 77:8,11 78:5,16 80:5,7 81:5 84:19 85:3,21 86:18 86:21 91:8 93:12,16 96:25 97:5 101:9 109:3,6,7 125:2,20 128:8,14 130:7 131:6,8 134:23 135:1,4 136:22 137:9,12 143:22 144:8 145:17 146:5,8 150:16 157:5 160:4 171:4 174:23 178:21 179:22,24 180:9 181:21 186:4 187:7 187:23 189:6,24 192:12 192:20 195:13 196:16 200:11,12 202:25 204:1 204:22 205:24 209:21,25 210:16 213:20 220:9,10 220:15 224:5 225:15,19 226:3,4 230:11 235:8 years' [2] 150:10 192:3 YEAS [1] 31:6 YEA [2] 50:17 63:11 YELLING [1] 50:16 YELLING.] [1] 68:10 yesterday [2] 74:5 79:15 yet [6] 56:23 69:17 73:15 94:4 122:14 192:24 yield [5] 105:18 108:11 108:17 109:10 191:3 York [13] 1:8 9:8 26:14 44:22 72:10 101:10 168:1 219:24 229:7,13 236:17 249:8,8 young [26] 21:15 71:19 72:2 83:18 126:13 127:25 128:6,15 129:4 130:5 132:2 133:11 134:20 143:11 148:15 162:9 175:16 180:6 185:20 192:19 193:13 196:20</p>
--	--	---	---	---

197:19 208:1 216:8 228:4  
younger [2] 161:22 198:7  
youngsters [1] 43:25  
yourself [2] 43:1 134:7

-Z-

zikna [1] 146:21  
zone [4] 3:8 6:21 252:10  
252:11  
zoned [2] 109:9 159:24  
zoning [27] 6:18,20 8:12  
8:15 12:2 15:1 17:13 39:3  
39:6 40:2,22 54:24 55:10  
64:3,6,6 105:15 119:1,8  
119:14 175:8,12 191:3,11  
231:13 249:6 252:7  
Zuflacht [5] 80:2 81:17  
107:15,16,17

-[

[ABOUT [1] 72:23  
[AFTER [1] 2:6  
[APPLAUSE [4] 9:10  
31:6 58:3 140:12  
[APPLAUSE] [33]  
14:18 15:23 17:8 18:23  
19:6,17 20:7 24:24 26:20  
35:25 36:15 37:21 40:24  
41:17 59:25 61:13 63:14  
76:10 77:3 79:25 85:10  
87:1 92:14 95:15 120:8  
121:13 122:21 123:21  
124:22 125:11 129:8  
138:23 212:22  
[INDICATING [1]  
63:2  
[INTERPOSING] [4]  
6:6 50:19 76:18 194:24  
[LAUGHTER] [3] 5:14  
43:18 150:7  
[NO [24] 81:17,18 82:23  
206:5 214:17,18 219:17  
219:19 223:11,12,13,14  
223:15,16 233:5,6 240:1  
240:2 242:1 248:1 251:1  
253:1 257:1,2  
[REMOVED [1] 245:1  
[SCREAMING [4]  
50:16 65:5 68:3 89:8  
[STANDING [1] 68:9  
[WHEREUPON [11]  
7:3 21:8 43:11 107:12  
147:25 201:25 233:9  
239:19 259:15 263:9,12  
[YEA [1] 63:10  
[YELLING [2] 51:9  
57:8

**APPENDIX B**

---

---

**Letters**

5/16

**LONG ISLAND HOUSING PARTNERSHIP, INC.**  
**AND AFFILIATES**

TOWN BOARD AGENDA # \_\_\_\_\_

June 20, 2000  
(date)

**Board of Directors**

Chairman  
Robert R. McMillan  
*McMillan, Rafter, Bowers & Rigano, P.C.*

Vice Chairman  
Peter Klein  
*Long Island Builders Institute*

Treasurer  
John Coffey  
*Roslyn Savings Bank*

Secretary  
William Redman  
*European American Bank*

Michael P. Capaldo  
*Affinity Foundation*

Harry Orter  
*Astoria Federal Savings & Loan Association*

Susan Reckley  
*Bank of America*

Robert J. Rothschild  
*Bank of New York*

David D. Albin  
*Coca Blanca Agency*

Wesley A. Wainwright  
*Chas Manhattan Bank*

Michelle DiBenedetto  
*CitiBank*

John C. Hill  
*Dixie Savings Bank*

Laura A. Cassell  
*Dixie of Rockville Centers*

Phillip Grossman  
*Fleet Bank*

Andrea Fortenoff  
*Fortenoff*

William Lindsay  
*IBEW, Local 25*

Patrick G. Halpin  
*Institute For Student Achievement*

David J. Manning  
*KeySpa Energy*

Matthew T. Cronin  
*Long Island Association*

Robert Herrick  
*Long Island Board of Realtors*

Robert Wieboldt  
*Long Island Builders Institute*

Reverend Thomas W. Goodhue  
*Long Island Council of Churches*

William S. Davidson  
*Long Island Power Authority*

Patricia Barnagiel  
*Namaley*

Rabbi Abraham B. Eckstein  
*New York Board of Rabbis*

Edward F. Ribauda  
*North Fork Bank*

**TO: Huntington Town Board**

**FROM: Jim Morgo**

**DATE: May 16, 2000**

**RE: Residential Development Recommendation for Long Island Developmental site in Melville**

The Long Island Housing Partnership's Board of Director's Executive Committee voted to recommend the enclosed proposal to you. The Board voted in favor of the proposal following it being recommended by the Housing Partnership's Huntington Committee, Housing Partnership management and Housing Partnership staff.

The recommendation is made as part of the Housing Partnership's responsibilities under the Agreement for Technical and Professional Services between the Town of Huntington and the Long Island Housing Partnership, Inc.

Please feel free to contact me if you wish to discuss the enclosed recommendation.

JM:jp

Enc.

Cc: Long Island Housing Partnership Directors and Officers  
Long Island Housing Partnership Huntington Committee  
Peter J. Elkowitz  
Karen E. Gunkel, Esq.  
Rhonda Shepardson

cc: Supervisor  
Town Board (4)  
Town Attorney  
Plausancy

180 Oser Avenue, Suite 800  
Hauppauge, Long Island, N.Y. 11788  
Tel: (631) 435-4710 • Fax: (631) 435-4751

TOWN OF HUNTINGTON  
JIM MORGANO  
Chief Executive Officer  
Peter J. Elkowitz  
Executive Vice President  
Chief Financial Officer  
Councils  
Karen E. Gunkel  
Howard Gross  
Wainberg, Kaley, Gross  
& Pergament, L.L.P.

RECEIVED  
TOWN CLERK  
TOWN OF HUNTINGTON NY  
00 MAY 24 AM 11:18

## LONG ISLAND HOUSING PARTNERSHIP POSITION ON AFFORDABLE HOUSING AT THE LIDC SITE

The Long Island Housing Partnership in order to meet the growing need for affordable housing for young people and families in Huntington proposes that 140 two family homes be built on the LIDC site combining affordable rentals with affordable ownership-occupied homes. The benefit of the two family home is that a tenant there can save for home ownership while paying a reasonable rent and a homeowner can use a percentage of the rent to qualify for a mortgage and pay maintenance costs. The home ownership units must be affordable to households who earn 80% or less of the Nassau/Suffolk MSA median income based on household size and the rentals must be affordable to households that earn less than 60% of the Nassau/Suffolk MSA median income based on household size.

The biggest threat to our continued prosperity is the lack of an adequate work force, and a major reason for the threat is the lack of affordable housing for entry-level workers. The mixed-use developments combining rental and ownership homes has been very successful in other regions of the country. The LIDC site, with this new plan, could provide a place for a continuum of homes for renters and owners long lacking on Long Island and needed for our continued prosperity.

The Long Island Housing Partnership recommends that the rentals be a mix of 47 studio, 47 one (1) bedroom and 46 two (2) bedroom apartments. This plan will help meet the needs of the Long Island workforce who want to start their professional lives on Long Island and will limit the number of children that will enter the school district.

The Housing Partnership further proposes at the LIDC an additional 70 non-age restricted units that mix for-sale and rental units and are affordable to households who earn no more than 120% of the Nassau/Suffolk MSA median income based on family size.

The affordable non-age restricted homes should be interspersed and blend with the overall design of the development. The Huntington Town Board should also retain design oversight to assure both the quality and integrity of the final development.

This position was unanimously supported by the executive committee and the Huntington committee at a joint meeting on May 12, 2000. It is also endorsed by the Long Island Association.

	1	2	3	4	5	6	7	8
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 42300							
L30 30% OF MEDIAN (1-8 PER.)	8900	10150	11400	12700	13700	14700	15750	16750
L50 VERY LOW INCOME (1-8 PER.)	14800	16900	19050	21150	22850	24550	26250	27900
L80 LOW INCOME (1-8 PERSON)	23700	27050	30450	33850	36550	39250	41950	44650
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	358	402	493	624	744			
36 NY 113 Warren County	2975 MSA: Glens Falls, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 43200							
L30 30% OF MEDIAN (1-8 PER.)	9050	10350	11650	12950	14000	15050	16050	17100
L50 VERY LOW INCOME (1-8 PER.)	15100	17300	19450	21600	23350	25050	26800	28500
L80 LOW INCOME (1-8 PERSON)	24200	27650	31100	34550	37300	40100	42850	45600
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	358	466	568	711	795			
36 NY 115 Washington County	2975 MSA: Glens Falls, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 43200							
L30 30% OF MEDIAN (1-8 PER.)	9050	10350	11650	12950	14000	15050	16050	17100
L50 VERY LOW INCOME (1-8 PER.)	15100	17300	19450	21600	23350	25050	26800	28500
L80 LOW INCOME (1-8 PERSON)	24200	27650	31100	34550	37300	40100	42850	45600
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	358	466	568	711	795			
36 NY 13 Chautauque County	3610 MSA: Jamestown, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 38400							
L30 30% OF MEDIAN (1-8 PER.)	8450	9650	10900	12100	13050	14000	15000	15950
L50 VERY LOW INCOME (1-8 PER.)	14100	16100	18150	20150	21750	23350	25000	26600
L80 LOW INCOME (1-8 PERSON)	22550	25800	29000	32250	34800	37400	40000	42550
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	358	402	483	624	714			
36 NY 59 Nassau County	5380 MSA: Nassau-Suffolk, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 76500							
L30 30% OF MEDIAN (1-8 PER.)	16050	18350	20650	22950	24800	26600	28450	30300
L50 VERY LOW INCOME (1-8 PER.)	26800	30600	34450	38250	41300	44350	47450	50500
L80 LOW INCOME (1-8 PERSON)	37200	42500	47800	53100	57350	61600	65850	70100
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	775	934	1139	1585	1698			
36 NY 103 Suffolk County	5380 MSA: Nassau-Suffolk, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 76500							
L30 30% OF MEDIAN (1-8 PER.)	16050	18350	20650	22950	24800	26600	28450	30300
L50 VERY LOW INCOME (1-8 PER.)	26800	30600	34450	38250	41300	44350	47450	50500
L80 LOW INCOME (1-8 PERSON)	37200	42500	47800	53100	57350	61600	65850	70100
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	775	934	1139	1585	1698			
36 NY 5 Bronx County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250
L50 VERY LOW INCOME (1-8 PER.)	19650	22500	25300	28100	30350	32600	34850	37100
L80 LOW INCOME (1-8 PERSON)	31450	35950	40450	44950	48550	52150	55750	59350
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	727	810	920	1150	1289			
36 NY 47 Kings County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250
L50 VERY LOW INCOME (1-8 PER.)	19650	22500	25300	28100	30350	32600	34850	37100
L80 LOW INCOME (1-8 PERSON)	31450	35950	40450	44950	48550	52150	55750	59350
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	727	810	920	1150	1289			
36 NY 61 New York County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250
L50 VERY LOW INCOME (1-8 PER.)	19650	22500	25300	28100	30350	32600	34850	37100
L80 LOW INCOME (1-8 PERSON)	31450	35950	40450	44950	48550	52150	55750	59350
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	727	810	920	1150	1289			
36 NY 79 Putnam County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250
L50 VERY LOW INCOME (1-8 PER.)	19650	22500	25300	28100	30350	32600	34850	37100
L80 LOW INCOME (1-8 PERSON)	31450	35950	40450	44950	48550	52150	55750	59350
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	727	810	920	1150	1289			
36 NY 81 Queens County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250
L50 VERY LOW INCOME (1-8 PER.)	19650	22500	25300	28100	30350	32600	34850	37100
L80 LOW INCOME (1-8 PERSON)	31450	35950	40450	44950	48550	52150	55750	59350
FMR FAIR MARKET RENT(0-4 BEDRM EFFECTIVE 10-1-99)	727	810	920	1150	1289			
36 NY 85 Richmond County	5600 MSA: New York, NY							
MED AREA MEDIAN FAMILY INCOME (EFFECTIVE 3-9-00):	\$ 56200							
L30 30% OF MEDIAN (1-8 PER.)	11800	13500	15150	16850	18200	19550	20900	22250

5/11/00

LETTER #2

6/1

DIRECTOR	M
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	Cb
ADDED STAFFER	
TECH	
CORR.	

TOWN BOARD AGENDA #

Mulod

RECEIVED (date)  
TOWN CLERK  
TOWN OF HUNTINGTON N.Y.

6 Carol Ct  
Dix Hills, N.Y.  
June 1, 2000

TO JUN 23 AIO:36

Dear Members of our Town Board,  
 My pastor, Fr. P. Powers has pushed pretty hard to change the proposal for the planned residential community at Half Hollow. I almost signed the petition which he urged the parishioners of St. Elmo to sign.

However, when I went to the House Beautiful Civic Association, meeting after that I realized how wrong that would have been.

The "Greens at Half Hollow" is a more balanced plan - providing housing for Seniors and including the open plan for a 9 hole golf course which will look like a park. If we changed the plan for the 420 housing units, it would make a big impact on our school taxes.

There are many people in our area who are retired, living on a limited budget and who cannot afford a big increase in

cc: Supervisor  
 Town Board (4)  
 Town Attorney  
 P. J. ...

RECEIVED

JUL 03 2000

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

our school tapes. This new proposal could force many of us out of our homes.

Ironically the new proposal could hurt a great deal of the present residents. I'm sure that many of my fellow parishioners were not aware of these repercussions when they signed that petition.

Yours truly,  
Pamela Dimatteo

LETTER #3

NO. 030 P. 17

6/7

June 7, 2000

TOWN BOARD AGENDA #

June 20, 2000

(date)

Huntington Town Hall  
100 Main Street  
Huntington, NY 11743

Dear Ms. Baia,

I have been a resident of Huntington, Long Island since 1967.

My husband John, who will be 66 soon hopes to retire at the end of this year. Financially, we wonder if we will be able to remain on Long Island.

My son Paul lived with us till age 32. He wanted to move out and be independent, but was unable to afford the high rental rates of apartments. While with us he worked on saving some monies with hopes of investing in some housing. But there's nothing he could afford with his income.

As I, and many Huntington residents know, development plans are forming for the LIDC. Huntington needs affordable housing.

I would appreciate if you let the town board know my sentiments.

Sincerely,

Mrs. Jeanne Bianco

RECEIVED  
TOWN CLERK  
TOWN OF HUNTINGTON, N.Y.

00 JUN -8 P 11:44

cc: Supervisor  
Town Board (4)  
Town Attorney  
Planning

LETTER # 4

TOWN BOARD AGENDA #

6/10

6/20/00

(date)

June 10, 2000

Dear Ms. Jo-Ann Raio,

I believe it is imperative that 30% of homes being built on the former Long Island Developmental Ctr. Property be set aside and affordable homes be built for our low and medium income working class citizens. We have a moral obligation to provide decent living conditions for these people who are in fact the backbone of our society.

Myself, my husband and the undersigned want you to please convey our sentiments to the Town Supervisor and Councilpersons.

Respectfully yours,

*Leon F. Mladinich*  
*Margaret Mladinich*

Mr. & Mrs Leon F. Mladinich  
7 Maspeth Dr., Melville, N.Y.

Mrs. Marguerite Jones  
19 Wallingford Dr. Melville, N.Y.

*Marguerite Jones*

cc: Supervisor  
Town Board (4)  
Town Attorney  
Planning

Michael Warren

100 Dell Way East Northport, N.Y.

11731 631/368-6770

6/11

DIRECTOR	
DEPUTY DIR.	
ASST. DIRECTOR	
AGENDA	
ADDED STAFF	
TRCH	CORR.

LETTER #5

TOWN BOARD AGENDA # 6/20/00  
(date)

Town Board Members  
Town of Huntington  
c/o Town Clerk Jo-Ann Raia  
100 Main Street  
Huntington, NY 11743

Dear Board Members,

13 June 2000

I write to ask you to honor the Town of Huntington's own guidelines that call for twenty percent of any large parcel of land to be developed for housing to be used for "affordable homes." The proposed plan for developing the LIDC site does not honor those guidelines.

I realize that the term "affordable" is vague and open to a variety of interpretations. At the very least, I ask for an interpretation that does not screen out young couples wishing to live in this area. Many young people are already burdened with "education debt" in the form of loans that must be paid back over a specified period of years. In addition, in the child-bearing years, they do not have two incomes. We need such people in our town, and we need to give them a chance--a financial chance--to be here.

We also need safe and affordable rental housing for the lower-paid service workers who serve the businesses in our town. I think we have a duty to these people.

This matter of homes for lower income people can no longer be pushed aside as it has been for years. As former state land, the LIDC property was maintained for years at taxpayer expense. We taxpayers should have a voice in seeing that some of this property be used for affordable housing. I support the LICAN proposal that 30% of that property be set aside for affordable homes.

Sincerely,

Michael Warren

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, NY  
20 JUN 15 AM 11:19

cc: Supervisor  
Town Board (4)  
Town Attorney  
Planning

6/18

TOWN BOARD AGENDA # \_\_\_\_\_

July 11<sup>th</sup> 2000  
(date)

6/18/00

Ms. Jo Ann Rait, Town Clerk  
300 Main St  
Huntington, N.Y. 17447

RECEIVED  
TOWN OF HUNTINGTON N.Y.  
JUN 20 3 324

Dear Ms. Rait

We just cannot understand what it is that is responsible for the status of things at L.D.C.

How can a developer, accept a density bonus and then be allowed to make a tremendous profit on this advantage & still not build an affordable home? How is this possible when Huntington needs the 30% affordable homes at L.D.C.?

Having attended an L.D.C. meeting recently we feel more concerned than ever. Our retirees are moving away because of housing costs; our young people cannot afford the cost of homes and leave the area and business cannot find a work for

cc: Supervisor  
Town Board (6)  
Town Attorney  
Planning

community without homes, there

BOARD OF SUPERVISORS

(b)(6)

employees can afford. That's why we support 30% affordable homes at L.D.C.

These are reasons for giving a builder a density bonus, who is responsible for not requiring, thru builder to fulfill his contract or for not finding another builder who will.

Please ask Supervisor Letrone and the Town Board Members to answer these questions.

Very truly yours

Richard A. Koch  
Mary R. Koch  
33 Wintergreen Dr.  
Melville, NY 11747

LETTER # 7  
Nassau / Suffolk Law Services Committee, Inc.  
Housing Rights Project, Touro College  
Jacob D. Fuchsberg Law Center  
300 Nassau Road • Huntington, New York 11743  
(631) 421-2244 Ext. 339 • Fax (631) 423-2040

6/20

Jeffery A. Seigel, ESQ.  
Executive Director

Michael Wigutow  
Staff Attorney

June 20, 2000

Frank P. Petrone, Town Supervisor  
Town of Huntington  
100 Main Street  
Huntington, New York 11743

DIRECTOR	H
DEPUTY DIR	
ASST. DIRECTOR	
CD	
AGENDA	
ADDED STARTER	
TECH	CONF.

Re: Development of Long Island Development Center

Dear Supervisor Petrone:

I am writing to request prior notification of the Public Hearing to consider a change in the zoning requirements for the property known as the Long Island Development Center ("LIDC"). The Tax Map numbers are District 0400; Section 260; Block 1.00; Lots 001.005 and 002.000. The property is located between Northern State Parkway to the North, Half Hollow Hill Road to the South, Carmans Road to the East, and Old South Road and Old East Neck Road to the West.

I am a staff attorney with Nassau/Suffolk Law Services, a non-profit organization providing free legal services to low-income individuals and families. I work at the Housing Rights Project at Touro Law School. My clients are low-income families who reside in the Town of Huntington, and who are daily confronting the shortage of affordable and decent housing. The ultimate development of the former LIDC property will have a significant impact on my clients. I believe it is important for low-income families and their advocates to have an opportunity to express themselves before the Town Board considering the variance of this vast tract of land, totaling nearly 400 acres.

Please contact me at (631) 421-2244 ext. 339, or in writing, with advance notice of the public hearing date. If you are unable, or unwilling to provide me with notification of the scheduled hearing on this matter, please let me know how I can otherwise discover the hearing date.

Very truly yours,

*Michael Wigutow*  
Michael Wigutow  
Staff Attorney

cc: Huntington Town Board Members  
Steve Israel, Marlene Budd, Susan Scarpeti-Reilly, Mark Cuthbertson  
Huntington Town Planning Board  
Huntington Town Attorney

July 25 / 2000  
7:00 PM

RECEIVED

JUN 26 2000

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT



LETTER #9

TOWN BOARD AGENDA # 1/5

7/11/00

(date)

CAROL P. ECKERT  
10 Hillside Ave  
Northport NY 11768  
631-261-1889

DIRECTOR	<input checked="" type="checkbox"/>
DEPUTY DIR	<input type="checkbox"/>
ASST. DIRECTOR	<input type="checkbox"/>
<i>CP</i>	<input type="checkbox"/>
AGENDA	<input type="checkbox"/>
ADDED STARTER	<input type="checkbox"/>
TECH	<input type="checkbox"/>
CORR.	<input type="checkbox"/>

July 5, 2000

Town Board  
Town of Huntington  
100 Main Street  
Huntington NY 11743

*SB as per - citizen letter; re (Huntington) (Huntington)*

Respected Members of the Town Board:

I have been asked to speak as a member of the Huntington Township Housing Coalition at the public hearing to be held on July 11, 2000 regarding the Local Law 24-2000, being put forth by the Town Board. I unfortunately will be out of town and not able to attend, but respectfully submit this letter to the public record. I support the three recommendations of the Coalition and ask you consider the following changes to the proposed legislation.

First, that all the units created from the 20% set aside, be on site with no buy-out provision or transfer to another location. It was the overwhelming consensus that the town did not adequately provide for the proper administration of this fund and that the potential for mismanagement was great. Perhaps this is something that could be revisited when there is a clear plan in sight and a true mechanism in place to effectively administer these funds in a satisfactory manner. More to the point, the need for a buy-out or transfer to another site escaped us. As there are other funds available to support such an effort, the only viable explanation seems not to provide affordable housing in the more affluent areas of town.

Second, that of the 20% set aside of affordable housing units, half of these units shall be two or more bedrooms. This will ensure that the affordable housing being added to the housing stock of Huntington can and will accommodate families. If all the units that become available were studio and one bedroom, this would severely limit the possibility of young families to take advantage of this program and almost guarantee their exclusion.

Third and perhaps most important, that the units made available should be non-age restricted. That one is simple. Do not allow the fears of residents to shut out all those in need except for seniors. Senior housing is always more palatable for most communities; "It's good"; "We're providing for our elders"; "It's safe, no bad elements". Seniors need to be provided for as well, but so do families with children.

cc: Supervisor  
Town Board (4)  
Town Attorney  
*Planning*

RECEIVED

JUL 18 2000

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

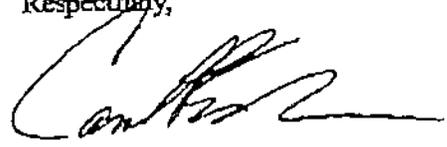
RECEIVED  
TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT  
JUL 10 10:10 AM '00

July 5, 2000

I am also a board member of Vision Huntington Inc. and all three of these recommendations supports a core principle of Smart Growth; Mixed Use Housing. Mixed Use does not apply only to commercial and residential together, it is also housing that spans a range of economic, social and age levels within a community. It would promote the concept of a life cycle housing stock within the township of Huntington. Imagine being born in a neighborhood, going off to school and coming back to that neighborhood as a young professional, getting married in that neighborhood, raising children in that neighborhood and finally retiring with dignity in that neighborhood. Imagine what that neighborhood could become with a lifetime investment from it's residents, it transitions from a mere pit stop in your life to a true commitment to community and place. Imagine what we can build with that.

Finally, I applaud your efforts as a governing body that is not afraid to look at the crisis we have before us and take action.

Respectfully,



Carol P. Eckert

Cc Huntington Township Coalition  
Vision Huntington Inc.



Rabbi Neil Kurshan  
(516) 423-5355

The Huntington Hebrew Congregation  
of the Huntington Jewish Center  
510 Park Avenue, Huntington, New York 11743

DIRECTOR	<i>W</i>
DEPUTY DIR	
ASST. DIRECTOR	
	<i>CB</i>
AGENDA	
ADDED STARTER	
TECH	CORR

RECEIVED  
SUPERVISOR'S OFFICE  
JUL 7 7 PM 1:36

July 5, 2000

Supervisor Frank Petrone & Members Of The Town Board  
Town Hall  
100 W. Main Street  
Huntington, New York 11743

Dear Supervisor Petrone:

I am writing to support the positive steps being considered by the Town Board to frame initiatives which will provide affordable housing in the Huntington area. The availability of suitable housing for all segments of the community certainly is a value arising from Jewish tradition. While I have a deep respect for the separation of church and state and would not comment on specific proposals, I hope that strategies will be found to ensure that no group is excluded from housing in our community.

I will be out of town for the July meeting of the Town Board, but would appreciate it if you can make this letter a part of the public record.

Sincerely,

Neil Kurshan, Rabbi

NK:ieb

RECEIVED

JUL 21 2000

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

cc: Supervisor  
Town Board (4)  
Town Attorney  
Planning

DIRECTOR	M
DEPUTY DIR	
ASST. DIRECTOR	
CB	
AGENDA	
ADDED STARTER	
TECH	CORR.

COUNTY OF SUFFOLK



ROBERT J. GAFFNEY  
SUFFOLK COUNTY EXECUTIVE

*Handwritten:* R. MacFarley  
Planning  
- Charles Bolton

STEPHEN M. JONES, A.I.C.P.  
DIRECTOR OF PLANNING

DEPARTMENT OF PLANNING

July 10, 2000

Town Clerk  
Town of Huntington

Re: Application of "SBJ Associates, LLC", to amend the zoning ordinance to establish a new Planned Unit Development District (PUD) in connection with a change of zone from R-30 to PUD, Town of Huntington (#2000-99-ZM-324).

Gentlemen:

Please be advised that pursuant to Sections A 14-14 to 23 of the Suffolk County Administrative Code, the above captioned application will not be reviewed until the following information is submitted through the offices of the municipal referring agency.

1. A site plan which specifies the acreage, uses and number of units for each of the PUD subdistricts for the 382± acres to be rezoned;
2. A listing of mitigation measures;
3. Information demonstrating compliance with the proposed Affordable Housing Law; and
4. Any other available explanatory or supportive information pertaining thereto, particularly as relates to the eight (8)± Ruland Road site.

Thank you.

Very truly yours,

Stephen M. Jones  
Director of Planning

S/s Gerald G. Newman  
Chief Planner

*Handwritten:* cc: App. P.H. T.O. Planning  
GGN:cc  
cc: Town Planning Department  
@CCHORNYZONING@ZONING@WORKING@N1C12000@HUS24.LJLL

RECEIVED  
JUL 14 2000  
PLANNING AND ENVIRONMENT

7/18

**From:** Margo Myles  
**Sent:** Wednesday, July 19, 2000 3:13 PM  
**To:** mjschmid@suffolk.lib.ny.us  
**Subject:** RE: LIDC draft EIS

Your message has been added to our rezoning file. The comments will require response in the Final EIS. If you have further details to submit, please feel free to either e-mail or forward them in writing to Richard Machtay, Director of Planning and Environment, 100 Main Street, Huntington, NY 11743. Thank you for your input. If you need to contact me, please call me at 351-3395.

Margo Myles

-----Original Message-----

**From:** mjschmid@suffolk.lib.ny.us  
**Sent:** Tuesday, July 18, 2000 6:33 PM  
**To:** Margo Myles  
**Subject:** LIDC draft EIS

<< File: ENVELOPE.TXT >>

From: Mary Jane Schmidt, Director, Half Hollow Hills Community Library, 55 Vanderbilt Parkway, Dix Hills, New York.  
I have been directed by my Board to inform you that certain statements in the EIS indicating that the Library has planned for the LIDC development appear to be inaccurate. Inasmuch as the June 6th bond referendum was defeated, the Library will be unable to expand its facilities at this time. Please advise me how this clarification of statements made in the EIS should be transmitted.  
Additionally, please insure that all other EIS documents relating to LIDC or any other development are directed to me. I will insure that the documents are made available to the public but they must pass through this office. Note that the Melville library is a branch of the Half Hollow Hills Community Library. My direct phone line is 631-421-5940 should you prefer to call.  
Thanks for your time in advising me on this.  
Mary Jane Schmidt



At a meeting on July 12, 2000, at the office of the attorney for the owner of LIDC, Morton Weber, Esq., the following were present: John A. Harras, Esq  
Al Benjamin  
Kurt Mohr  
Duncan Elder, President, Paumanack  
James J. Byrne, Attorney for Paumanack Village  
Joseph DeVincent, Town of Huntington, C.D.A.

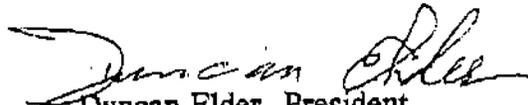
It was tentatively agreed that up to 100 units of Section 202 Senior Citizen Housing would be included. That the land designated "assisted living" in the northwest corner of the LIDC map be used. The title would be taken in the name of Senior Citizen Housing Committee, Inc. That the land cost would be a HUD approved cost. That the cost of utilities such as sewer and water would be pro-rated.

On behalf of the Senior Citizen Housing Committee, Inc., we request the Town approve the following actions:

1. Approve the zoning for the LIDC site
2. Based on the transfer of sufficient property to build up to 100 units of Section 202 Senior Citizen Housing
3. Land cost would be at a HUD approved cost
4. Utility costs such as sewer and water would be shared pro rata
5. Whatever further steps to be taken as necessary

It is further requested that this letter be read and made a part of the Minutes of the meeting on July 25, 2000, at the Town Hall.

Yours very truly,

  
Duncan Elder, President

7/24

LETTER #14



# HALF HOLLOW HILLS COMMUNITY LIBRARY

55 VANDERBILT PARKWAY • DIX HILLS, NEW YORK 11746 • 516/421-4530

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
Cb	
M.M	
AGENDA	
ADDED STARTER	
TECH	CORR.

July 24, 2000

Mr. Richard Machtay  
Director of Planning & Environment  
100 Main Street  
Huntington, NY 11743

RE: THE GREENS AT HALF HOLLOW  
Draft Generic Environmental Impact Statement  
Page III-96

Dear Mr. Machtay:

This is to clarify statements in the draft EIS regarding library planning for new homes in the area. In anticipation of the approximately 3,000 new homes, the Library planned expansions to its facilities in Dix Hills and Melville. The \$9.5 million bond referendum, however, was defeated on January 25<sup>th</sup> and again in a revote on June 6<sup>th</sup>, and it is unlikely that any expansion will take place in the near future. Nevertheless, we welcome all newcomers to the community and will do our best to serve them.

Attached is a copy of page III-96 showing the statements referred to above.

Very truly yours,

Mary Jane Schmidt  
Director

Att.

MJS:ml

RECEIVED

JUL 24 2000

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

*Community Facilities and Services***5. Libraries****a. Existing Conditions**

The site is located within the four-square mile service area of the Half Hollow Hills Community Library which is coterminant with the Half Hollow Hills Central School District and serves a population of approximately 43,500. The 42,000-square-foot main library is located on Vanderbilt Parkway west of Winthrop Drive in Dix Hills. The 8,000-square-foot Sweet Hollow Road branch is located in Melville, just west of Route 110. The library provides a full array of collections, reference, multimedia, and cultural services on-site and has a community outreach program.

According to the Director of the Half Hollow Hills Community Library, planning for the library over the past few years has anticipated the construction of approximately 3,000 new homes within the area including the 1,375 units proposed at The Greens at Half Hollow. In response to the anticipated increase in demand on library services as a result of these new homes, a referendum will be put to the public in January 2000 for a 9.5 million dollar expansion of existing library facilities including a 12,000-square-foot expansion to the Melville library and a 15,000-square-foot expansion to the Dix Hills library.<sup>4</sup>

**b. Anticipated Impacts**

The Greens at Half Hollow development will increase demands on the Half Hollow Hills Community Library. However, as indicated above, according to its Director, the library has anticipated the proposed development, along with other recently constructed and proposed developments in the area, and has planned for it.

In addition, the proposed community center at The Greens at Half Hollow will include an 800-square-foot library and computer center for use by residents of the development. This on-site library and the \$250,000 in annual tax revenues, which are anticipated to be generated to the Community Library as a result of the proposed development, will mitigate potential impacts to the Community Library.

---

<sup>4</sup>Telephone interview with Mary Jane Schmidt, Director, Half Hollow Hills Community Library, December 1, 1999.

LBT

LETTER # 15

7/25

Presentation of Bud Peyton of LICAN at 7-25-00 Huntington Town Board Meeting

Good evening.

My name is Bud Peyton and I'm a member of LICAN. I live at Gaston Street in Melville.

We strongly support the inclusion of very low- and low-income affordable family housing units at the LIDC development based on the town-documented need.

The Town Board's position on affordable housing units generated at a density bonus enhanced development site calls for the provision of affordable units for low-income households. The Huntington 2000-2004 Consolidated Plan indicates (page 70) that "the demand for affordable housing (units selling for less than \$100,000) is very strong."

The affordable housing material in the EIS calls for

- the market units at \$175,000,
- the two-person affordable units at \$150,000, and
- the one-person affordable units at \$145,000.

However the developers mistakenly base their calculations on a median income of \$80,000 when the present two person household HUD median income is ~\$61,100 and the one-person household median is ~\$53,500. Therefore all of the developer's affordability calculations are flawed and must be redone. Lets look at what they presently propose.

The developer limits all affordable units for households with incomes at 80% of the median income even though the needs and risks of homelessness are greater at 50% of the median income. LICAN proposes that 30% of the affordable units be targeted for households with incomes at 50% of the median income.

The developer assumes that the Real Estate tax, the mortgage and homeowners insurance, and the Condo fee will be only \$352 per month while the estimate on the Cove senior development for these items was \$537 per month ( a factor of 1.5 larger. )

The biggest difference was the Cove annual taxes were estimated at \$3,500 and the annual taxes at the LIDC were estimated to be only \$1,812 (50% lower). The developer must reconsider these numbers when recalculating the cost of the affordable units. *Remember that underestimating the non-mortgage monthly payments will artificially increase the allowable mortgage and the unit price.*

Using a) HUD median incomes, b) realistic Cove housing costs, c) 30% household expenditure for shelter, and d) 3 : 1 mix for two and one bedroom units, then

- The calculated price of an affordable unit for a two-person household earning 80% of the HUD median income is \$96,800. The proposed developer price (\$150,000) is \$53,200 (55%) higher than the calculated affordable price.
- The calculated price of an affordable unit for a one-person household earning 80% of the HUD median income is \$81,700. The proposed developer price (\$145,000) is \$63,300 (77%) higher than the calculated affordable price
- If the developer charges \$145,000 and \$150,000, the affordable units will be populated by households with annual earnings at, and above, 130% of the HUD median. In addition, the developer will realize an "excess developer profit" of ~5,600,000 while no "public benefit" is realized by the Huntington community.

We conclude this is a no-win proposal for the citizens of Huntington and a big-win proposal for the greedy developer.

I realize this presentation is very technical and can seem confusing -- but -- this detailed analysis is absolutely necessary to insure that 1) the developer is serving households at 80% ( and hopefully some at 50% ) of the HUD median income and 2) the Town Certifications to HUD are fully complied with at this development.

I have included all my calculations in the written copy that I have given to the Town Clerk and the stenographer. I request that the calculations be included in the official transcript. I request that my comments and calculations be sent to the Long Island Housing Partnership for their input. I request that the town officials then sit down with the developer and reroute those "excess developer profits" back into the LIDC development so that the affordable housing units for households at 80%, and 50%, of the HUD median income will be properly priced.

Thank you.

### Calculations on Affordability

#### **Affordable Unit Cost Calculations for Two Person Household with Income at 80% of HUD Median.**

The HUD 80% of median income for a two-person household is \$48,960. The calculations begin with a 30% (\$14,688) of household income for shelter to determine the estimated maximum cost of the affordable units.

Total Annual Housing Payment	\$14,688	Total Mortgage	~\$94,000
Total Monthly Housing Payment	\$ 1,224	3% Down Payment	~\$ 2,800
Monthly Real Estate Tax	\$ 292	<u>Cal'c Unit Price</u>	<u>~\$96,800</u>
Monthly Mortgage Insurance	\$ 60	Interest Rate	8.5%
Monthly Homeowners Insurance	\$ 35	Mortgage Term	30 years
Monthly Condo Fee	\$ 110		
Cal'c Monthly Mortgage Payment	<u>\$ 723</u>		

#### **Affordable Unit Cost Calculations for One Person Household with Income at 80% of HUD Median.**

The HUD 80% of median income for a one-person household is \$42,800. As above, the calculations begin with a 30% (\$12,840) of household income for shelter to determine the estimated maximum cost of the affordable units.

Total Annual Housing Payment	\$12,840	Total Mortgage	~\$79,300
Total Monthly Housing Payment	\$ 1,070	3% Down Payment	~\$2,400
Monthly Real Estate Tax	\$ 260	<u>Cal'c Unit Price</u>	<u>~\$81,700</u>
Monthly Mortgage Insurance	\$ 55	Interest Rate	8.5%
Monthly Homeowners Insurance	\$ 35	Mortgage Term	30 years
Monthly Condo Fee	\$ 110		
Cal'c Monthly Mortgage Payment	<u>\$ 610</u>		

#### **Calculation of the Developer's Excess Profit based on Unit Prices of \$145,000 and \$150,000.**

For 25 one-bedroom units and 75 two-bedroom units, the "excess profit" is:

$$[ 25 \times \$63,300 + 75 \times \$53,200 - \underline{\$5,570,000} ]$$

Kary McMoranSEI  
LETTER # 16

7/25

LICAN finds the Draft Environmental Impact Statement [EIS] for the LIDC to be seriously defective.

First it is defective because it does not comply with the officially adopted EIS for the Melville area. This 1989 plan mandates that any development of the LIDC must follow its basic goals.

A major goal of this plan was to provide affordable housing for the workers in the Melville Employment Area. When the Town created the Melville Employment Area, it acknowledged the shortage of affordable housing that would result from the growth of workers in the region. This adverse impact on affordable housing was to be alleviated by ensuring that new dwelling units were to be made available for low and moderate-income workers. The goal was established to supply affordable housing so that Melville area employees with limited incomes could live near their work place.

According to the Town's Comprehensive Plan, more than 50% of the workers in the Melville Employment Area work in occupations that pay low or moderate wages. These workers are in need of affordable housing. The Comprehensive Plan also recommends that affordable housing be incorporated into development proposals for the Melville area. The recommendation was made because "significant increases in the number of employment opportunities, without concomitant increases in the supply of local housing have contributed to a tight housing market and a lack of affordable housing."

since 1989, when the development plan for the Melville area was officially adopted, few affordable family housing units have been built.

Despite adopting this development plan, which recognized the negative impact an influx of workers would have on affordable housing, the Town deviated from this land use guideline and rezoned large parcels of land in the Melville area from residential to office use.

In 1992, the Town approved the rezoning of 57 acres of the Carmel property from residential to office use. No provision was made for affordable housing for the workers and who would need it.

In 1994, the Town approved the rezoning of 51 acres of the Tilles property from residential to office use. No provision was made for affordable housing for the workers who would need it.

Again In 1996 the town approved the rezoning of 70 acres of the Mc Govern sod farm from residential to office use. Once again no provision was made for affordable housing for the workers who would need it. As a result of these rezonings, the need for affordable housing for the workers in the Melville Employment Area has increased substantially.

These rezonings adversely impacted on the affordability as well as availability of low cost housing for workers in the Melville area. In Huntington, vacant land for new housing construction is extremely limited. The elimination of residential land through rezonings

results in higher land costs, as well as diminished land availability for affordable housing.

The recent conversion of industrial buildings to offices in the Melville Employment Area also has contributed to the acute shortage of affordable housing. Because there is little vacant land in the Melville area, developers have been seeking out industrial buildings to renovate for office use. The NY Times in its Real Estate Section of June 18 indicated that there were five industrial buildings currently being converted to offices. According to the article, a total of 600,000 square feet of office space <sup>is and these conversions</sup> is being added to the Melville Employment Area. These conversions will generate jobs for workers who will need affordable housing. Despite the sizeable increase of workers that will result from these conversions, there are no provisions for providing the affordable housing they will need.

The developer's plan for the LIDC will also significantly contribute to the acute shortage of affordable housing. According to the developer, the proposed continuum of senior care housing will generate a worker population between 350 and 375. Most of these workers will have limited incomes and will need affordable housing. This will further exacerbate the shortage of affordable housing in the area. The developer's Draft EIS is defective because it fails to address the adverse impact on affordable housing produced by the influx of these workers.

According to the developer, the purpose and intent of the Planned Unit Development at the LIDC is "to address the housing and recreation needs of senior citizens." This site is the largest parcel of residential land remaining in the Town and to exclude affordable family housing is clearly arbitrary and unreasonable. If limited to senior housing needs, scarce land will be consumed and made unavailable to meet the urgent need for affordable family housing. The developer's plan will create an adverse impact because of the irreversible and irretrievable commitment of this limited resource. The Draft EIS does not address the issue of dedicating 300 + acres of land for the exclusive use of senior citizens and the resulting adverse impact on the cost and availability of affordable housing for the workers in the Melville Employment Area. Because this significant environmental issue is not addressed, the Draft EIS is defective.

The developer claims that the plan for the LIDC satisfies the development objectives as established by the LIDC Task Force. The first development objective of the Task Force was to create at the LIDC "a balanced community by providing housing for a broad spectrum of the population, through diversity in housing types, price and design." This objective was not met because the developer's plan calls for primarily senior housing and luxury family housing and not housing for a broad spectrum of the population that would include affordable housing for the workers in the area. To meet this objective the plan must include and not exclude affordable housing at the LIDC site. Since it does not meet this significant land-planning objective, the Draft EIS is defective.

Recently, the Town Board approved a resolution adopting the "Principles of Smart Growth". One of these principles calls for communities to have a "diversity of housing types to enable citizens from a wide range of age groups, ethnic backgrounds, and economic levels to live within neighborhood boundaries and interact." The developer's plan is inconsistent with this principle, because it excludes affordable housing units for the workers in the Melville Employment Area. The Draft EIS is defective because it states that the developer's plan is consistent with this smart Growth principle.

The State Environmental Quality Review Act {SEQRA} regulations require that the content of the EIS analyze the significant adverse impacts and evaluate all reasonable alternatives. Nowhere in the Draft EIS are the adverse impacts on affordable family housing addressed or possible ways to lessen them. <sup>offered</sup> A reasonable way to mitigate the adverse impacts would be to include affordable family housing at the LIDC site. The Draft EIS is defective because it fails to address the adverse impacts on affordable housing as well as ways to alleviate them.

In the Town resolution accepting the Draft EIS for the purpose of public review, a reference is made to the fact that the developer has verbally offered a parcel of land on RuLand Road to help mitigate impacts from the project. This 8-acre parcel of land is known as the "Sanctuary". No mention is made as to what impacts the "Sanctuary" is mitigate. The resolution states that the "Sanctuary" will "be

factored in to the project during the final stages of the SEQRA process in order that it can be determined as to how it will best mitigate whatever impacts that might arise after the review of the DGEIS, the public hearing and the subsequent public comment period." It would appear that the "sanctuary" is the developer's panacea for any and all <sup>of</sup> the project's adverse impacts. SEQRA regulations, however, require that the EIS address each part of the proposed action at a level of detail sufficient for an adequate analysis. Related actions have to be identified and discussed to the fullest extent possible. Because the Draft EIS fails to do this, it is defective.

In summary, the Draft EIS is defective because

- It does not comply with the goal of the Melville EIS to provide affordable housing for the workers in the Melville Employment Area.
- It fails to address the adverse impact resulting from the substantial influx of workers at the LIDC who will need affordable housing
- It fails to address the irreversible and irretrievable commitment of scarce land and the resulting adverse impact on the cost and availability of affordable housing for the workers in the Melville Employment Area.
- It fails to meet the development objective established by the Task Force to create a balanced community by providing housing for a broad spectrum of the population, through diversity in housing types, price and design.

- It is inconsistent with the Town's Smart Growth Principle of calling for communities to have a diversity of housing types to enable citizens from a wide range of age groups, ethnic backgrounds, and economic levels to live within neighborhood boundaries and interact.
- It completely fails to analyze the significant adverse impacts and mitigating measures on affordable housing for the workers in the Melville Employment Area.
- It fails to include the related action of the Ruland Road site as part of the Draft EIS and in sufficient detail for an adequate analysis as required by SEQRA regulations.

Because of these defects, LICAN is requesting that the Town Board require a supplemental EIS limited to these specific significant adverse impacts regarding affordable housing for the workers in the Melville Employment Area. SEQRA regulations permit a lead agency to require a supplemental EIS when adverse impacts are not addressed in the EIS. Because of the urgent need to provide affordable housing for the workers in the Melville Employment Area, and for the Town to fulfill its commitment to do so, it is imperative that a supplemental EIS be required.

LETTER # 17

7/25

*LEAGUE OF WOMEN VOTERS OF HUNTINGTON*  
*Public Hearing 7-25-00*

I am Janet Allen, speaking for the League of Women Voters of Huntington, of which I am a Past President. I reside at 2 Arizona Place Huntington Station (631) 423-4021 and have been a League member here since 1967.

The LWV has had a concern for housing justice for many years. Huntington is a town with wonderful diversity of people and neighborhoods, great aesthetic beauty and cultural richness. From its earliest days it has been unique among suburbs in including people with a wide range of incomes and backgrounds. We believe that rentals including apartments, can be aesthetically incorporated while retaining the basic suburban character of our Town, but time & opportunities are slipping away.

Each time a major development is contemplated, choices are made that enhance or diminish that special quality of inclusiveness which sets Huntington apart. The alternate, which we see too many places including in neighboring towns, is to build walled-off enclaves segregated by income or age. That destroys exactly that sense of community which we are striving to build and strengthen through so many groups (Vision/Leadership Huntington/LI-CAN.)

The League's position on a mix of housing types and choices was reinforced by a survey done of senior citizen preferences some years ago. While some would choose to live with others their own age, many preferred to remain part of a mixed-age community, with intergenerational activities and the liveliness of children and young people around them.

We strongly object to the proposed seniors-only plan for the LI Development Center. Facing a critical housing shortage of affordable housing, which is causing great hardship for many - and tragedy for some - the League believes that any affordable housing set-aside (20%) should be on-site, in order not to succumb to the pressure to segregate by income levels. The proposal for an optional density bonus to encompass a small % of "affordable housing" is too small, will be difficult to administer, and is unlikely to make any significant difference in addressing that need. A small families-only development on the remote Ruland Rd. site away from other neighbors is wrong; it will add to the 110 traffic problem you seek to fix, and it would do nothing to ease the shortage for young families.

Care needs increase as most people age. That requires a reserve of personal assets for services not covered by insurance for government programs. My own mother left Long Island for a retirement community elsewhere, and I watched her and her friends 'age-in-place' until each one needed a personal assistant and driver. That cycle occurs in most senior-only complexes, and after a while creates its own disincentive for other younger seniors to join them there. Families and neighbors in close proximity can help each other. Elderly seniors can do some of that for each other, but cannot provide all the transportation or daily assistance that many will need as time goes by. Extending Bus service won't help those who can't get onto a bus unassisted, or can't leave their home without help.

With Medicare lacking provision for long-term care or Rx drugs, to ask seniors to sell their primary asset and purchase something almost as expensive (at asking prices of \$175 K & up) leaves them with diminished resources to cover them through times of illness or infirmity later in their lives. This surely is cruel and unwise social policy.

7/25

For *Thelma Nevis, Esq. Town Attorney*

TRIANGLE-MELVILLE CIVIC ASSOCIATION, INC.

# TRIANGLE CIVIC ASSOCIATION

22 GOLDFIELD STREET, MELVILLE, NY 11747-1656

TEL/FAX: 1.831.421.3682

PAID MEMBERSHIP: 1,341

DATE: 7.25.00

TESTIMONY BEFORE THE HUNTINGTON TOWN BOARD CONCERNING THE HOUSING PLANS OF S.B.J. ASSOCIATES, LLC - OWNER OF THE LONG ISLAND DEVELOPMENTAL CENTER.

## HEALTH TO HOSPICE - A LIFETIME HOME FOR SENIORS

In 1995, Plan C-1 contained 1200 housing units for age 55 and over as follows:  
Independent - market rate: 600, Assisted Living : 100, Congregate Care: 340, and Nursing Home : 160

**This was our purpose:** ▲ We envisioned Seniors buying a smaller house, in a Homeowners Association so that they would only care for the house itself, and all gardening, snow plowing, etc. would be the responsibility of the HOA. If couples decided they did not want to take care of their home any longer, they could reside in a Congregate Care apartment, with three meals served a day, and housekeeping provided daily. If either one became physically incapable of taking care of themselves to the degree that they needed some assistance, they could move into an Assisted Living apartment. If you required an operation, or became bedridden, they would have the option of moving into the Nursing Home. At the end of life, they would have the kindness and care of a Hospice, with sufficient medication to prevent pain, surrounded by their family and friends.

▲ All of the above foresaw "A lifetime home for Seniors". Our entire reason for a Senior Citizen Community has been almost totally forsaken by S.B.J. Associates. What has S.B.J. Associates done with the 500 Congregate Care & Nursing Home/Hospice units? They have turned them into "stick houses", which are much easier and faster to construct and sell for a quicker profit. Congregate Care and Nursing Home Facilities require numerous government permits, plus negotiations with other companies that are time consuming.

There is a 150 bed Assisted Living Facility planned at the entrance of Old East Neck Road adjacent to the Northern State Parkway, unconnected to the private homes, probably because Benjamin Development Corp. has constructed other Assisted Living Facilities and they have the

### A TORRENT OF TRAFFIC ON TWO LANE ROADS:

Old Country Road, Old East Neck Road and New York Avenue are ALL TWO LANE ROADS!!!  
With a level of service "F" during morning and evening rush hours.

All Supermarkets in the surrounding area can only be reached by driving through Old East Neck Road to Old Country Road: ● Shop Rite in Plainview driving South; ● Pathmark and ● Edwards driving north, and ● King Kullen, making a left into Jericho Turnpike. ● Waldbaums - left onto Old Country Road, continue through the traffic light. At the Route 110 intersection, turn right, under the bridge, right to the Melville Mall. Did the Site Map designer ever shop for food?

Note: Even the 75 homeowners in the "Golden Ghetto" have to drive to Old Country Road to shop for food!!!

If there is a total of 1,375 housing units on LIDC, we can reasonably expect at least 2,000 cars. In all the years since 1978, my first year as President of Triangle, there has never been a single alleged traffic consultant who has ever said, "The number of cars for this project will ~~increase~~ daily traffic." They have magic formulas that make the cars disappear. That is why the N.Y.S. Department of Transportation had a presentation at the Sunquam School two weeks ago with engineering drawings detailing how they were going to ~~exchange~~ at Old Country Road and the Northern State Parkway by widening the number of lanes under the Bridge and ~~exchange~~ at the Fletcher Place traffic light, the northern border of the Melville Mall.

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON  
00 AUG - 4 10 25  
OLD COUNTRY ROAD

RECEIVED  
ATTORNEY  
JUL 24 11 11 AM '00

**DESIGN FLAWS: A SITE MAP LACKING BALANCE**

**▲ SEJ ASSOCIATES ARE USING 400 LIFE CARE UNITS FOR ATTACHED HOUSES!!!**  
We find this unacceptable, a perversion of our original intent for Senior Citizens.

#1) If you examine the Site Map, you notice the ~~enclosed~~ enclosed 75 homes in its own Homeowners Association, with its own Community Center in a gated community, that does not have a road connection to the remainder of LIDC. It exits onto Carman Road (two lanes).

#2) You also notice that the greatest intensification of housing units ON THE SMALLEST PERCENTAGE OF LAND increases dramatically at the ~~corner~~ corner of LIDC ON THE ROAD EXITING TO OLD EAST NECK ROAD (two lanes). These are called "condominium-styled, owner-occupied units, with each unit occupying one floor of the two story building. ~~condominium-style~~ ~~condominium-style~~ are envisioned here. Each two bedroom unit will have approximately 1,100 square feet of floor area. **Parking will be provided in surface lots, adjacent to each unit.**" (Page 6, The Greens at Half Hollow Master Plan.)

This major density also has a companion of cars exiting into Old East Neck Road, Old Country Road, New York Avenue intersections and Route 110 "Level of Service F":

NORTHEAST EXIT ON CARMAN ROAD - 75 HOUSES X 2 PERSONS = 150 CARS  
VS.  
NORTHWEST EXIT ON OLD EAST NECK ROAD - 400 CONDOS X 2 PERSONS = 800 CARS

**THIS IS EXTREMELY POOR PLANNING AND ABSOLUTE DISCRIMINATION AGAINST MELVILLE!**

#3) We also assume that the condo-type will be the ~~same as the townhouses~~ same as the townhouses, and they are at the Northern border, far away from the southern portion housing the Community Center.

▲ The "condominium-style" two story housing units are absolutely essential on the LIDC Site Map. Therefore, we recommend:

▲ The 400 "condominium-style units" replace three other types of units throughout the Southern portion of LIDC, namely, the townhouses, golf course villas, and single family homes, which will:

- reduce the "torrent of traffic" by about 800 cars, (by removing 400 other houses) and
- bring the Senior Citizens **closer to the activities** in the Community Center, and
- give **more space** to the condominium- type homes, as in a suburb, instead of an urban setting where they are all jammed together in 11 rows, a la New York City, the opposite of "Smart Growth". (Please see attached portion of the Site Map)
- provide a portion of the condominium-type houses with a garage.
- 100 (25%) of the condominium-type houses, owned by the HOA, should be rentals.

**SPEAKING OF DISCRIMINATION, ARE THERE ANY HOMES FOR THE HANDICAPPED ON LIDC?**

In examining the "The Greens at Half Hollow" we did not see any mention of homes specifically designed for the handicapped, with such items as entranceways without stairs, and all doors for exit or entrance inside or outside the house widened sufficiently for a wheelchair to go through without difficulty; bathrooms designed specifically for the use of handicapped people with handles at appropriate heights to use the toilets or take a bath, or washbasins at an appropriate height for use by a person in a wheelchair, and kitchens with lower heights for cabinets, etc.

We understand from a developer who has constructed these homes, that there is a strong market outside of Long Island. We strongly recommend: ▲ 20 homes for the use of handicapped persons to be made available, especially in the condominium-type home on the first floor

**TWO SEPARATE HOMEOWNERS ASSOCIATIONS.**

As we understand the Master Plan, there will be two Homeowners Associations. One will be for the Golden Ghetto. Another will encompass the entire remaining private homes of whatever type, on the remainder of the 385 acres including the golf course Villas, but we assume, excluding the Assisted Living Home residents.

**Problems:**

#1. There will be a Board of Trustees eventually elected by the resident/owners among the mass of homes that include "condominiums, townhouses, and golf course villas". (Please see Page 2 of 3 in the Addendum), all of which seem to be attached houses. ***Is there any method spelled out by SBJ Associates as to how all these residents will be represented on the Board of Trustees?***

**Please note that only detached single-family homes will be in the Northeast corner, which are also completely detached from the remaining 1,300 housing units.**

**WHAT HAPPENED AT THE N.Y. STATE LIDC ADVISORY TASK FORCE?**

The Community representatives originally recommended a "Village" Concept with a centrally located Community Center, having a Community meeting room, HOA Conference room, HOA office, People Services - lawyer, accountant, travel, banking, money machine and a Cooperative Convenience Store (a food and grocery market run by volunteer HOA members), and a USPO Substation. (Please see attached)

The Dix Hills members called the Cooperative Store, "Commercial!!!" and vehemently protested "anything commercial at LIDC." However, they fully endorsed a commercial golf course with a Pro Shop that could sell anything, including a "light refreshment area" (Please see "The Greens at Half Hollow" Master Plan, Page 5.) This Community Center will also have "a cafe" (Page 5 as above), in which food will be sold. This is also "commercial", as we doubt the HOA intends to feed everyone without being paid.

**In short, only Seniors who need an "HOA Country Market Coop" cannot buy food at LIDC.**

Instead of Dix Hills **making every effort to prevent Seniors from getting into their cars** and polluting the air with the carbon dioxide from their gasoline engines, and clogging our two lane roads to go shopping for basic family food needs, they have consistently thrown every possible roadblock into allowing "Smart Growth" on the Long Island Developmental Center.

**THIS IS SELECTIVE, SELFISH BIAS AGAINST SENIOR CITIZENS.****#2. THE GOLF COURSE:**

Page 1 of 3, Addendum to Application, states: "The golf course will be a ~~public facility~~ available for residents of The Greens and Half Hollow Hills community and, subject to availability, to the residents in the surrounding area."

What does "private facility" mean? Should the Town Board investigate?

- ▲ Does "The Greens at Half Hollow" HOA own the golf course land and have complete control over the golf course, club house, etc.?
- ▲ Does SBJ Associates, Inc. own the golf course land after selling all the houses?
- ▲ Does SBJ Associates, Inc. plan on selling the golf course land to another company?
- ▲ Does SBJ Associates, Inc. plan on keeping the land and retaining control over the golf course indefinitely?
- ▲ Does SBJ Associates, Inc. plan on eventual office buildings for the golf course?

**#2. THE GOLF COURSE. (Continued):**

- ▲ When the Town Board ascertains exactly who owns the golf course land, the Clubhouse, etc. it is incumbent upon the Town Board to require a "Restrictive Covenant Running With The Land" to insure that the golf course land will be legally owned by "The Greens at Half Hollow Homeowners' Association" the moment the first house is sold by SBJ Associates, Inc. and that the "The Greens at Half Hollow Homeowners' Association, Inc." is legally activated by the first purchase. If the 75 homes in the Northeast corner of LIDC are constructed first, their HOA has no responsibility for the golf course land.
- ▲ The "Restrictive Covenant Running With The Land" must contain a clause forbidding SBJ Associates, Inc. from any secret agreement with any other entity concerning any use of the golf course land, other than ownership by the "The Greens at Half Hollow Homeowners Association, prior to acceptance of the Site Maps by the Town Board.
- ▲ The "Restrictive Covenant Running With The Land" must be part of "The Greens at Half Hollow Offering Plan."

**Note:** The Town Board should have, prior to its acceptance of ANY SBJ ASSOCIATES, INC. Site Maps, the requirement that they must have the New York State Attorney General's Department of Law official approval of the "The Greens at Half Hollow Offering Plan", for all structures on the LIDC, outside of the 75 detached single family homes bordering Carman Road, which must be handed to the Planning Department Director before receiving their Building Permits.

The same arrangement should apply to the HOA for the 75 detached single family homes bordering Carman Road.

**Destroying Our Community:**

The intensity of land use dictates another overwhelming burden on the surrounding roads.

It was Dix Hills that demanded 6 acre zoning for LIDC and received 2 acre zoning, as that is the largest amount of land zoning in the Town for individual homes.

If SBJ Associates are recalcitrant, and refuse to reduce the amount of homes as we have suggested, then the Town Board can reject their Site Maps, and LIDC will revert to 2 acre zoning. This will have the following beneficial effect for the surrounding community:

- ▲ Instead of a "torrent of traffic", we will have a trickle of traffic.
- ▲ The surrounding community, "Country Village at Melville" and "Triangle Civic Association will be relieved of endless traffic through their local streets to avoid the intersection of Old Country Road and New York Avenue to get to Route 110, the Northern State Parkway, the LIE, New York Avenue and Jericho Turnpike.
- ▲ We are in the "Melville-West Hills Special Ground Water Protection Area", and this will mean a minimum use of our water supply, instead of maximum depletion.
- ▲ Because the homes will be extremely expensive, School District #5 will be receiving a high amount of taxes to offset the cost of education for new students.
- ▲ The Melville Fire Department will be relieved of a tremendous burden, not only for their fire services, but especially for their Emergency Ambulance Services, as they are losing their volunteers.

Thank you for considering our comments and recommendations.

Respectfully submitted by Mrs. Sonya Bradley, President  
Passed by unanimous Resolution of our Executive Board.

*Sonya Bradley*

7/26

Stuart Tane  
122 Jennings Road  
Cold Spring Harbor, NY 11724

July 26, 2000

Supervisor Frank Petrone  
Town of Huntington  
Town Hall  
100 Main Street  
Huntington, NY 11743

RE: LIDC

Dear Supervisor Petrone:

I would like to clarify a comment you made publicly to me at the July 25, 2000 Town Board Hearing which contradicted my testimony on the LIDC development.

I stated that "The LIDC Advisory Task Force preferred C-1 Plan called for 200 non-age-restricted townhouses along with 75 non-age-restricted single family homes." I further stated that the developer arbitrarily eliminated these townhouses in his current proposal. In addition I stated that the current proposal has been changed from the preliminary master plan by increasing the seniors-only portion of the development from 80% to 95%.

You stated, publicly, that you had served on the Task Force committee and that these 200 townhouses were always meant to be for seniors only.

I respectfully disagree. I refer you to the December, 1995 Preliminary Master Plan for the Redevelopment of the Long Island Developmental center submitted by Saccardi and Schiff, Inc.

- Page I-I, next to last paragraph, Introduction and Summary states: **"Recognizing the region's maturing population, the preferred plans envision a mix of senior housing types (approximately 1200 units) ranging from assisted living and nursing homes to congregate housing and independent living. Approximately 300 single-family homes and townhomes are factored into the plans providing some diversity in the overall program. Many of the single-family homes and townhomes would appeal to empty nesters or young seniors."**

- Page IV-2, third paragraph: **“Housing for young ‘empty nesters’ could also be accommodated in single family homes on smaller lots or in townhomes. Although it is anticipated that housing prices would reflect market conditions, it is possible that a relatively modest number of independent units - say 50 to 100 - could be set aside for seniors of low to moderate income.**
- Page V-II Schools, 2<sup>nd</sup> paragraph: **“For master planning purposes, a gross projection of 1.38 students per single family household, and .09 children per townhome could generate up to 122 children associated with Plan C-1 and 285 children associated with Plan B-1 it is estimated. It is predicted that those estimates are high. Single family and townhomes on the LIDC site will be available to families of all ages without age/deed restrictions.”**

I am also enclosing Table 9, page IV-5 that clearly shows that the 200 townhomes in the C-1 Plan are not shown to be listed under the senior multifamily category.

Mr. Supervisor, I ask you to review the above. Do you still stand by your public statement? I feel I deserve a public and written apology and a correction to your statement should be entered into the public record of the hearing.

Respectfully,

*Stuart Tane*

Stuart Tane

Cc: Town Council  
Director of Planning  
Planning Board  
Saccardi & Schiff, Inc. ✓  
Huntington Township Housing Coalition  
Arthur Goldstein, Esq.  
Irving Klein  
Pearl F. Staller  
Peter Klein

Table 9

Plan	Cooperation Among Potential Development Plans LTPC Master Plan (Estimated)										Open Space		Density <sup>2</sup>
	Total Dwelling Units <sup>1</sup>					Senior-Multifamily					Population <sup>1</sup>		
	Single Family		Townhomes	Independent (50%)		Continuum (50%)			Employee	Resident	Total	Impervious (Acre)	
1+ Acre	1/2 - 1/4 Acre	Assisted		Nursing	Congregate								
A	60	115	0	550	100	160	270	1,877	263	2,140	79	46	3.55 du/ac.
B-1	36	164	100	600	100	160	340	2,313	350	2,663	94	45	4.23 du/ac.
C-1	32	43	200	600	100	160	340	2,071	375	2,446	82	72 + 28	4.25 du/ac.
D	125 <sup>4</sup>	0	0	0	0	0	0	469	10	479	44	18	0.35 du/ac.
E	9 <sup>5</sup>	20	0	1,310	400	320	600	3,059	680	3,739	101	27	7.55 du/ac.

<sup>1</sup>Precise numbers determined through RFP process

<sup>2</sup>Excluding SRUs (288 client and 242 daytime staff)

<sup>3</sup>Excluding lawn areas and buffer strips

<sup>4</sup>Based on 355 acres of net site area (excludes Sagamore, SRUs and STP)

<sup>5</sup>Mostly 2-acre lots

7/28

## LETTER # 20

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, N.Y.

July 28, 2000

TO: Members of the Town Board

FROM: Long Island CAN - Larry McNally

RE: Additional comments regarding DGEIS for LIDC

00 AUG -4 PM 3: 24

It is Long Island CAN's position that the Draft Generic Environmental Impact Statement [DGEIS] for the Long Island Developmental Center [LIDC] is fundamentally flawed because it contains no provisions for housing at the LIDC for families with limited income. As a result, the DGEIS is not consistent with the recommended land use documents, policies and goals adopted by the Town as listed in the:

- Final Generic Environmental Impact Statement [FGEIS] for the Melville-110 Area
- Town's Comprehensive Plan
- Principles of Smart Growth adopted by the Town
- First development objective set by the LIDC Task Force

Long Island CAN maintains that the DGEIS for the LIDC is defective because it does not comply with the above land use documents. Accordingly, Long Island CAN is requesting that the FGEIS contain a written response to the adverse impacts identified in the testimony presented at the 7/25/00 hearing as well as the italic items of this document.

It states in the DGEIS "neither the lead agency nor the Applicant elected the option of a formal scope. Instead the Applicant prepared a comprehensive DGEIS which covers a wide range of topics..." Why was the significant issue of affordable housing for the workers in the Melville Employment Area completely ignored in the DGEIS.

Over the years, the Town has encouraged office developments by rezoning residential land to office use. Regrettably the Town has done very little to provide housing affordable to the people who work in these offices. The imbalance created by this land use preference helps to explain the current crisis in affordable housing for the people who work in the Melville Employment Area.

Long Island CAN recommends that an analysis be undertaken to determine the cumulative impact of these office rezonings on the need for affordable housing. This analysis should also include the conversions of industrial buildings to offices. The combined impact of the rezonings and conversions on affordable housing needs should be examined as of 1989, when the adopted GEIS for the Melville area first identified this housing need. The analysis should

address the following question: what is the need for affordable housing for the workers in the Melville Employment Area compared with what has been done to meet this need?

The developer's plan called for a worker population between 350 and 375. This number may have changed since the number of assisted care living units has been modified. The DGEIS does not provide a projection of the number and types of employees needed for the senior housing, golf course, community center, clubhouse, etc. An accurate estimate is mandatory because many of these workers will have limited incomes and need affordable housing. The arrival of these workers will further exacerbate the shortage of affordable housing in the area. The developer's DGEIS is defective because it fails to address the adverse impact on affordable housing produced by the influx of these workers to the Melville area.

consideration must also be given to the regional needs for affordable housing. There is a need to insure the provision of an adequate supply of affordable family housing for the residents and workers within the region. This regional need has been shaped in part by the building of the offices in the Melville Employment Area. These offices have contributed directly to the shortage of affordable housing in the region as many of the workers, unable to find housing in Huntington, have to live elsewhere in the region.

Long Island Can maintains that the DGEIS is defective because it completely fails to address the adverse impacts on affordable housing in the Melville Employment Area as well as ways to alleviate them. We believe imposing the condition that affordable family units be included at the LIDC can mitigate these adverse impacts. The only reasonable way to minimize these adverse effects to the maximum extent practicable is to include some affordable units at the LIDC.

In 1994, the town granted a density incentive "in furtherance of the adopted Melville-route 110 Area GEIS goal of providing affordable housing near the work place." What is the rationale for including luxury family housing at the LIDC, while at the same time excluding affordable family housing? To exclude the workers from the Melville Employment Area from living on the last large residential tract of land in the town is arbitrary. It is also unreasonable given that the developer is being granted a density increase in excess of a 1000 units beyond what the current zoning permits. If a density increase was granted on a parcel of land in 1994 in response to the town's goal of providing affordable housing for workers in the Melville Employment Area, why is this goal being ignored at the LIDC when the need for this housing is even greater today?

Huntington has a long history of engaging in exclusionary zoning practices. It has been directed by the courts to eliminate this illegal zoning practice. However, as recently as August 5, 1999, HUD indicated that a possible pattern of racial discrimination existed in the town, in violation of the Fair Housing Act. As a result of this, HUD referred the matter to the Department of Justice. If affordable family housing is excluded from the LIDC, workers from the Melville Employment Area, many of whom are members of racial and or ethnic minority groups, will be deprived of desperately needed housing. Since affordable family housing will be the only type of housing excluded from the 382 acre LIDC site, won't this action be considered a further extension of this unlawful practice?

The proposed PUD can allow for the provision of affordable family housing in a manner that will not compromise the character of the Greens at Half Hollow. Affordable family housing at the LIDC can produce very desirable outcomes: the provision of housing for workers from the Melville Employment Area; planned growth which limits sprawl and the integration of households of varying incomes. Aren't these the objectives of the GEIS for the Melville area, the Comprehensive Plan, Smart Growth Principles and the LIDC Task Force?

According to the town resolution, and not the DGEIS, the developer has verbally offered a site somewhere on Ruland Road to address adverse impacts, whatever they might be. This site is to "be factored into the project during the final stages of the SEQRA process in order that it can be determined as to how it will best mitigate whatever impacts that might arise after the review of the DGEIS, the public hearing and subsequent public comment period." It appears that the Ruland Road site is to be the developer's response to any adverse impact that might occur. This site should be referred to as the Ruland Road Ruse.

The adverse impacts of the proposed action on affordable family housing will not be minimized at this Ruland Road site. If affordable family housing is restricted to this site as a stand-alone project, there will be a substantial adverse impact on its viability. The history of affordable housing in Huntington shows that, to date, no stand-alone project, outside the racially impacted areas of the town, has successfully scaled the litigation obstacles placed in its path. For example, The Housing Authority has been attempting for the past 15 years to build units of affordable housing at two different sites in Melville. Due to various legal issues raised by individuals determined to block its construction, the project has yet to be built. Another example is the Housing Help affordable housing development which has been in litigation on and off for the past 20 years. Currently, Housing Help is once again in the courts seeking to get the units built.

Because intractable opposition to affordable housing has and continues to exist within the town, it is foolish to think that any stand-alone affordable housing project will survive the NIMBY litigation gauntlet. Overtures of this opposition were clearly express at the DGEIS hearing. It is imprudent to rely on Ruland Road as a mitigating measure, simply because it can't be guaranteed in the foreseeable future, if at all. if it is used as a mitigating measure, what assurances will be provided to guarantee that affordable units at Ruland Road will be built and not languish in the courts?

The use of the Ruland Road site, which appears to be miles from the LIDC, fosters residential segregation rather than integration. It is contrary to the town adopted "Smart Growth Principle" of providing housing for a variety of people within a single neighborhood instead of separating them by income level, age and family situation. In addition, the placing of affordable family housing beyond the boundaries of the LIDC creates the sprawl that the "Smart Growth Principles" were designed to avoid. Does the town want to tax its resources and environment well beyond what inclusion of affordable family housing at the LIDC would require?

If the town decides to exclude affordable family housing from the LIDC, it will have the burden of justifying its decision. what's the justification for excluding affordable family housing from the LIDC that substantially outweighs the town's commitment to the housing needs of the workers in the Melville Employment Area?

An alternative to consider is to take the acreage allocated to one of the three proposed soccer fields at the LIDC and exchange it for the Ruland Road 8 acre site. Since few seniors play soccer, it seems reasonable to swap the acreage from one of the fields, which is approximately the same acreage as the Ruland Road site. Using acreage at the LIDC for affordable family housing in exchange for one soccer field seem like a reasonable alternative. if this alternative is unacceptable, please provide an explanation.

8/1

LETTER # 21

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, N.Y.

00 AUG -4 PM 3:25

Huntington Township Housing Coalition  
c/o PO box 144  
Huntington NY 11743

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
ALTERNATE	
ADDED STAFF	
TRUCK	CORE

August 1, 2000

Supervisor Frank Petrone  
Town Hall  
100 Main Street  
Huntington NY 11743

RE: LIDC

Dear Supervisor Petrone

We respectfully request that the attached written statement be included in the testimony for the public hearing on July 25, 2000. We further request that that all questions and comments raised by us and others be properly addressed prior to the vote on the proposed zone change and the adoption of the PUD (Planned Unit Development) by the town Board.

Sincerely

  
(Rev) Peter S. Sanborn  
Moderator, HTHC

Cc: Town Board  
Director of Planning, Richard Machtay  
Planning Board  
Morton Webber & Associates  
Suffolk County Planning Commission

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, NY

## HUNTINGTON TOWNSHIP HOUSING COALITION

00 AUG -4 PM 3: 25

### Additional Comments Regarding the DGEIS For LIDC

- I. Is the developer's plan following the 1995 LIDC Preliminary Advisory Task Force Master Plan recommendations?

The Task Force report states:

- Page I-I Introduction and Summary  
"Approximately 300 single-family homes and townhomes are factored into the plans providing some diversity in the overall program."
  - Page V-II Schools, 2<sup>nd</sup> paragraph  
"Single-family and townhomes on the LIDC site will be available to families of all ages without age/deed restrictions."
- A. The developer acknowledges that the present plan does not follow the 1995 LIDC plan.
- B. Has the Town made an analysis of the differences? Based upon the Supervisor's erroneous statement at the July 25, 2000 public hearing, it appears that the Town has not made the analysis of the differences. We herein ask the Town to make this analysis.
- C. It is clear that the developer has eliminated the 200 non-age-restricted housing units that were originally proposed by the Task Force. By doing so he is :
- a. Discriminating against citizens from a wide range of age groups and economic levels
  - b. Discriminating against families with limited income
  - c. Discriminating against the workers in the Melville area
  - d. Denying any family with children under the age of 18, couples or single persons under the age of 55 the right to live in this community unless they can afford a \$700,000 large single family home.

- e. Not following the Land Planning Objective of the LIDC Task Force which was to "Create a community that provided housing for a broad spectrum of the population through diversity in housing types, price and design."
- D. It is also clear that the developer has reduced the life care community that was to consist of a nursing home, congregate care and assisted living units from 600 units proposed by the Task Force to 150 proposed in the DGEIS.
- E. The developer further stated at the public hearing of July 25, 2000 that he may eliminate the remaining 150 assisted living units because market conditions do not warrant building them. Has the developer submitted a current market study and analysis in reference to the assisted living PUD?
- F. If the study indicates that he will eliminate the assisted living units, there will be no reason for the developer to apply for an assisted living PUD.
- G. It now appears that the proper alternative would be for the developer to create a new PUD which would include market-rate, as well as affordable units, for the people he has discriminated against.

1995 LIDC Advisory Task Force Report:

- Did the Task Force properly scope the LIDC project?
- Was the need for affordable senior and unrestricted family housing properly reviewed and scoped? Shouldn't these studies be done before the plan is adopted?
- In March of 1993 the Huntington Planning Board adopted the update to the Comprehensive Plan. It recommends "That, when feasible, a percentage of new housing units constructed be affordable to low and moderate income households: suggested proportion - 20% of all new construction." The LIDC Task Force did not incorporate this recommendation into the plan. Why not? This recommendation would result in 275 affordable housing units for low- and moderate-income families. The need for

affordable housing certainly existed in 1993 and the shortage of such housing is even greater today.

### Affordable Housing

There are four issues to be resolved:

- A. The quantity of affordable units
  - B. The price of the affordable units
  - C. Who will live in them
  - D. Proper guarantees that they will be built
- A. Quantity of Affordable Units
- a. The 1993 update to the Comprehensive Plan recommends 20% or, in the case of the LIDC, 275 units.
  - b. Local Law 24-2000 as introduced by Town Board resolution on July 11, 2000 would result in 242 affordable units at the LIDC site.
  - c. The developer stated at the 7/25 2000 public hearing that he would abide by Local Law 24-2000.
  - d. At this time it is not clear how many total affordable units will be built
    - i. The DGEIS only mentions 100 owner-occupied condo units, one and two bedroom. It is not stated how many are one bedroom nor what the square footage of this unit is.
    - ii. The developer stated at the July 25 hearing that a minimum of 50 and as many as 100 Section 202 low income subsidized rentals for seniors will be made available. It is not mentioned in the DGEIS.
    - iii. The developer stated that 100 affordable units will be built at the Ruland Road site. It is not mentioned in the DGEIS.
- B. Price of affordable units
- a. Establishing the price of the affordable units should be determined by the Town with the assistance of the Town's consultant, the Long Island Housing Partnership

- b. The price should have a direct relationship to the number of bedrooms and square footage of the units
- c. The maximum income of the purchasers of these units should be 80% of HUD's Nassau-Suffolk median income guidelines
- C. Who will live there
  - a. The affordable units should be available to all the citizens of Huntington with no age restriction. They will house our seniors as well as our youth as long as they meet the financial criteria.
- D. Proper guarantees that the affordable units will be built
  - a. All affordable units are to be constructed in phase 1 of construction.

#### The Ruland Road site

- A. The Ruland Road site is not mentioned in the DGEIS
- B. This site was linked to the LIDC by Supervisor Petrone and Councilman Israel at the June 20, 2000 press conference introducing the Huntington Homes Program. The press release stated "This 8-acre parcel will be the site of 110 affordable one-bedroom units transferred from the LIDC site."
- C. If it is the developer's intention to transfer affordable units from LIDC to Ruland, then both the LIDC site and Ruland Road plans should be considered together, otherwise there will be no guarantee that the site will be rezoned.
- D. According to public testimony at the 7/25/00 hearing, many people voiced disapproval of the future rezoning to R-3M at the Ruland site.
- E. To the best of our knowledge, the developer has withdrawn his application for a change of zone as of this date.
- F. How many units will be 1 or 2 bedroom? Are any units going to be 3 bedroom?
- G. Is there a written analysis of the impact of this development?
- H. How can we be assured that the affordable homes on Ruland Road will ever be built? There is no comment in either the DGEIS nor in the testimony of the developer or any Town Board member that the present plan will not be approved until the

Ruland Road plan is in place. There is no commitment by the Town or the developer of the willingness to covenant that no building permit or certificate of occupancy will be granted until the affordable units are permitted and built.

- I. We believe that all affordable units required at the LIDC site be built on that site.

#### PUD (Planned Unit Development) Ordinance

The developer is proposing a zoning change based on a PUD. There is no PUD in our zoning code.

- a. What is the impact of adding a PUD to our code as an additional zoning classification? Is this a floating zone? How many changes of land have there been to a floating zone classification? How many other floating zones are there in the Huntington code?
- b. Shouldn't we have an analysis of the impact before adding it to the code?
- c. We are told that this PUD is specifically for this development. Is that smart?

#### School District Impact

- A. The Task Force plan states on page V-II schools: "For master planning purposes a gross projection of 1.38 students per single family household, and .09 children per townhome could generate up to 122 children associated with the C-1 plan."

It is therefore clear that the C-1 Task Force plan was projecting:

104 children – 75 single family homes

18 children – 200 townhomes

Total 122 children

- B. It is clear that the townhome section of the C-1 Plan will generate far fewer children into the school district than the 75 single family homes.

- C. What is not clear is:
- a. Where these projections come from – what study was used?
  - b. How many bedrooms were going to be built in the townhomes and single family homes?
- D. In the June, 2000 DGEIS, the school district's consultant, Dr. Lloyd Bishop, states that 85 school age children will result from the 75 single family homes.
- E. If the developer proposed to build the 200 non-age-restricted units as proposed in the C-1 Plan, with a reasonable mix of 1, 2 and 3 bedrooms, then a projection could be made as to how many school children would result.
- F. Does the Town think this would be a logical request in evaluating the proposed development as it impacts the school district?
- G. Has the Town considered a reduction of the 75 single family homes to 50? This would result in reducing public school children by 30. This could offset any additional children resulting from the townhome development. The above consideration was discussed in the letter of December, 1999 from Fran Greenspan, School Board President, to the Town Board and Morton Weber and Associates.
- H. The DGEIS section of the school district is not current. Table 19 is for the year 1998 – 1999. It only shows six elementary schools. They currently have seven. The table should show current enrollment and capacity at each school.
- I. Councilman Cuthbertson raised a question at the July 25, 2000 hearing. He wanted to know what the potential impact would be of new young families moving into the Dix Hills/Melville homes that will be sold when the current "senior" owners move into the new Greens development. Has there been an analysis of the impact of the additional children that would result from this situation?
- J. There should be an analysis of the impact or lack of impact on the schools for the recently built projects at Avalon I and II, Country Pointe and the Villages. The analysis should show the number of public school children generated as well as the tax revenue generated from each development.

- K. Testimony was given at the July 25, 2000 hearing that only 51 school age children currently attend the Half Hollow Hills School District from the 340 rental units built at Avalon II. It is, therefore, reasonable to assume that any owner-occupied housing project of less than 340 units, using the same bedroom mix, will produce far fewer children.

#### Real Estate Tax Impact

- A. The DGEIS states that the school district would receive \$4,663,720 in annual tax revenue
- B. The cost to educate 85 children is \$1,139,000 (85 x \$13,400). Therefore the school district tax revenue from this development would exceed the costs of education by \$3,524,000.
- C. We believe that the tax revenue to the school district will even be greater than shown and request that the tax assessor review the projected tax revenue calculation.
- D. Floor plans may not have been available when the tax assessor made his calculations. The Villas unit A model is shown to be a large 5 bedroom unit. Do we know how many units like this are to be built and what the selling price is to be?
- E. The townhouse tax revenue was calculated at a market price of \$250,000. It is stated elsewhere that they will start at \$275,000. The Villas are calculated at a starting price of \$350,000. It is stated elsewhere that they will start at \$375,000.
- F. Should an analysis of the impact to school tax revenue be done? It would be helpful to project the school tax revenue from commercial and industrial buildings that have recently been built and not fully assessed and those that will be built during the same time frame as the LIDC property. This information would be very helpful to the school district in their budgeting process.

### Smart Growth

This Town Board, on October 5, 1999, unanimously passed a resolution adopting the Principles of Smart Growth and Livability: “The Town of Huntington encourages a sufficiency of housing to meet the needs of the residents of the Town, and which includes a natural diversity of housing types and facilities to enable citizens from a wide range of age groups, ethnic backgrounds and economic levels to live within the neighborhood boundaries and interact.”

We believe that this development does not meet the Smart Growth principle stated above. Has there been an analysis of how the plan does and does not follow the Smart Growth Principles?

August 29, 2000  
(date)

8/2/00

LETTER #22

August 2, 2000

Bud Peyton  
15 Gaston St.  
Melville, N.Y. 11747

Re: Follow up to my Statement at the 7-25-00 Huntington  
Town Board Meeting on the proposed Draft Environmental  
Impact Statement [ DEIS ] for the LIDC site.

Dear Supervisor Petrone,

Based on my statement at the 7-25-00 Town Board meeting and a careful  
review of the proposed LIDC development plan / Draft Environmental  
Impact Statement, the following six major deficiencies have been identified.  
Please include this material as part of the public input on the proposed DEIS  
for the LIDC site. The deficiencies are:

RECEIVED  
TOWN CLERK  
TOWN OF HUNTINGTON N.Y.

00 AUG -3 11:45

1. It fails to provide a "public benefit" for low- & moderate-income households. Instead, the proposed affordable senior units are priced to serve:
  - a) two-person households with incomes at ~108% of the HUD median and
  - b) one-person households with incomes at ~123% of the HUD median.
 [ see Peyton statement at 7-25-00 Town Board public meeting ]
2. It includes a calculated "excess developer profit" of -\$5,600,000. [ see Peyton statement of 7-25-00 ] Clearly the use of the density bonus was not intended to generate "excess developer profits" while failing to provide affordable housing for senior households incomes of 50% and 80% of the HUD median. Setting the cost of the affordable family units at levels which generate an "excess developer profit" of \$5,600,000 is blatantly discriminatory
3. It violates the Federal Fair Housing Act by arbitrarily excluding any affordable family units at the LIDC site where the housing density is ~4 units per acre and mandating that any affordable family units be located at the Ruland Road site where the housing density is ~14 units per acre.
4. It restricts the affordable family housing units at the Ruland Road site to studios and one-bedroom units. This restriction discriminates against families with children and ignores the target unit bedroom mix for affordable units ( 20.4% one-bedroom, 50.8% two-bedroom, 24.8% three-bedroom, and 3.4% four-bedroom ) established by the Huntington Planning Department for the Huntington Planning Board. The analytical data used to establish the target unit bedroom mix can be found in Town Planner Richard Machtay's memo of 9-8-92 to the Planning Board.

cc: Supervisor ✓  
Town Board (4)  
Town Attorney  
*Planning*

5. The inclusion of 50 units of affordable rental housing for low income senior households while failing to include any affordable rental units for low-income families is another example of discriminations against families.
6. It restricts the inclusion of affordable family units at the LIDC site based on:
  - a) presently crowded school buildings in the Half Hollow School District, and
  - b) The School District Administration's desire to receive \$4,600,000 in "excess school taxes" from the LIDC development without servicing any students generated by affordable family housing units.This action clearly discriminates against low-income families with children.

Very truly yours,



Bud Peyton  
Member of LICAN

✓ Cc. Huntington Town Clerk

6/4



LETTER # 23  
TRIANGLE-MELVILLE CIVIC ASSOCIATION, INC.

# TRIANGLE CIVIC ASSOCIATION

22 GOLDFIELD STREET, MELVILLE, NY 11747-1656  
PAID MEMBERSHIP: 1,341

TEL/FAX: 1.631.421.3682  
DATE: 8.4.00

TESTIMONY BEFORE THE HUNTINGTON TOWN BOARD CONCERNING THE HOUSING PLANS OF S.B.J. ASSOCIATES, LLC - OWNER OF THE LONG ISLAND DEVELOPMENTAL CENTER.

## HEALTH TO HOSPICE - A LIFETIME HOME FOR SENIORS

In 1995, Plan C-1 contained 1200 housing units for age 55 and over as follows:  
Independent - market rate: 600, Assisted Living : 100, Congregate Care: 340, and Nursing Home : 160

**This was our purpose:** ▲ We envisioned Seniors buying a smaller house, in a Homeowners Association so that they would only care for the house itself; and all gardening, snow plowing, etc. would be the responsibility of the HOA. If couples decided they did not want to take care of their home any longer, they could reside in a Congregate Care apartment, with three meals served a day, and housekeeping provided daily. If either one became physically incapable of taking care of themselves to the degree that they needed some assistance, they could move into an Assisted Living apartment. If you required an operation, or became bedridden, they would have the option of moving into the Nursing Home. At the end of life, they would have the kindness and care of a Hospice, with sufficient medication to prevent pain, surrounded by their family and friends.

▲ All of the above foresaw "A lifetime home for Seniors". Our entire reason for a Senior Citizen Community has been almost totally forsaken by S.B.J. Associates. What has S.B.J. Associates done with the 500 Congregate Care & Nursing Home/Hospice units? They have turned them into "stick houses", which are much easier and faster to construct and sell for a quicker profit. Congregate Care and Nursing Home Facilities require numerous government permits, plus negotiations with other companies that are time consuming.

There is a 150 bed Assisted Living Facility planned at the entrance of Old East Neck Road adjacent to the Northern State Parkway, unconnected to the private homes, probably because Benjamin Development Corp. has constructed other Assisted Living Facilities and they have the land.

### A TORRENT OF TRAFFIC ON TWO LANE ROADS:

Old Country Road, Old East Neck Road and New York Avenue are ALL TWO LANE ROADS!!!  
With a level of service "F" during morning and evening rush hours.

All Supermarkets in the surrounding area can only be reached by driving through Old East Neck Road to Old Country Road: ● Shop Rite in Plainview driving South; ● Pathmark and ● Edwards driving north, and ● King Kullen, making a left into Jericho Turnpike. ● Waldbaums - left onto Old Country Road, continue through the traffic light. At the Route 110 intersection, turn right, under the bridge, right to the Melville Mall. **Did the Site Map designer ever shop for food?**

Note: Even the 75 homeowners in the "Golden Ghetto" have to drive to Old Country Road to shop for food!

If there is a total of 1,375 housing units on LIDC, we can reasonably expect at least 2,000 cars, and an additional 1000 cars driving out of LIDC EVERY DAY. In all the years since 1978, my first year as President of Triangle, there has never been a single alleged traffic consultant who has ever said, "The number of cars for this project will increase daily traffic." The have magic formulas that make the cars disappear. That is why the N.Y.S. Department of Transportation had a presentation at the Sunquam School two weeks ago with engineering drawings detailing how they were going to exchange the bottleneck at Old Country Road and the Northern State Parkway by widening the number of lanes under the Bridge and squeezing them back into two lanes at the Fletcher Place traffic light, the northern border of the Melville Mall.

## DESIGN FLAWS: A SITE MAP LACKING BALANCE

**▲ SBJ ASSOCIATES ARE USING 400 LIFE CARE UNITS FOR ATTACHED HOUSES!!!**  
**We find this unacceptable, a perversion of our original intent for Senior Citizens.**

- #1) If you examine the Site Map, you notice the ~~northeast~~ enclosed 75 homes in its own Homeowners Association, with its own Community Center in a gated community, that does not have a road connection to the remainder of LIDC. It exits onto Carman Road (two lanes).
- #2) You also notice that the greatest intensification of housing units ON THE SMALLEST PERCENTAGE OF LAND increases dramatically at the ~~northwest~~ corner of LIDC ON THE ROAD EXITING TO OLD EAST NECK ROAD (two lanes). These are called "condominium-styled, owner-occupied units, with each unit occupying one floor of the two story building. Approximately 400 condominiums are envisioned here. Each two bedroom unit will have approximately 1,100 square feet of floor area. Parking will be provided in surface lots, adjacent to each unit." (Page 6, The Greens at Half Hollow Master Plan.)

This major density also has a companion of cars exiting into Old East Neck Road, Old Country Road, New York Avenue intersections and Route 110 "Level of Service F":

NORTHEAST EXIT ON CARMAN ROAD - 75 HOUSES X 2 PERSONS = 150 CARS  
 VS.  
NORTHWEST EXIT ON OLD EAST NECK ROAD - 400 CONDOS X 2 PERSONS = 800 CARS

## THIS IS EXTREMELY POOR PLANNING AND ABSOLUTE DISCRIMINATION AGAINST MELVILLE!

- #3) We also assume that the condo-type will be the least expensive housing available, and they are at the Northern border, far away from the southern portion housing the Community Center.
- ▲ The "condominium-style" two story housing units are absolutely essential on the LIDC Site Map. Therefore, we recommend:
- ▲ The 400 "condominium-style units" replace two other types of units throughout the Southern portion of LIDC, namely, the townhouses, and golf course villas, which will:
- reduce the "torrent of traffic" by about 800 cars, (by removing 400 other houses) and
  - bring the Senior Citizens closer to the activities in the Community Center, and
  - give more space to the condominium-type homes, as in a suburb, instead of an urban setting where they are all jammed together in 11 rows, a la New York City, the opposite of "Smart Growth". (Please see attached portion of the Site Map)
  - provide a portion of the condominium-type houses with a garage, and
  - 100 (25%) of the condominium-type houses, owned by the HOA, should be rentals.

## ARE THERE ANY HOMES FOR THE HANDICAPPED ON LIDC?

In examining the "The Greens at Half Hollow" we did not see any mention of homes specific designed for the handicapped, with such items as entranceways without stairs, and all doors for exit or entrance inside or outside the house widened sufficiently for a wheelchair to go through without difficulty; bathrooms designed specifically for the use of handicapped people with handles at appropriate heights to use the toilets or take a bath, or washbasins at an appropriate height for use by a person in a wheelchair, and kitchens with lower heights for cabinets, etc.

We understand from a developer who has constructed these homes, that there is a strong market outside of Long Island. We strongly recommend: ▲ 20 homes for the use of handicapped persons to be made available, especially in the condominium-type home on the first floor.

## TWO SEPARATE HOMEOWNERS ASSOCIATIONS.

As we understand the Master Plan, there will be two Homeowners Associations. One will be for the Golden Ghetto in the Northeast sector. Another will encompass the entire remaining private homes of whatever type, on the remainder of the 385 acres including the golf course Villas, but we assume, excluding the Assisted Living Home residents.

### Two Problems:

**#1.** There will be a Board of Trustees eventually elected by the resident/owners among the mass of homes that include "condominiums, townhouses, and golf course villas". (Please see Page 2 of 3 in the Addendum), all of which seem to be attached houses.

***Is there any method spelled out by SBJ Associates as to how all these residents will be represented on the Board of Trustees?***  
**Please note that all detached 75 single-family homes will be in the Northeast Golden Ghetto corner, which are also completely detached from the other 1,300 housing units.**

### WHAT HAPPENED AT THE N.Y. STATE LIDC ADVISORY TASK FORCE?

The Community representatives originally recommended a "Village" Concept with a centrally located Community Center, having a Community meeting room, HOA Conference room, HOA office, People Services - lawyer, accountant, travel, banking, money machine and a Cooperative Convenience Store (a food and grocery market run by volunteer HOA members), and a USPO Substation. (Please see attached)

The Dix Hills members called the Cooperative Store, "Commercial!!!" and vehemently protested "anything commercial at LIDC." However, they fully endorsed a commercial golf course with a Pro Shop that could sell anything, including a "light refreshment area" (Please see "The Greens at Half Hollow" Master Plan, Page 5.) This Community Center will also have "a cafe" (See Page 5 as above), in which food will be sold. This is also "commercial", as we doubt the HOA intends to feed everyone without being paid.

Instead of Dix Hills making every effort to prevent Seniors from getting into their cars and polluting the air with the carbon dioxide from their gasoline engines, and clogging our two lane roads to go shopping for basic family food needs, they have consistently thrown every possible roadblock into allowing "Smart Growth" on the Long Island Developmental Center.

**In short, only Seniors who need an "HOA Country Market Coop" cannot buy food at LIDC.  
THIS IS SELECTIVE, SELFISH BIAS AGAINST SENIOR CITIZENS.**

### #2. THE GOLF COURSE

#### THE DIMENSIONS OF THE GOLF COURSE AND ITS AFFECT ON THE ENVIRONMENT:

According to the testimony presented by John Harras, attorney for SBJ Associates at the Public Hearing on Tuesday, July 25, 2000 "the golf course will be visible in two places along Half Hollow Road."

This means that the forest along Half Hollow Road will be destroyed to accommodate an 18 hole pitch and putt golf course. Trees whose leaves inhale carbon dioxide and exhale oxygen will be destroyed for something called either a "recreational" or "executive" golf course. The term used by Triangle-Melville Civic Association, Inc. is a "toy" golf course.

**The destruction of the forest for such an ignoble purpose is shameful.**

**#2. Dimensions of the Golf Course and its affect on the environment, continued:**

In addition, the southern portion of this alleged golf course is bisected by a half moon of houses, with no apparent method of moving from the main section of the golf course among the houses to the sliver along Half Hollow Road.

***We respectfully request the Town Board reduce the size of the pitch and putt Golf course to 9 holes and leave the forest intact. Originally this golf course was 9 holes and now has been enlarged to 18 holes. Why?***

**#2. THE FUTURE OF THE GOLF COURSE LAND:**

Page 1 of 3, Addendum to Application, states: "The golf course will be a private facility available for residents of The Greens and Half Hollow Hills community and, subject to availability, to the residents in the surrounding area."

**What does "private facility" mean? Should the Town Board investigate?**

- ▲ Does "The Greens at Half Hollow" HOA own the golf course land and have complete control over the golf course, club house, etc.?
  - ▲ Does SBJ Associates, Inc. own the golf course land after selling all the houses?
  - ▲ Does SBJ Associates, Inc. plan on selling the golf course land to another company?
  - ▲ Does SBJ Associates, Inc. plan on keeping the land and retaining control over the golf course indefinitely?
  - ▲ Does SBJ Associates, Inc. plan on eventual office buildings for the golf course land?
- ▲ When the Town Board ascertains exactly who owns the golf course land, the Clubhouse, etc. it is incumbent upon the Town Board to require a "**Restrictive Covenant Running With The Land**" to insure that the golf course land will be legally owned by "**The Greens at Half Hollow Homeowners' Association**" the moment the **FIRST HOUSE** is sold by SBJ Associates, Inc. and that the "**The Greens at Half Hollow Homeowners' Association, Inc.**" is legally activated by the purchase,

If the 75 homes in the Northeast corner of LIDC are constructed first, their HOA has no responsibility for the golf course land,

▲ The "**Restrictive Covenant Running With The Land**" must contain a clause forbidding SBJ Associates, Inc. from any secret agreement with any other entity concerning any use of the golf course land, other than ownership by the "**The Greens at Half Hollow Homeowners' Association,** prior to acceptance of the Site Maps by the Town Board.

▲ The "**Restrictive Covenant Running With The Land**" must be part of "**The Greens at Half Hollow Offering Plan.**"

**Note: The Town Board should have, prior to its acceptance of ANY SBJ ASSOCIATES, INC. Site Maps,** the requirement that they must have the New York State Attorney General's Department of Law official approval of the "**The Greens at Half Hollow Offering Plan**", for all structures on the LIDC, (outside of the 75 detached single family homes bordering Carman Road) which must be handed to the Planning Department Director before receiving their Building Permits.

The same arrangement should apply to the HOA for the 75 detached single family homes bordering Carman Road.

**Destroying Our Melville Community By Excessive Development:**

**The intensity of land use dictates another overwhelming burden on the surrounding roads.**

▲ It was Dix Hills that demanded 6 acre zoning for LIDC and received 2 acre zoning.

**If SBJ Associates are recalcitrant, and refuse to reduce the amount of homes as we have suggested, then the Town Board should reject their Site Maps, and LIDC will revert to 2 acre zoning.**

This will have the following beneficial effect for the surrounding community:

▲ Instead of a "torrent of traffic", we will have a trickle of traffic.

▲ The adjacent communities, "Country Village at Melville" bordering New York Avenue and Route 110, and "Triangle Civic Association" will be relieved of endless traffic through their local streets to avoid the intersection of Old Country Road and New York Avenue to get to Route 110, the Northern State Parkway, the LIE, New York Avenue and Jericho Turnpike.

▲ We are in the "Melville-West Hills Special Ground Water Protection Area", and this will mean a minimum use of our water supply, instead of maximum depletion.

▲ Because the homes will be \$1,500,000 and up, School District #5 will be receiving a high amount of taxes to offset the cost of education for new students.

▲ The Melville Fire Department will be relieved of a tremendous burden, not only for their fire services, but especially for their Emergency Ambulance Rescue Services, (who are losing their volunteers), just as the 2,600 Seniors grow older and need them even more.

▲ Let us remember that the need for housing intensification came from the 1995 New York State demand that the land be sold to pay off the LIDC Bonds of \$35 million. By the time the land was sold, most of the bonds were paid off.

**1,375 housing units is greed, not need.**

*Thank you for considering our comments and recommendations.*

*Respectfully submitted by Mrs. Sonya Bradley, President* *Sonya Bradley*

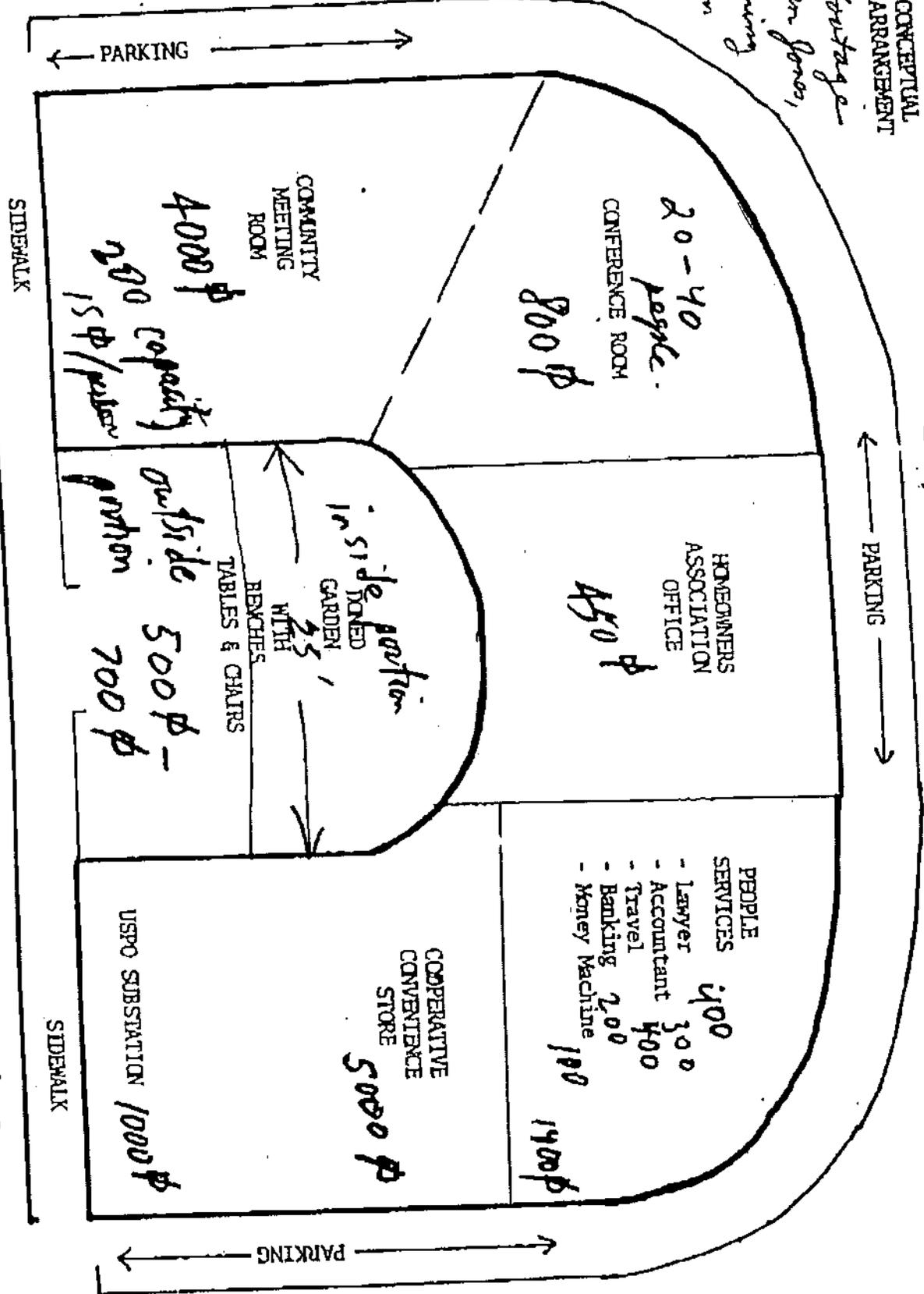
*Passed by unanimous Resolution of our Executive Board.*

PLAN B-1  
**L.I.D.C. NEIGHBORHOOD CENTER**  
 20,000 SQ. FT.

Drawn by  
 Sonya Bradley  
 & Sheila Saks

DRAFT CONCEPTUAL  
 ARRANGEMENT

Square Footage  
 by Stephen Jones,  
 C. Planning  
 Commission

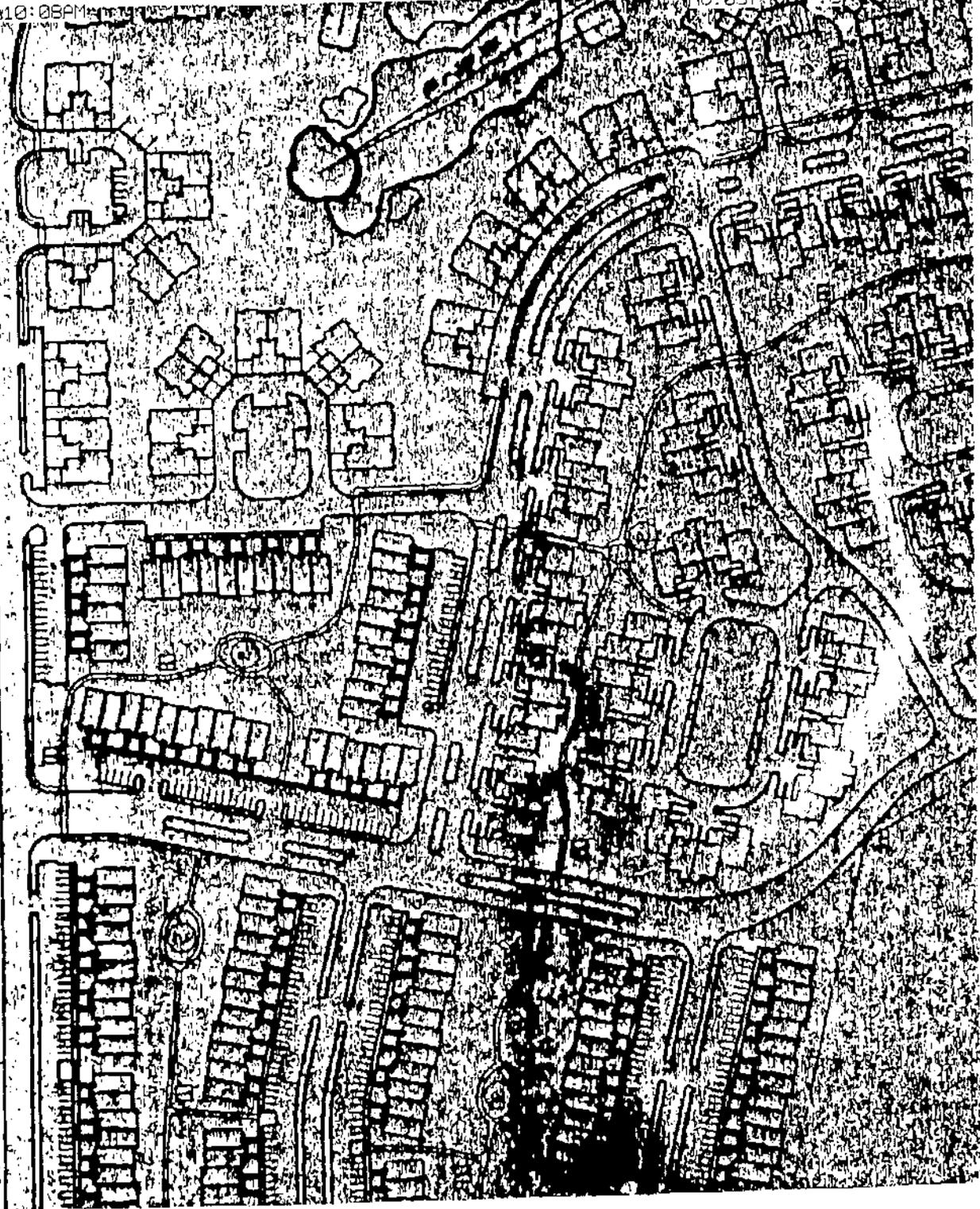


BUILDING SPACE 12,560 sq ft  
 KITCHEN roughly 25' x 25'

SOUTH BOULEVARD

MAIN OFFICE 2000 sq ft  
 UTILITY @ 150 sq ft

NORTHERN STATE PARKWAY



8/4

LETTER # 24

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING AND ENVIRONMENT  
Memorandum

Date: August 4, 2000

To: Town Board

From: Richard Machtay, Director  
For the Planning Board



Re: Comments on the LIDC development

Attached you will find comments by the Planning Board concerning the Greens at Dix Hills (a.k.a. LIDC).

Other concerns that came up at their August 2<sup>nd</sup> meeting were:

1. There seems to be a disparity in the DGEIS having to do with water usage and discharge. Tables 37 and-38 seem to be in conflict.
2. Clarification as to what the median income of seniors in the town as well as in the bi-county area.
3. Measures to insure that man made ponds will not generate vermin or insects.
4. Affordable housing for young families located on the LIDC property.

Please accept these comments on behalf of the Town of Huntington Planning Board.

cc: Planning Board

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, N.Y.  
00 AUG -4 AM 11:43

1. The developer is proposing a zoning change based on a PUD (Planned Unit Development). There is no PUD in our current zoning code. What is the impact of adding a PUD to our code? We are told that this PUD is specifically for this job. Is that smart? Shouldn't we have an analysis of the impact before adding it to the code?
2. Since the 1995 Task Force report, several developments were built in the Melville area. Shouldn't there be an analysis of the impact or lack of impact on the schools of the Avalon I and II, Country Pointe and Villages jobs? Shouldn't we have information which includes both the number of children and the tax revenues produced by these developments?
3. We are told that a job at Ruland Road will be rezoned to satisfy the Town's need for affordable housing. Shouldn't there first be an analysis of the rezoning of the Ruland Road site? Shouldn't both the LIDC and Ruland plans be considered together? How can we be assured that the affordable homes on Ruland Road will ever be built?
4. Regarding the Ruland Road site, we are told in oral testimony that these units will address the issue of affordability. Will these units be one bedroom as stated in the developer's plan or will they be two bedroom units? If one bedroom, how will these address the need for affordable housing for families? Is there a written analysis of the impact of this development?
5. A question was raised about the potential impact of new young families moving into the Melville/Dix Hills homes that will be sold when the current "senior" owners move into the new Greens development. Has there been an analysis of the impact of the additional children that would result from this situation?
6. We know that there were studies done to ascertain the need for senior housing in the Town. Were there any studies done on the need for affordable housing for the working families in Town? Shouldn't these studies be done before this plan is adopted?
7. There are acknowledged differences between the 1995 Task Force recommendations and the developer's current plan. Has there been an analysis of these differences?
8. There are references to Smart Growth and that the current plan addresses some of the Smart Growth principles adopted by the Town. Has there been an analysis of how the plan does and does not follow the Smart Growth principles?

LETTER # 25

8/4

Town of Huntington  
Inter-Office Memorandum  
Office of Handicap Services

RECEIVED  
PLANNING DEPARTMENT  
TOWN OF HUNTINGTON, N.Y.

08 AUG -6 PM 4:03

To: Planning Department  
From: John C. Bace, Director of Handicap Services *JCB*  
Re: The Greens at Half Hollow  
Date: August 4, 2000

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
<i>WJM</i>	
AGENCY	
ADJUTANT GENERAL	
TROOP	COOPER

The Town of Huntington's Advisory Committee for the handicapped will not be meeting again for another month. But in connection with the draft DEIS submitted for this project a number of details have come to its attention.

The applicant should be praised for the fact that the tentative drawings for the community center shows accessibility for the physically handicapped. An elevator and no steps at the entrance are shown. Not shown is a ramp into the swimming pools; therefore, this issue is raised as to the inclusion of such a necessary accessibility feature.

The proposed dwelling units do not fair as well. Steps seem to be depicted at the front doors and the bathrooms seem to be undersized. It is anticipated that this will be addressed in the response.

Most of the units are restricted to those over 55 years of age. If they have children living at home, the child must be over the age of 18. Has there been any consideration of those who may be at the right age but have handicapped children under the age of 18?

The Committee is an advocate of 100% accessibility/adaptability in new construction. Will the actual construction address this need?

It is assumed that the jitney service be provided on accessible buses or vans. Is this true?

The Committee asks that until they meet and have the opportunity to review the plans in detail, that these concerns be addressed.

LETTER #26

8/c

# TOWN OF HUNTINGTON

## LONG ISLAND, NEW YORK



**MARK CUTHBERTSON**  
Councilman

August 4, 2000

First let me say that I am in favor of senior citizen housing at the former LIDC property. I am, however, concerned about a couple of issues that have arisen around the proposed Greens at Half Hollow development (a.k.a. LIDC).

At the public hearing for the proposed project the applicant's attorney offered that the right and one half acres (8.5) owned by the applicant, on Ruland Road, would be offered as affordable family housing. It is important that:

the bedroom mix be spelled out;  
the time table for such development coincide with construction at the LIDC site.

Another mitigating measure for housing proposed at the public hearing was that a portion of the property at the former LIDC would be offered to the Town of Huntington Housing Committee in order that they be able to construct low income senior citizen housing, possibly federally funded:

If this is mitigation, some assurance by the applicant should be forthcoming to the effect that regardless of the funding source, the applicant will ensure that this part of the proposal is implemented;

Furthermore, the number of dwellings (50 or 100) should be fixed in the FEIS and subsequently in the findings statement.

The applicant further offered as mitigation, 100 homes for seniors that would be "affordable" in the range of \$145,000 to \$150,000, located on the LIDC property. It was my impression that by some formula mentioned by the attorney for the applicant, the price of these homes would be reduced to \$125,000. This proposal should be spelled out in the FEIS.

The applicant has agreed to dedicate 31 acres to the town for soccer fields. The local soccer league has consulted with a professional land designing company and a layout for the 31 acres has been drawn. I am concerned about the implementation of that plan. At the public hearing the applicants attorney indicated that the applicant would implement the soccer field plan as spelled out in a letter from Land Design (attached), a local design company. I would like an assurance within the FEIS and a time table for that implementation.

Sincerely,

**MARK CUTHBERTSON**  
COUNCILMAN

LETTER # 27

Carol J. Schuster

4 Tyler Drive

Dix Hills, New York 11746

B/4

6 August 2000

Richard Machtay, Planning Dept.  
Town of Huntington  
100 Main Street  
Huntington, NY 11743

Re: L.I.D.C., Senior Housing  
"The Greens at Half Hollow"

DIRECTOR
DEPUTY DIR.
ASST. DIRECTOR
<i>AM</i>
ASST. DIR.
MODEL STAFF
STAFF MEMBER

Dear Mr. Machtay:

There is a great need for Senior Housing in Huntington, and I hope "The Greens at Half Hollow" on the L.D.C. property will help fulfill this need.

I reviewed the Environmental Impact Statement for this project. The statement included floor plans of the four types of proposed senior residences. It is clear that only a small fraction of the 1375 housing units will be accessible to aging senior and handicapped people.

One must climb stairs to reach the second floor levels of the town houses, golf villas 'A' and 'B', and the upper level condominium apartments. Only the first floor condominium apartments are accessible. There are no plans for elevators in any of the residential units.

By its very nature, Senior Housing means complete access for all. As we age most of us will find climbing stairs to be difficult if not impossible.

Of the 1375 units to be built, only about 200 or 14.5% are accessible (the first floor condominium apartments). Since all 1375 housing units will be restricted to age 55 and over, it is obvious that the developer should be building for an aging senior population. The proposed residences can hardly be considered a Senior Housing Program, because they do not meet the acute needs of senior accessibility.

Please keep in mind the needs of the people for whom the development is intended. Accessibility is a prime requirement.

This project should not be approved unless there is complete physical access to all units for the seniors and the disabled. I urge you to require the developer to revise his building plans to meet the essential need for total access. Do not approve the project unless he does so.

Also, a copy of the Environmental Impact Statement should be available at the Main Library in Dix Hills on Vanderbilt Parkway. It is currently available only at the Sweet Hollow branch.

Sincerely,

*Carol J. Schuster*  
Carol J. Schuster

RECEIVED

AUG 08 2000

TOWN OF HUNTINGTON  
PLANNING AND ENVIRONMENT  
TOTAL P. 02

COMMENTS ON THE GREENS AT HALF HOLLOW DGEIS

The following comments prepared by the Department of Planning and Environment staff should be addressed in the Final GEIS for the subject site.

COMPREHENSIVE PLAN

To be enacted this proposed action consists of four separate components:

- Change of Zone from R-80 Residence District (that it is warranted);
- Town Ordinance Revision to Create Planned Unit Development (PUD) Residence District (that it be established);
- Generic Environmental Impact Statement (that it is supported and mitigated)  
(Substituting for Melville-Route 110 GEIS and Comprehensive Plan GEIS); and
- Comprehensive Plan Amendment (that it be reasoned).

Thus, the FGEIS must appropriately harmonize each of the related elements. While elements of the first three items have been set forth, there is no proposed amendment to the Comprehensive Plan contained in the DGEIS. The proposed master plan for The Greens at Half Hollow in Appendix A does not meet this requirement. A new zoning ordinance or local law should follow policy direction drawn from a comprehensive plan. The proposed PUD ordinance/local law is not fully supported by the present Comprehensive Plan although it does meet some identified goals. As zoning must be tied to a Comprehensive Plan and the applicant seeks a classification that presently does not exist, a comprehensive plan amendment should be a part of this proposal.

It is recommended that the FGEIS include specific language amending the Comprehensive Plan that would support the proposed creation of a PUD, the identified extenuating circumstances (e.g. large, surplus, institutional property) that warrant it, public needs, and the environmental review (such as this) that would be associated with any such special district creation. In this way, the Comprehensive Plan could be amended by the Town Board upon finding that the proposed action has sufficient merit

SEQRA

The DGEIS is based on a conceptual master plan for the LIDC [cf. Preliminary Master Plan for The Long Island Developmental Center, Empire State Development Corporation, LIDC Advisory Task Force, Saccardi & Schiff Consultants, December, 1995]. The action by the State of New York to declare the site surplus and privatize the public property was reviewed pursuant to SEQRA. No SEQRA review was conducted on the earlier Task Force Master Plan, or the C-1 Alternative on which the present proposal is based, nor was it adopted by any specific jurisdiction. However, the full EAF on the state sale should be incorporated directly in the appendices. It is noted that the Type I action to sell the site into private ownership was not officially coordinated with the Huntington Town Board pursuant to the SEQRA regulations. Therefore, potential impacts and mitigation have never been considered. If the Town Board is to approve the PUD, the FGEIS will be the solitary forum to consider issues raised at the public hearing and during the allotted public comment period.

Any new information presented by the applicant to the Town Board and/or to any involved agencies during the public comment period must be included in the FGEIS. This includes all commitments made at the public hearing, including:

- Transfer of 100 units to the Huntington Senior Citizens Housing Committee for construction of 100 units of low-income senior housing in place of the 150-unit assisted living facility, thereby reducing the overall yield by 50 units;
- Provision of 100 affordable units to sell for \$125,000 each;
- Contribution of \$2.5 million to the Affordable Housing Trust Fund;
- Development of the parkland (soccer fields, parking) as requested by the Huntington Soccer Club per letter from Land Design Associates (see attached); and
- Construction of 100 one-bedroom affordable, non-age restricted dwellings, at the Ruland Road (Sanctuary) site.

III-16 Re: SEQRA and the LIDC Master Plan. It is noted that the state “did hold a scoping session, and completed a number of SEQRA steps.” The FGEIS should specify the steps taken.

### ALTERNATIVES

The alternatives section does not focus on any different options that could be implemented using existing zoning classifications, for example R-RM zoning to achieve similar senior housing options and fully-conforming R-40 zoning for the single-family residences.

Plans B-1 and C-1 (Alternatives 2 and 3) offer some off-site buffering between the SRUs and the Sagamore Children’s Psychiatric Hospital, and the planned housing. These buffers are inadequate in the proposed plan. The SRUs that front on Old South Path are bounded along the north and northeast by condominiums and town houses. The condominiums back up to the SRU site boundary. The state developed these SRUs to be consistent with surrounding low-density residential development. Now four (4) out of twelve (12) of the SRU units will have a total of 48 condominium units and 15 townhouse units abutting site perimeters. This also holds true for the SRUs off Carman Road where twenty-three (23) golf course villas are adjacent to the SRUs northwestern site boundary and six (6) single-family dwellings are adjacent to the northern boundary. The views from the SRUs into the proposed new development should be considered.

The C-1 plan, which the proposed plan is based on, indicates a nine (9) hole golf course. The addition of nine (9) more holes making it an eighteen (18) hole course reduces the amount of non-recreational passive open space in the sensitive receptor areas which would buffer the two SRU complexes as addressed in the foregoing and the Sagamore Children’s Hospital. The hospital houses children with major psychiatric disorders who require a peaceful and predictable environment. The golf course wraps around the psychiatric hospital building with two of the fairways almost directly on the property line of the hospital. Existing presently is a ridge running along the northern boundary of the hospital, which serves as a natural landscaped berm separating the hospital from the main campus and its activities. The plans submitted do not show in detail the golf course and its planned topography and landscaping. The potential construction impacts to the hospital are significant (earth moving to construct the golf course with attendant noise and dirt) and substantial mitigation should be provided to assure that this frail population is not effected during construction. After construction, buffering for visual and noise impacts associated with golf course maintenance and use is necessary to assure that the Sagamore Children’s Psychiatric Hospital environment is conducive to patient health and well being. While a proposed landscape plan is mentioned, no such plan is provided. While this would assist analysis of visual impacts from these sensitive receptor sites into the surrounding Greens community, the Planning Board will consider this during site plan review.

The close proximity of these fragile populations, at the hospital and in the SRUs, to such intense development should be addressed with appropriate mitigation in the plan instead of leaving these sites off the master plan entirely.

All alternatives must consider handicap accessibility for a substantial number if not all of the proposed senior citizen dwellings. As the population ages, this issue becomes more a concern for the needs of seniors. Bathroom size and fixtures including “grab” handles, tubs, showers, sinks, door widths, ramps, kitchen cabinets and handles, construction that includes building-in the ability to add amenities for handicap aids in the future among other such facilities should be considered for the homes that are to be built.

I-28 Age-restricted housing could be considered for all of the alternatives. It is not an issue/option specific to the proposed action.

V-13 The DGEIS states that in a “no build” scenario “...none of the development objectives outlined in the Preliminary Master plan for the Long Island Development Center would be obtained, no diverse, cohesive residential community would develop, and no tax revenue would be generated.” The no build scenario presumes the site, which was occupied up until recent time, has no functional use. The Long Island Comprehensive Special Groundwater Protection Area Plan recommended that an institutional use continue at the site. It is recommended that the no action alternative be considered functional operation of the institutional property consistent with its prior use. Even in its vacant, under-utilized state, the site generates tax revenue. Furthermore, a development strictly devoted to one group of people is hardly a “diverse” community, but rather a community conceived and developed to meet the special needs of a growing segment of our population.

### **CUMULATIVE IMPACTS**

I-4 The DGEIS describes their offering to provide affordable senior housing, which is less than 20% of the proposed dwelling inventory (only 100 of the 1,300 units to be reduced in price). It further states that an additional \$25,000 per unit (\$2.5 million) is to be set aside in a housing trust fund to be used elsewhere in the Town to create affordable housing.

However, at the public hearing on the DGEIS the attorney for the applicant indicated that there would be further mitigation for affordable housing at property owned by the applicant on Ruland Road (Sanctuary). The FGEIS should include consideration of the proposed Sanctuary rezoning on Ruland Road among the growth-inducing aspects of the proposed action. Counsel indicated that it is planned that affordable units for families would be supplied there. Further, the applicant has offered to provide land to the Town of Huntington Senior Housing Committee in order that they may construct Federally funded Section 202 low income housing for seniors. Together, these proposals, if implemented, would provide 100 low income senior dwellings, 100 moderate income dwellings and 100+ non-age restricted dwellings, meeting the 20% standard for affordable housing.

In consideration of growth-inducing aspects of the proposed action, the DGEIS states: “Because the text amendment has specific standards, it would have applicability to the subject site only.” That would presume a rezoning or other land use change to enable higher density use and would have the potential to reduce the discretion of that review by the Town Board and the general public. If the mitigation is to be related, both projects must be considered in the same GEIS to properly assess cumulative impacts.

Funding for the 100 dwelling units offered to the Huntington Senior Citizen Housing Committee, as well as the Ruland Road proposal, are not under the control of the applicant and, consequently, only represent “potential” mitigation for affordable housing. Some assurance from the applicant should be forthcoming in the FGEIS concerning these two issues.

### **IRREVERSIBLE COMMITMENT OF RESOURCES**

VI-1 The consumption of over 300 acres of former public land should be included among the Irreversible and Irretrievable Commitment of Resources. Also, the loss of buffer to surrounding uses must be considered. The FGEIS should specifically include documentation from the administrators of the agencies most likely to be affected by the proposed action—NYS OMRDD (re: SRUs), Sagamore Children’s Center, and the James E. Allen Junior/Senior High School that the plan proposed will not in any manner compromise their operations and/or if it has such potential, to identify mitigation that would be desirable.

### **ZONING**

III-21 The zoning discussion should include the density of units per acre for the SRUs, also zoned R-80. Also, the ages of the residential population at the SRUs should be noted as the construction of new playground equipment is noted for those units.

III-26 The “applicant recognizes that it may have been possible to utilize, in a tortuous fashion, other zoning districts already included in the Town of Huntington Zoning Ordinance,” but chose not to. If it is the objective of the Town Board to provide senior housing, there is no reason not to consider rezoning the property to R-RM with a density cap as was imposed on The Villages at Huntington when the zoning classifications requested were combined with a cap in the final outcome. Even the R-10 zoning that was adopted for The Villages at Huntington might be appropriate for the subject property with an age-restriction. This should be among the alternatives considered in the FGEIS. It should be determined precisely why existing zoning classifications can not meet the needs of the community and the developers (that used it successfully to construct the other independent living project considered in the DGEIS, The Knolls at Melville). What may become “tortuous,” in the future, is the interpretation of the PUD by subsequent Town entities, making the overall process more difficult for homeowners that want changes in the future and need to seek Board approval. Further, the Town Comprehensive Plan recommends reducing the number of zoning districts, not creating new ones.

II-57 Development is proposed to be the same intensity of the former LIDC peak use for the purposes of evaluating groundwater impact. This must take into consideration the population at the SRUs and Sagamore Psychiatric Center that are also served by the STP. For the Town Zoning Map to accurately reflect conditions, thought should be given to the state outparcels, also. Their density (# of units on # of acres) was technically yielded from a single state holding of which the subject property is part. The FGEIS should determine if any of the proposed site yield might be compromised by this consideration.

V-14 The discussion of the alternative zoning approach supports a PUD to define overall parameters for future development, including land use and density, and provide flexibility to develop the site over time. SEQRA (6 NYCRR 617.3(b)) may not change the jurisdiction among agencies; however, the DGEIS states that the rezoning to PUD will remove the ZBA from the review process. Thus, this

rezoning seeks relief of the standing process that other applicants (e.g., Hamlet Golf and Country Club) have had to pursue.

The FGEIS should provide discussion on why the SEQRA/GEIS process is not sufficient to plan the entire site, address all substantive issues, and meet the objectives of the project sponsor. Addition of a new zoning classification to the Town Code that serves only a select property should be deliberated. It would appear that using existing zoning classifications with caps on density, well-defined uses, and incorporating covenants and restrictions may be a more appropriate way, consistent with prior Town policy, to implement a rezoning to accomplish a senior housing project. Enforcement of covenants and restrictions should inure to the neighboring community, as well as to the prospective site residents/homeowners, and there would be recognizable accountability and assurance that all objectives are met into the future. In other words, the surrounding community, as well as people living in the new community, could sue to enforce the covenants and restrictions.

### **PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

Through SEQRA the Town Board, as lead agency, can impose substantive conditions to mitigate impacts identified in the EIS. As the project changes in the FEIS, so should the PUD ordinance change as needed to support the proposal.

II-46 The description of the PUD zoning indicates that *“the mix of permitted housing types for age-restricted homes may vary as the project is developed, responding to market conditions that emerge during build-out.”* While it is noted that any such change would require site plan approval from the Town Planning Board, any such change could pose other impacts that have not been fully considered in the DGEIS.

II-54 Table 6b identifies comparative impacts between baseline R-80 subdivision and the proposed PUD zoning. The DGEIS assumed a “cookie-cutter” conventional subdivision of the property; thus the comparisons are not valid. For example, only 40 acres of open space would be reserved in the conventional subdivision. Perhaps this is meant to be publicly accessible dedicated land, in which case the open space is greater even in the conventional plan. It anticipates no special buffer treatment along roads, which would be inconsistent with Planning Board treatment of other sites. An effort is always made to preserve buffer. Most of the mitigation for the subject action is of an extraordinary nature, due to the significant intensity of the design proposal and the requisite infrastructure stress. A more balanced approach would be to discuss the overall R-80 development in a cluster configuration in the FGEIS. The single-family lots range from 20,136 to 53,527 sf, only two are above one acre. If the overall site was designed to accommodate modified lots the size of those specified for the proposed 75 single-family homes, assuming a lot size of 25,000 sf, about 115 acres would be used in homes lots. Taking out for roads and other improvements, it is still likely that about 150 acres could be reserved. Based on yield alone, the physical impacts of 120 homes total would be far less.

Appendix B — The PUD Ordinance will free the project from certain requirements and design specifications contained in the present Zoning Code and Town regulations. If the Town Board is amenable to the creation of a new PUD zoning district, the proposed R-PUD Ordinance has several elements that should be further considered:

1. It should specifically address the need to meet goals and implementation recommendations contained within the Comprehensive Plan.

2. Section B(6) appears to usurp the authority of the Planning Board by defining that the 30-acre proposed dedication for use as parkland "shall suffice as the recreational set aside pursuant to Town 274-a(6)." It would appear more appropriate to establish that public parkland dedication should account for the usual 10% of site acreage or a recreation fee may be assessed for the difference.
3. The Single Family Development (SFD) Sub-District setbacks are tantamount to R-10, while the lot area requirement meets R-20 standards. Modifying area to R-10 standards would enable greater open space/buffer to be provided.
4. There is a community building specified in the SFD Sub District, but not who will own and maintain perpetual responsibility for the structure.
5. The golf course is identified as being in the Senior Residential Community (SRC) Sub District. While the golf course membership may not exceed 500 members and is to be limited to residents of the entire PUD, it appears to be exclusively limited for the use of seniors; thus it will not help to meet the recreational needs of the greater community. If the golf course will also be open for single family use, it is recommended that it be placed in its own Golf Course Sub District. This will enable the golf course to be recognized for its specific ownership and use and assessed more properly as a (commercial) entity that generates revenue and taxes separate from the residences.
6. A Covenant and Restriction that inures to the Town of Huntington, to the residents of the PUD community and to the residents of the surrounding Dix Hills/Melville community should be offered to provide assurance that the golf course will be organically maintained.
7. Each Sub-District should specify an acreage allocation and associated residential yield so that it can be appropriately mapped on the Zoning Map.
8. The new ordinance should address the need for handicap accessibility.

### **SPECIAL GROUNDWATER PROTECTION AREA (SGPA)**

In Table 7 the DGEIS provides a table that summarizes elements of relevant plans and assesses the proposal's consistency therewith. It is anticipated that the Long Island Regional Planning Board will forward some indication of consistency to the Town to assist this determination.

I-24 & III-6 The FGEIS should specify that consistency with the LIC SGPA Plan will be determined by the LIRPB, an interested agency to the review, before the Planning Board issues site plan approval. This will enable the proposed Natural Turfgrass and Pest-Management Program to be subject to their consideration, simultaneous with future site plan review. Such a program should be specified as a condition in any future prospectus/offering plan prepared for the site in order to be upheld into the future as mitigation.

Whether the golf course should remain a part of this proposal is questionable in the SGPA, even if it upholds the same rigorous program required for Town courses or as recommended in the LIC SGPA Plan. It should be clearly identified what agency would assume the responsibility for oversight and monitoring of the turf-pest management program.

### **SMART GROWTH**

I-29 The alternative which considers a cluster subdivision with a village center (including convenience shopping) is perhaps the closest of the plans to a typical Smart Growth/traditional neighborhood option.

II-52 & Table 7 The DGEIS indicates that the proposed project is consistent with the Town Board-adopted Principles of Smart Growth and Livability. Among the reasons is permanent protection of more than 50 percent of the site as open space. The DGEIS does not indicate the means by which this "open space" is to be permanently protected (a covenant and restriction was filed for the Hamlet Golf and Country Club insuring that the golf course would remain open space in perpetuity) or publicly availed. A basic tenet of Smart Growth is to provide an ample public realm for the development of true community based on ongoing interaction. The open space that will result from the project will only serve some needs of its new residents. As a gated community, it will not forge a link with the greater community.

### OPEN SPACE/PARKLAND

The DGEIS notes that approximately 31 acres (less than the usual and required 10% of the site acreage in residential projects) will be offered to the Town for parkland dedication for soccer fields. An additional impact that the FGEIS must consider is the lack of public access to all but the portion of the site that is, perhaps, among the most environmentally degraded.

From a planning perspective, a more desirable parkland location might be adjoining the James E. Allen School on Carman Road, the location of the proposed single family dwellings. If land were dedicated in this area, there might be an opportunity for shared parking with the school, maximizing the area that could be availed for active recreation use. Perhaps this would also reduce some of the cost of relocating and reconstructing the sewage treatment facilities. Any new park should be planned to provide a diverse array of facilities to meet the recreation needs of the young and the old; the physically capable and those challenged. This is particularly important to provide recreational enhancements, which will contribute to an improved community life for those dwelling in the SRUs. In addition the BOCES school on Carmen Road at the northeast corner of the property serves a total of eighteen (18) school districts and would also generate students for whom recreational facilities for the physically challenged would provide an opportunity to expand activities beyond the classroom.

I-31 Alternatives 1a and 1b are cited as creating the least open space, but they are conventional single-family subdivisions. Since the applicant has modified the C-1 plan, if alternatives 1a and 1b were clustered also, there would be considerably greater open space availed. These alternatives were at the existing zoning and proposed construction of 125 single-family homes. The present proposal is to rezone the entire property to enable creation of senior housing, with only 100 affordable condominium units from the mix.

There is a need for open space to be clearly defined as it can have several different meanings. As a condition of establishment of a PUD, the Town Zoning Code should be simultaneously amended to clearly define open space, with a subset of definitions thereunder for the various kinds of open space—differentiating between specific active uses (e.g., general recreation, linear corridors and pathways) and more passive ones (e.g. natural buffer, preserve), those that are useable or unusable, those that can include structures, and the planned accessibility of each area. While of sizeable area, golf courses are not fully accessible properties, but programmed for very limited, timed group play.

There is only one other golf course community in the Town, the Hamlet Golf and Country Club. Its overall rezoned density is 0.94 units/acre. From a total of 160 acres, 125 acres were carved out for the golf course, acreage was dedicated to the Greenlawn Water District for a new well site; and 6.8 acres are held in private common area. As a condition of the rezoning, the Town Board required an open space covenant. In comparison, the DGEIS does not indicate the means by which the golf course and open space areas are to be protected to insure against their future development. A separate subdistrict in the PUD Ordinance should specify that a covenant and restriction shall be required for any open space area not to be dedicated to the Town as parkland. The golf course should be a separate lot designated specifically to reflect its use.

II-35 The applicant continues to propose dedication of less than 10% of the site area as parkland, offering only 8.1%. This is the only component of the 382-acre site that will be available for public access. It is part of a 46-acre parcel, which contains a portion of the sewage treatment facility and is located on a parcel that is separated by a roadway from the developed component of the site. No portion of the "mainland" to be developed will be publicly accessible; although limited access may be offered to outside members of the golf club. All of the areas deemed "open space," other than the 31 acres, will be privately-held by the future Greens' property owners and homeowners association.

II-38 The OASIS Study presented to the Town Board in September 1998 provided an Open Space Index Retrospect, Protected Lands Inventory, and Proposed Open Space Program. It contained half-mile maps for Town of Huntington total parkland and for active parkland (continuing recreational facilities). Most of the former LIDC facility and the immediately surrounding area to the south and west lies outside that half-mile radius of active Town parkland. The closest active recreational areas are not easily accessed—they lie north of the Northern State Parkway, west of Route 110, and south of the Long Island Expressway. There is a clear void that should be filled by dedication of at least 10% of the site acres for active public recreation. The Parks, Open Space and Historic Resources Section of the Huntington Comprehensive Plan (p. 7-8) recommends:

"Special populations need to be served due to changing demographics...Any large commitments of money or land should be for developing facilities attractive to a broad range of age groups (e.g., an indoor swimming complex, multi-use gymnasium), *or which meet specifically identified needs to benefit special segments in the local populous, such as the physically handicapped and senior citizens*, particularly in the more densely populated communities where there is a shortage of local parkland."

On p. 7-13 the Comprehensive Plan states:

"A number of other significant open space parcels including parcels not listed on the 1974 Open Space Index are currently the subject of development proposals, such as an 82-acre parcel of land that was formally a portion of the Veterans Administration Hospital Property in Northport. The recent closure of the Long Island Developmental Center (LIDC), also non-Index designated, in Melville prompted concerns over the development of the surplus property holdings. The pressure to develop these parcels in private ownership, which over the years have served as open space resources to the benefit of the community are great, and may require preservation techniques as discussed earlier in this chapter. These and other proposals are requiring a more thorough consideration of the environmental, recreation and aesthetic issues associated with the development of the town's remaining open space parcels..."

While the subject application, if approved, will mature into a subdivision/site plan, it is presently an application for rezoning, a legislative decision of the Town Board. Section 278 of Town Law enables and encourages "flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of open lands." SEQR (6 NYCRR 617.3(b) "provides all involved agencies with the authority...to impose substantive conditions upon an action." The FGEIS should provide further alternatives and mitigation for development of this significant property to balance the interests of the applicant, the surrounding community, and the site's public open space potential.

II-39 The DGEIS notes that "the project as proposed, satisfies the requirements for park and/or playground dedication, and will not adversely impact the existing recreational facilities of the Town." There will be 75 new, single-family homes constructed and potentially 1,150 units for able-bodied seniors and yet, in addition to the pathways (for walking, jogging, bicycling), the only recreation facilities proposed are the executive golf course, two tennis courts and a swimming pool as shown on Exhibit 27a, titled Proposed Open Space Subdivision. The applicant is not proposing to provide a full spectrum of recreational facilities on the subject site; therefore, it is likely that existing Town facilities will be further impacted. In particular, Wolf Hill Park, the closest Town recreation facility with tennis courts, is likely to be subjected to greater use. There are no recreational resources indicated in close proximity of the single-family homes. While there is a 74,520 square foot (1.7-acre) area identified on Exhibit 29 as recreation area, the DGEIS does not specify its future use (public or private, active or passive). In comparison, the Hamlet Golf and Country Club has a larger tennis complex for only 170 homes. Perhaps additional recreational amenities can be incorporated, such as a children's playground for visiting relatives, additional tennis courts, etc.

It is recommended that additional active recreation area be dedicated to meet a 10% dedication. This additional seven acres could be located adjoining the BOCES school on Carman Road and provide some field play area (e.g. softball), a running track, playground, multi-use courts, and other specialized facilities, perhaps be an area that could double for special olympics use by the BOCES program. The school district appears quite concerned about the prospect of adding student enrollment; thus, the reduction in number of single-family homes could have multiple benefits.

It is noted that the project is to be constructed in three phases and no recreational facilities are to be constructed until the second stage of Phase 1 (just the golf course). The other recreational amenities will be completed with the second stage of Phase 2. No timeframe is presented.

The applicant has offered to fund an environmental site assessment to evaluate subsurface conditions on the property offered for dedication to the Town, and to undertake all necessary remediation in accordance with NYS regulations under the supervision of requisite governmental agencies. The Town should accept no deed until such time as the NYSDEC and SCDHS certify to the Town that the property investigation and quality is satisfactory. The environmental site assessment that was contracted by the state should be included in the FGEIS, not simply referenced.

III-28 The DGEIS identifies public benefits and includes "the development of a 31 acre public park area for, inter alia, community soccer fields." The DGEIS does not assess the parking requirements, traffic impacts, or noise element of such a facility, nor the effect on the land resources. Page III-35 identifies the location of the sand beds in the central and western portions of the site, and then, that they are predominantly wooded. Thus, to avoid removing the woodland that presently serves

as ample buffer to the community would lead to development of the fields only in the location of the existing sand beds. This site contains the most contiguous woodland habitat on the entire property. A member of the community contacted the staff and stated that there are 15-20 red fox residing in dens on the site not far from Grossman Street and that there is a “swampy” area on the property. The potential to impact the natural resources of the proposed park site should be further reviewed prior to making a determination on the suitability of the site for active recreation (soccer fields).

IV-3 The DGEIS notes that slight increases in noise activities may result from construction activities. Among the demolition tasks anticipated 55,000 cubic yards of concrete materials is to be crushed on site. The noise and dust generated by this activity will be significant. This is a heavy industrial type of activity that should not be permitted in a residential zone. If the state is to allow such activity, it must occur in a site location furthest from sensitive receptors (active BOCES school, psychiatric center, SRUs—all supporting individuals with greater proclivity to auditory sensitivity than the population at large) and must occur prior to occupation of any of the residential units on site. While Town Code requires construction activity to occur during working hours on weekdays, this will directly affect the school operation. Adjoining sensitive receptors should be forewarned of the activity prior to its initiation to have an opportunity to plan appropriately. Neither the noise of the proposed operation or of the adjoining parkway appear to have factored into the design as the residential development is clustered close to Northern State, with the most sensitive receptor (assisted living facility) located right there. According to the applicant’s attorney at the public hearing, the assisted living portion of the site will be transferred to the Huntington Senior Citizens Housing Committee in order to construct 100 units of very low-income senior citizen housing in the place of the planned assisted living facility.

III-60 The grading impacts do not consider the potential for air-borne dust to affect the SRUs, BOCES School or Sagamore Hospital Complex—all sensitive receptors, as will be the concentration of senior residents as the construction ensues.

V-15 The DGEIS identifies that a 31-acre site is to be dedicated to the Town for parkland/soccer field development, as it is not needed as part of the upgraded and redesigned sewage treatment facility. However, the PUD Ordinance identifies only 30 acres.

Pursuant to *Bayswater Realty v Town of Lewisboro*, the Town Board via the FGEIS should determine whether the parkland offer is optimal or if the particular open space created by the clustering process under Town Law §278 satisfies the requirement to provide recreational land (or a fee in lieu thereof) under Town Law s. 277. In that case it was found that while “both section 277(1) and section 281(d) are intended to serve the general aim of fostering the preservation of opens lands, the provisions are designed to address different societal needs [and] while they *may* be employed simultaneously, they operate *independently*.” If the Town Board and Planning Board determine that the impacted property is not of optimal size, location or quality, it would appear that a recreation fee could be required. The Town has been severely criticized for other cluster developments where the maximal dedication was not assured for public benefit.

V-15/16 The DGEIS refers to a design and layout developed by local officials for the soccer fields, but this plan is not shared in the DGEIS. The FGEIS should include the plan and specify potential impacts of a significant soccer facility (tournaments, parking, traffic, noise, lighting, natural resource impacts, such as woodland removal) in close proximity of a higher-density community area and

mitigation thereto. The FGEIS should specify if it is the applicant's intention to construct the park facility and any amenities required thereon.

The DGEIS considers other alternatives for the placement of the park, including an off-site fire district-owned parcel that was ruled out for its size (not that it is not within the capability of the project sponsor to use it). The "access from a single winding roadway" is noted as a disadvantage for potential location of the park adjoining the James E. Allen Junior/Senior High School in the northeast corner of the site. Clearly, the location is otherwise safe for the school and for the proposed single-family homes. The DGEIS notes that "from a land planning perspective, this alternative would utilize prime real estate for recreation rather than for single-family home development, like the adjacent residential properties, off site to the east." If it is the applicant's intent that this area develops consistent with the adjoining community, the FGEIS should explain why it would not be more prudent to either maintain the zoning or rezone it R-40 and provide fully-conforming lots, instead of the proposed modified lots. Land to be offered to the Town for dedication *should be prime real estate*. If the parkland is to serve the necessary goal as extending the public domain to the prospective homeowners, it should be on the main parcel, equally accessible to the new development and the surrounding community.

### **AFFORDABLE HOUSING**

The School District's letter of December 23, 1999, included in Appendix C of the DGEIS, enumerates most of the high density projects constructed or planned in the Half Hollow Hills School District that include an affordable component. A table should be provided in the FGEIS which describes the affordable provisions of each project, including: number of units, proportion of project total, housing density per acre, number of bedrooms per unit, price or rent, whether age-restricted or not, whether federal or state subsidies are involved, whether designated as affordable to low and/or moderate incomes and the median income standard used to calculate prices and/or rents. Any other relevant projects not listed in the School District's letter, such as The Cove at Melville, should be included, as should the details of the proposed project.

The DGEIS refers to a demographic study that was updated for the Half Hollow Hills School District in November 1998 by Lloyd Bishop, which supports the School Board's position as summarized on page III-92. The DGEIS indicates that the district's enrollment planning projections have anticipated development would proceed in accordance with the recommendations of the Task Force. The Bishop demographic study should be included in the FGEIS. In addition, the FGEIS should include a description of the findings of the regional market study by Arthur Andersen done in connection with, and provided as part of, the Task Force LIDC Master Plan in support of a predominant senior market at the LIDC. This market study may be considered an appendix to the FGEIS. A discussion of the local senior market was contained in the Draft Environmental Impact Statement for The Knolls at Melville, a project by the same applicant. This analysis should be included and the proposed project's consistency therewith should be discussed.

The DGEIS offers the following affordable housing program:

- (1) 100 condominium units reduced in price from \$175,000 to \$145,000-\$150,000.
- (2) \$25,000 per each of 100 condominium units to be donated to a Housing Trust Fund.

At the public hearing held on July 25, 2000 the applicant also presented aspects of an additional housing program meant to satisfy SEQRA mitigation requirements:

- (1) A write down of an additional \$25,000 per \$145,000-\$150,000 unit, lowering the price to \$125,000, based on the availability of state and county funds (This write-down should not be construed as any portion of the \$2.5 million to be donated to the housing trust fund).
- (2) 100 affordable senior citizen rental units to take the place of the 150 unit assisted living facility, which presently appears on the plan. These dwelling units require Federal Section 202 tax credits to proceed.
- (3) Approximately 100± affordable housing units at unspecified prices which will consist of 1 bedroom dwelling units on a site on Ruland Road.

Several issues emerge from the information presented above.

(1) The only secure affordable housing offering at present consists of the \$25,000 per unit donation, a total of \$2.5 million to the affordable housing trust fund, and the 100 condominium units priced at \$145,000-\$150,000. The additional offerings are subject to the procedures set forth for such approval by the Planning Board, Town Board, and other (federal, state) agencies that may need to provide funding/approvals; therefore, the ultimate outcome of this mitigation may be out of the control of Town agencies. Furthermore, the \$145,000 - \$150,000 is above the amount allocated for moderate income senior citizens. If with or without subsidies this proposal is brought down to \$120,000 - \$125,000 it would be more in keeping with such affordable offering.

(2) With respect to the housing units offered there has been discussion that the market will consist of those seniors who are selling their homes to live at the Greens. Seniors in the 60-65 year age cohort are those whose housing may be their single largest asset. In many cases these are smaller and lower in value since they were constructed in the 1950's as part of the post-War suburban boom, in areas like South Huntington, East Northport, Huntington Station and Commack. U.S.Census data shows these dwellings to be modest in size, below median value and held by older owners, compared to a community like Dix Hills, the majority of which was developed beginning a decade later. As a result, the sale of such housing may not bring such seniors even the price of most of the housing at the Greens and even if it does, it will not leave them with needed assets to hold against future health and care needs.

(3) The affordable housing planned for the Greens will all be located at the most isolated corner of the site. Those with the least means will live at the highest densities when the number of units per unit of land area is calculated. At the onset, it is likely that the older senior population will tend to be confined to the lower priced and affordable units, since statistically the older the senior the lower the income. The older senior population is the one which stands to gain the most by living among younger people since the needs for assistance become greater as they age.

(4) All of the housing except 75 units is being planned as senior citizen housing. The 75 housing units of family housing consists of luxury single family housing. The purpose for this presumably is to buffer the Dix Hills community against the impacts of putting high density senior housing in areas of low density single family housing.

(5) The provision of additional non-age restricted housing will mitigate several presently unmitigated impacts. These are the lack of housing for a diversity of age-groups and the consumption of scarce land without providing housing for this group.

(6) If off-site mitigation is to continue to be considered for the Greens plan all required procedures and approvals should be in place prior to the approval of the Greens Master Plan and PUD.

III-82 The proposed affordable housing program is discussed at length. The provision of funds toward off-site housing is not an element that should be considered a charitable contribution, but required mitigation if acceptable to the Town Board. Clearly, it is indicative of the major profit margin that will result from the unit base generated by the change in zone. That the applicant can reduce the sales price and agree to contribute off-site indicates that there is flexibility in the unit pricing that could carry over to a good deal more units on-site. The off-site mitigation may lead increased density on other sites and cause further impacts on traffic and community resources that should be considered in the FGEIS.

The FGEIS should identify in which phases of the project affordable units will be provided. There should some component built as part of Phase 1.

### SEWAGE TREATMENT ISSUES

As the Sagamore Children's Center and the group residences developed by the state share the sewage treatment plant, a possible consideration in site yield could involve apportioning the other uses as a component of total site yield. The legal interest (e.g., covenant, easement) that binds the applicant to provide connection to these other uses should be identified in the FGEIS.

There is planned to be a reserve capacity on the sewage treatment plant of 25,856 gallons per day. Will the applicant use this reserve capacity to drive support of other proposed projects?

III-5 The DGEIS states that the Task Force Plan recommended "upgrade the sewage treatment plant to provide tertiary treatment and recharge of surface runoff." If the sewage treatment plant is to accommodate any stormwater, it has not been considered in the projections.

III-153 It is suggested that the FGEIS consider swapping the area now identified for single-family homes with the proposed park site, to complete the existing, adjoining residential neighborhood and not rezone either the distinct 46.5 acre parcel or the area to be dedicated as parkland to PUD. The area adjoining the stp could be rezoned to R-20, consistent with the adjoining neighborhood zoning and the lots could be modified to provide needed starter housing in a small self-contained development. These homes would be just as close to the community center as the other area or they could be constructed to contain their own recreational amenities/community center.

It is noted that the proposed stp reconfiguration may not meet the County standard for distance to property lines. Exhibit 70 shows the trickling filter 300 feet from the proposed property boundary with the park. The required minimum separation distance to the property line is 350 feet for sewage treatment processes open to the atmosphere. The distance to the secondary settling tanks is also shown as minimum 300 feet, where 350 feet also appears required. The FGEIS must indicate all current separation distances and future expansion requirements in the SCDHS standards, show that they will be met on the subject property, and identify whether this will affect the size of the parkland offered for dedication.

### REMEDICATION ISSUES

The area being offered to the Town for public recreation use is the present site of sand disposal beds that are part of the sewage treatment/sanitary wastewater management system. Having been used in such manner continuously in a government operation not subject to County standards questions whether another agency's "Brownfields site" (similar to the Central Islip site) is suitable for recreation. Moreover, generally accepted practice would require extensive examination of such a site. There is no analysis presented in the DGEIS to indicate the present quality or constituents that may be present in the soils and/or that may require remediation. To simplify the process by stating the concrete structures will be removed, the piping will be cut and capped in place, and abandoned beds restored to grade by the addition of clean fill material may not be sufficient and further analysis may be necessary. While the bed areas may be abandoned in accordance with applicable County and State regulations, it remains to be shown in the FGEIS that the history of the site use has not changed and that the land is of a quality nature to be used for extensive active recreation. At another one of the applicant's properties, also a rezoning request in Northport, the SCDHS is requiring removal of a component of a former sludge bed following an extensive testing regimen. In preparation for soccer fields, extensive regrading will occur on portions of the site and the applicant should be committed to any and all remediation should County or State agencies require such at the time of development.

III-158 The area of the stp/sand disposal beds should be tested to determine whether it is appropriate for the areas simply to be filled with clean material. They may need to be further excavated, due to attenuation of metals, etc., as their purpose was to serve as a final effluent disposal point. While page III-160 states that an environmental site assessment will be undertaken, it must include a subsurface testing report. The Town Board would not accept the EIS for the Benjamin Property in Northport, formerly part of the federal VA Hospital property, until it was assured by the SCDHS and NYSDEC that the site was fully tested and required mitigation was framed. Among the clean-up objectives for that site is the removal of a former sludge bed. There should be some investigation presented prior to acceptance of a deed that the stp site was never more intensively used by the hospital for any other operations, perhaps not limited to wastewater treatment.

The demolition and elimination of existing site amenities/infrastructure are treated with assurances, such as that removal of the power plant will include any necessary site remediation *in accordance with all applicable regulations*. While SEQRA does not change the jurisdiction of agencies, it will be the Town Board, as lead agency, that will establish whether a voluntary clean-up program is in order, similar to The Knolls at Northport, the former federal site that was acquired by the applicant. It will be the Town Board, as lead agency, determining what program for mitigation may be necessary with the input of the SCDHS and NYSDEC. The DGEIS includes some discussion of what is to be undertaken; the volume of material that may have to be removed; however, it does not consider any potential for contamination from past chemical uses, with special concern for prior pesticide use in the institutional setting.

A key item of concern is removal of the existing infrastructure deemed unnecessary—the buildings, piping, asphalt, etc. The DGEIS clearly explains the process for sorting and removing or reusing demolition material, and remedial activities already being pursued relative to PCBs and asbestos, but landfilling on-site continues to be a concern in this Special Groundwater Protection Area. The DGEIS indicates on page IV-4: "The demolition of existing buildings, roads and utilities will be undertaken in strict conformance with all local, state and federal laws and requirements to ensure the safety of construction workers and compliance with all applicable environmental regulations. Where appropriate, demolition materials will be used as fill on-site." While it is noted on page IV-5 that the Phase I report did not find the subject property listed on key databases, the CLEARs (Cornell Laboratory of

Environmental Application of Remote Sensing) Study/Airphoto Inventory of Hazardous Dump Sites in Suffolk County identifies a four-acre open dumping site in an area proposed for housing (see attached form for site# X41). Also, an aboveground tank site (see attached form for site# T16) is identified just off-site. The applicant should contact the SCDHS and address in the FGEIS whether any specific mitigation is necessary related to these concerns.

While the DGEIS indicates that the use of qualifying demolition debris as on-site fill will be undertaken in conformance with all applicable laws and regulations, the areas that are to be designated as such fill areas should be clearly identified in the FGEIS and accompanying project plans to eliminate potential for future conflicts of use. The Environmental Site Assessment identified in the DGEIS is not included among the appendices and should be a part of the FGEIS.

When the Edgewood Hospital Complex was transferred to the NYSDEC for inclusion in the State Nature Preserve to be managed as a significant habitat area, the planned facility demolition was carefully deliberated in a full EIS prepared by the NYSDEC. Any proposal for a site that could potentially support high-density residential use should be subjected to the same, if not more intense, level of scrutiny. Among the concerns in the Edgewood review was the disposal of building rubble in double-lined landfills.

The deed submitted with the rezoning application states that the New York State Urban Development Corporation ... "does hereby remise, release and quitclaim unto the party of the second part..." As quit-claimed land, it appears the state has absolved its responsibility for, and the new owner has assumed any obligations for, remediation of any prior site impact(s). Would the Town be required to assume the same obligation on the soccer fields if a quit claim deed was conveyed, and what if any are the consequences.

### GROUNDWATER/DRINKING WATER

The planned inclusion of the project in the Dix Hills Water District (DHWD), which has been serving the site through an emergency connection for the past five years, requires the review and approval of the DHWD Board of Commissioners. Thus, part of the proposed action is approval of the Dix Hills Water District extension to serve the site. Such approval is subject to permissive referendum and requires notification. The document states the applicant is working with the DHWD and has agreed to fund *a share* of the improvements that will be necessary to serve the property. *This is not a negotiated process.* The Town Board will have jurisdiction to establish what the required mitigation will be. The new well, pump station and water storage tank are not depicted on the plans, nor are the wellhead buffers depicted or their future protection addressed.

The DGEIS in Appendix C identifies the peak day demand at 997,500 GPD, average day demand at 332,500 GPD, and the peak hour demand at 1,496,250 GPD—all excluding irrigation water. The Town's consultants, H2M, direct by letter of October 11, 1999 that "the Dix Hills Water District does not currently have sufficient well capacity to meet these water demands." The letter estimates 3 to 4 acres being needed for the well and tank that would be required and that the developer should bear the total cost of constructing the new well pump station (with 1380 GPM well), new tank, and on-site water mains "since the residents of the Dix Hills Water District will not receive any benefit from this plant site." The Town might consider a well known planning case involving the Town of Ramapo, a situation where the new development had to wait until the necessary infrastructure was in place. The FGEIS should identify the location of this new well site, water tower and pump station that must be protected by

all appropriate buffers and not located in any area (e.g., parkland, golf course) or zoning sub-district that would restrict its future use.

I-22 Potable water demand for the proposed project only is estimated to total 368,700 gallons per day (GPD). However, page I-21 notes that the STP to handle wastewater from The Greens, SRUs and Sagamore Children's Center will have a capacity of 330,000 GPD and that 249,000 GPD of wastewater is likely to be generated in addition to existing flows (80,794 GPD). This appears to indicate that the planned reserve capacity will not be realized and that the STP may not be sized properly.

If the existing on-site wells (presumably magothy wells) were removed from service due to an inability to meet SCDHS standards, is it appropriate to consider use of likely more impacted upper glacial wells for irrigation purposes? What specific standards were not being met and what was the level of contamination?

### VEGETATION

III-67 The DGEIS notes the presence of several exploitably-vulnerable and a single rare native plant species on the site. It indicates that a more detailed survey prepared by a professional botanist will be undertaken prior to construction. As there are additional Natural Heritage-ranked element occurrences in the vicinity of the site, it is recommended that a botanist from the New York Natural Heritage Program be requested to conduct a site review immediately to insure that no rare elements are compromised by any component of the site development (including demolition of structures, roads, etc.).

III-71 See comment on III-28. Red fox are not indicated among the species identified on the property. As an earlier survey is referred to, it is questioned how in-depth the distinct sewage treatment plant parcel was reviewed.

### TAXES

III-99 The DGEIS compares tax revenues of the potential project as proposed versus the payment in lieu of taxes (PILOT) last submitted by the State of New York. Whether this is appropriate as the state supplied all of its own governmental services and, except for water during the last few years of occupation, and highway services, never caused a burden on public and quasi-public agencies. The Half Hollow Hills School District has had a net gain from state use of the property for the entire length of its ownership despite the lower total revenue. It is noted that although the Assessor's office shows that the deed to SBJ Associates was recorded on November 24, 1999, records of the Receiver of Taxes checked on August 1, 2000 indicate that the State of New York is paying taxes for the entire 465.9-acre property (\$798,170.95 paid vs. \$1,239,070 true tax).

V-11 The fiscal alternatives use 1995 tax rates and should be updated in the FGEIS with current data.

### COMMUNITY SERVICES

#### School District

It is noted that the proposed project will generate the largest surplus in school district revenues from among the alternatives considered; however, it is likely that the project will attract homebuyers from

within the district as the first offering will probably be to this group of homeowners. Turnover of homes within the district is likely to cause an influx of younger families with children that could have as much effect or even more to the school district than if a greater number of new single family homes was constructed on the subject site. If this occurs, this "perceived" surplus revenue will be exhausted by the need to provide educational services to a greater enrollment.

III-91 The DGEIS does not consider other student enrollment in the district, such as the adjoining BOCES' James E. Allen Junior/Senior High School, nor does it consider potential traffic impacts/conflicts therewith. Exhibit 52 fails to even identify the school, which is an outparcel of the state property.

III-92 The DGEIS does not adequately consider the potential significant out-migration of seniors within the Dix Hills community to the 1,200 units, particularly if they are given housing priority as has been done in other projects (e.g. The Knolls at Melville, The Cove at Melville). This would enable turnover of homes from existing seniors/empty-nesters within the community to established and/or growing families. If the applicant and/or their counsel is holding any waiting list at this time for the project, local demand should be discerned, e.g. what number of new units might be occupied or existing homes in the school district turned over to give the district administration a clearer picture of how they might be potentially affected by the proposed project. The projected \$3 million tax surplus to the school district is not necessarily a given element of the proposed action.

#### **Other Services**

The presence of 1,300 mature households has the potential to generate a far greater number of ambulance calls than the Melville Fire District is presently servicing. The Fire Department is anticipating an increase of 665 calls annually. The DGEIS does not contain any figures from the fire district concerning whether the existing number of ambulances and EMT/paramedic staff are sufficient to cover weekdays, evenings, nights and weekends. Presently all of the districts that have emergency ambulance services are finding it harder to assemble sufficient crews particularly during the day. Many districts find that they are paging out to other districts in order to maintain coverage. With the Massapequa Cove project approved, as well as the Greens project, in addition to the planned assisted living project called Huntington Terrace, which is located south of the LIE in Melville there will be a far greater number of residents distributed in all senior age cohorts in the Melville Fire District. This appears to be a potential emergency service problem of some magnitude.

No information is provided regarding a comparison of the taxes going to the fire district vs. potential costs to service the project both for manpower and equipment. This development has the potential to create a shortage in the manpower needed to serve the potential population. The DGEIS does not identify where this manpower will come from or if any mitigation of manpower demands is needed above the payment of taxes.

The developer should be consulting with the fire district to arrive at a mitigation package, which will specifically address these needs attributed to the proposed Greens development. The DGEIS lists under Significant Impacts that Cannot Be Avoided "increased demand on certain local services". Additional mitigation could be fire sprinklers in the other housing units, the outright donation of needed equipment including an ambulance, a fund set up to recruit additional personnel, an incentive program for volunteers paid for by the developer, or any other possible mitigation deemed appropriate by the fire

district. The applicant should have confirmation in writing from the district that the \$1,777,000 estimated taxes to be levied on behalf of the Fire District is sufficient mitigation.

I-23 The FGEIS should indicate what component of the total waste stream processed at the Town Resource Recovery Facility 200 tons of solid waste per month is and whether removal of demolition debris from the existing infrastructure is considered as solid waste.

III-96 The library referendum was defeated and the Half Hollow Hills Community Library is on record as not being capable of meeting the demands for services to be generated by the subject action.

### TRAFFIC

The prospective prices of the units will all but guarantee that the majority of the residents will have the characteristics of affluent households i.e. more active, healthier, with a more active lifestyle and are more likely to own a greater number of vehicles and travel more often to destinations beyond the Greens boundaries. In addition, if the Clubhouse and golf course will be open to outside members this has the potential to increase population density considerably beyond that of site residents. If the clubhouse provides for large catered parties, even by residents, this will especially further increase traffic in and out of the site. The DGEIS should describe in detail the potential clubhouse uses and the traffic generated therefrom.

The FGEIS should include information from the Melville Fire Department, which indicates that the traffic generated by the proposed development, and the offered mitigation, will not affect volunteer firefighters response times, for example, the nine that apparently reside on Altamore Street.

II-32 The DEIS states that the SRUs will no longer be accessible from interior portions of the site. There should be some pedestrian accessibility or the state's guiding purpose of constructing the SRUs will be defeated. The SRUs were supposed to be an opportunity for the disabled population to have greater community interaction.

III-52 It is noted that there is no opportunity for public passage through the property from the SRUs. The traffic component of the FGEIS should address the need for pedestrian connections from outside the project area.

III-114 Trip generation in the DGEIS is based solely on ITE Trip Generation figures and factors and arbitrary projections on how many of the senior residents will be working full-time, part-time, have flexible hours, or be retired (though it does not specify this breakdown), which makes the analysis theoretical. The trip generation of other similar senior projects should be reviewed for comparison with the proposed action. The worst case scenario of all units being occupied by working persons should be considered a possibility. Deterioration of level of service at key intersections is proposed given the hypothetical occupation scenarios; however, with access to the Melville-Route 110 Corridor, there may be greater opportunity for employment. There is no parking calculation for the entire site specified in the DGEIS from which to verify some of the trip end estimations. The recently-adopted rezoning for The Cove at Melville anticipated that future senior residents would be predominantly mobile. An argument was presented for 1.56 parking spaces per unit versus the 0.5 space/unit provided for in the R-RM District to accommodate residents' needs, including the entertaining of guests.

Based on verbal communication with the Town Director of Engineering Services, there was concern not with the efficacy of the mitigation proposed, but how the traffic mitigation will be implemented. More precise information on the road-work to be undertaken should be included in the FEIS (e.g. location of lights and timing, turn signals, traffic calming measures, signage, etc.). Consistent with other rezonings of large magnitude (industrial/office in nature), the FGEIS should indicate that the applicant will assume responsibility for funding the improvements proposed (Option 2) in order for them to be considered viable mitigation measures.

File Name:	C:\a0130\download\TOWNORDI\TOWN NEW
COMMENTS.WPD	
Date Last Saved:	08/10/00 5:00 PM
Date Last Printed	08/11/0

**APPENDIX C**

---

---

**Documents Referenced in the FGEIS**

# Huntington Community Development Agency

100 Main Street, Room 309, Huntington, New York 11743-6978  
(516) 351-2881

Serving a Vibrant Long Island Community of 200,000 People.

CHAIRMAN:  
FRANK P. PETRONE  
MEMBERS:  
STEVE ISRAEL  
SUSAN J. SCARPATI-REILLY  
MARLENE L. BUDD  
MARK A. CUTHBERTSON

August 15, 2000

DIRECTOR:  
JOSEPH A. DeVINCENT

DEPUTY DIRECTOR:  
BRUCE GRANT

John Harras, Esq.  
Morton Weber Associates  
North Expressway Service Road  
Melville, New York 11747

Via facsimile (631) 549-2015

Dear John:

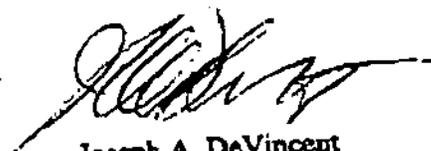
I am writing in reply to your inquiry regarding the Town of Huntington Consolidated Plan covering Fiscal Years 2000-2004. In the section entitled "Other Special Needs (Non-Homeless)," subsection "A. Elderly" on page #62, this planning document reads "the *elderly* have a medium household income of \$7,400.00." [Italics added for purposes of this letter.]

Although the \$7,400.00 figure was established in accordance with Federal Guidelines, it is deceptively low and requires explanation. The number is based on 1990 data for persons aged 75 years or older, which is a far more restrictive definition than is commonly used to describe "Senior Citizens." If you define "Seniors" as age 55, 60, or 62 and older, the medium household income is much higher. Moreover, the United States Department of Labor estimates that the medium household income, regardless of age, has increased for the Nassau and Suffolk Counties' Metropolitan Area by approximately 30% since the 1990 data was collected.

Please forgive any confusion resulting from our report. The \$7,400.00 number, which was established in accord with HUD guidelines, should have been presented with a description of how the term "elderly" was defined and that the data used is dated (also per HUD guidelines).

I hope that this clarification is informative and useful to your research.

Very truly yours,



Joseph A. DeVincent  
Director

**HALF HOLLOW HILLS CENTRAL SCHOOL DISTRICT**  
OF HUNTINGTON AND BABYLON

---

KEVIN N. Mc GUIRE, Ph.D.  
Superintendent of Schools  
July 21, 2000

Mr. Frank Petrone, Town Supervisor  
Town of Huntington  
100 Main Street  
Huntington, New York 11743

Re: Town Board Meeting of July 25  
Long Island Developmental Center and Others

Dear Mr. Petrone:

The Trustees of the Board of Education of the Half Hollow Hills Central School District have unanimously requested that I communicate, once again, our District's long-standing and unwavering position concerning the future development of properties in our school district including the Long Island Developmental Center (LIDC) and the Ruland Road properties.

As a reminder to the Town Board . . . The Half Hollow Hills School Board has relied upon the plan of the Benjamin Development Corp., as well as the current zoning of all other parcels, for our demographic studies for planning purposes. Should the Town deviate from the Benjamin plan, or otherwise modify zoning of other parcels, that course of action would have serious implications for the Half Hollow Hills Central School District.

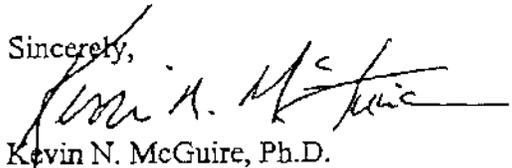
As we set forth in detail in the December 23, 1999 letter from the Board of Education to you, we support senior housing for The Greens at Half Hollow Development because it would have a minimal impact on our student enrollment, which at that time was 8,117 students. Our projected enrollment for this September is 8,523, and Dr. Lloyd Bishop's 1999 Demographic Study projects student enrollment, in Half Hollow Hills, to reach almost 11,000 by the year 2007. The total enrollment increase in fifteen years, from 1992 to 2007, will be greater than 57%. This increase has come about, in large part, because the Town has granted zoning changes and density bonuses to some developers in our District. These changes and bonuses facilitated the building of more rental units, affordable/entry level houses, low-income housing, and "below market" units . . . all of which have significantly, and abruptly, impacted the District.

Therefore, our Board believes that it is important for the Town to understand that the development of LIDC and other parcels within Half Hollow Hills is a critical issue -- not only to our School Board, but to our parents and students, as well. The LIDC issue has been the subject of many discussions at Half Hollow Hills public School Board meetings. From these discussions, School Trustees know that they speak for the community when they endorse age-restricted residential units and oppose further zoning changes which would negatively impact our student enrollment.



As Superintendent of Schools, and on behalf of all the elected Trustees and the Half Hollow Hills School District Community, I request that the Town Board stay its original course of action, as proposed by the Benjamin Development Corp., and develop senior housing for the LIDC property in its configuration. In addition, the Town Board must seriously consider the effects that any future rezonings would have on Half Hollow Hills in light of current enrollment trends, as well as the cumulative impact on past rezonings. In addition to our input, you have our School Board's public support on this issue.

Sincerely,



Kevin N. McGuire, Ph.D.  
Superintendent of Schools

/ad

Attachment

cc: Morton Weber & Associates

# Land Design

ASSOCIATES  
CONSULTING GROUP

Land Planning • Landscape Architecture • Engineering • Surveying

91 Green Street • Huntington, New York 11743

Phone: (631) 549-4744

FAX: (631) 385-3385

July 10, 2000

Huntington Soccer Club  
c/o Mr. Joseph Lombardo  
37 Court Drive  
So. Huntington, N.Y. 11746

Re: 30± acre LIDC Property

Dear Joe,

Pursuant to our meetings and discussions, the following is a summary of the minimum requirements, which the Huntington Soccer Club has outlined with respect to the development of the aforementioned property for Soccer Fields at the location noted above.

1. Clearing and grubbing of a defined area as noted on certain plans, which were prepared by LAND DESIGN ASSOCIATES, p.c. dated October 1999.
2. Rough grading of the above noted cleared area to a line and grade to be established.
3. Fine grade and top soil as required. (Min. 6" over entire area noted above.)
4. Fertilize and seed entire disturbed area with a seed mix to be established.
5. Install loop irrigation system and RPZ covering cleared, graded and seed areas. (System to be designed)
6. Provide three separate gravel parking areas to accommodate 250± cars with access as noted on plan dated October 1999.

7. Install 6' high chainlink fence around entire perimeter of defined area in order to secure site while allowing vehicular access and/or control at the three separate locations noted in Item 6 above.
8. Renovate, as may be appropriate, the two existing residential buildings on site for administration and storage use of the Soccer Club. This would include providing sanitary facilities at each of the two locations as necessary.

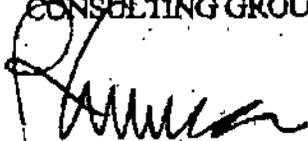
It is important to understand as well that detailed plans and drawings for review, approval, accurate cost estimating and construction be prepared. Also, field stakeout and survey services must be performed in order to implement the improvements designed.

LAND DESIGN ASSOCIATES is fully prepared to perform the above design and field construction services, which are required and would expect to enter into an agreement with some entity at the appropriate time in order to prepare the engineering required.

Please review this analysis and get back to me with any questions and/or comments. I would expect we should set up a meeting with John Harris, Esq. and his client in order to finalize an understanding as to the expectations of each of the involved parties.

Sincerely,

LAND DESIGN ASSOCIATES  
CONSULTING GROUP



Robert Manniello  
Principal

RMERS

# HALF HOLLOW HILLS CENTRAL SCHOOL DISTRICT

OF HUNTINGTON AND BABYLON

BOARD OF EDUCATION

---

TRUSTEES:

FRAN GREENSPAN, President  
ANNE CARIA, Vice President  
MICHAEL ANGELO  
NATHANIEL HAM  
LAURENCE S. JURMAN  
VICKI LEOPOLD  
ALISSA SUE TAFF

December 23, 1999

Mr. Morton Weber  
Morton Weber & Associates  
201 N. Service Road  
Melville, New York 11747

Dear Mr. Weber:

On Monday, December 20, 1999, the Half Hollow Hills Board of Education unanimously approved the following letter:

In 1996, the Half Hollow Hills Board of Education sent a letter to the Task Force that was charged with shaping the future for the Long Island Developmental Center property. We kept it simple, at the request of the Supervisor of the Town of Huntington. We supported senior housing for this tract because it would have minimal impact on enrollment.

The Board of Education was pleased with the initial direction of the Benjamin Corp., the purchaser of the LIDC property. The plan retained the residential character of the area and most units were age-restricted. There would be a range of senior services and prices would run the gamut from "affordable" to "modest" to "higher-end" between \$175,000 and \$350,000. The plan would generate few students - there was even "talk" of reducing the number of single family homes proposed (75) and/or building them in a later rather than earlier phase.

This past week we became aware of outside groups favoring different plans. We have grave concerns for any potential impact on the school district and our taxpayers. We have grown since our 1996 letter to the LIDC Task Force from 7100 students to 8100 students. We are a District proudly characterized by socio-economic, racial, ethnic and religious diversity. We are still experiencing an annual loss of \$6 million in state aid and currently a \$10 million reduction in assessment (\$7 million in Huntington, and \$3 million in Babylon) from previous years.

The Town of Huntington, when recently looking at proposals for nursing homes, made a point of evaluating "cumulative impact". We believe it is important for the Town Board to view cumulative zoning and planning changes as they have impacted Half Hollow Hills.



The Town decided it wanted more rental units, more "affordable" rentals, affordable/entry-level houses, low-income housing and lower-priced "below market" units. Some developers in Half Hollow Hills received rezonings and huge density bonuses to facilitate these goals. Five major projects have either been built or are "in the process of" in our school district.

1. The Reckson Rezone - A 33-acre parcel zoned C-6 (commercial) next to Costco. If developed under this zoning, it would have brought tax revenues and no students. The Town rezoned this parcel to R-5 (5,000 sq. ft.) 1/8 acre lots, on which 193 units were built: 111 4-bedroom single family homes, and 82 2-3 bedroom town houses. They were modestly priced "entry level".
2. Delalio Rezone - This 10.8 acre tract near BJ's was zoned R-40 (1 acre residential). If it could have been sold it would possibly have yielded 8 homes. The Town down zoned this to R3M and approved 154 rental units of 1, 2, and 3 bedrooms. In addition, a certain percentage of the units had to be priced "affordable" either "low" or "moderate" income.
3. McGovern Sod Farm - This 159 acre tract was rezoned from commercial to R-40 to R-20 to R-10 (1/4 acre lots). The approved site plan is for 508 units, 20% of which have to be "affordable" attached homes.
4. Avalon II - The Town down zoned 24 acres of R-40 (one-acre residential) to R-3-M. The Town approved 340 rental apartments, 1, 2, and 3 bedrooms, with 30% set aside for "affordable" units, low and moderate income.
5. "HUD" Housing - Eighty-four "affordable" rentals to be built in Melville with the help of Federal funds.

It is obvious that there has been a major cumulative impact from rezonings, density bonuses and conversions to more intensive uses. The first four parcels - some of which were originally zoned commercial and some of which were originally zoned 1-acre residential - were approved to instead yield 1200 residential units.

The town Master Plan wanted more rentals. Five hundred units have been built since then in Half Hollow Hills. These rezones also provided "affordable" rental units and "affordable" and "entry-level" homes. These five projects have, and will continue to have, a significant cumulative impact on the Half Hollow Hills School District and our taxpayers. Eight school districts serve the children in our Township, but we are not aware if the Town has similarly rezoned for greater density and required "affordable" units in projects throughout the rest of the town.

Mr. Morton Weber  
Morton Weber & Associates

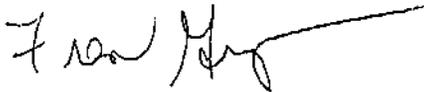
Page 3

Half Hollow Hills tries very hard to plan intelligently for our future. Although we were never consulted, anytime a zoning change was made, it impacted previous projections and plans.

Our input, and that of our community, was sought for LIDC. It is important to Half Hollow Hills that the LIDC project go forward as predominately age-restricted residential units. Certainly, the concept of a "golf course" community has been successful in Commack and Hauppauge. We believe, based on our recent demographic history of growth and rezoning, that no more than 75 single-family homes should be built on LIDC. We believe that would be in the best interest of our school district and our residents.

Thank you very much for addressing our concerns.

Sincerely,



Fran Greenspan  
Board of Education President

FG:rm

## The Greens at Half Hollow – Market Study Update

Primary Market Area – Huntington, Babylon, Smithtown, Islip, and Oyster Bay

Age Cohort	1999 Projected*	1999 Estimated	2004 Projected	1999-2004 Projected Growth Rate %	1999-2004 Projected Growth # People
55-64	121,847	120,591	136,084	12.8%	15,493
65-74	72,829	86,943	87,281	0.4%	338
75+	55,011	61,676	71,670	16.2%	9,994
Total:	249,687	269,210	295,035	9.6%	25,825

\* Taken from 1994 Claritas Report

- The Primary Market Area is anticipated to experience strong growth in the 55 and over age cohort through 2004, by approximately 25,825 people.
- Claritas data for the primary market area estimates the total population to increase at a CAGR of .26% through 2004. In comparison, the 55+ age cohort is anticipated to increase at a CAGR of 2.6%
- In 1990, the PMA was comprised of 235,743 people over the age of 55 (approximately 21.4% of the population). Through 1999 the 55+ population had growth 14.1% to 269,210 people. Claritas forecasts this number to jump by 9.6% to 295,035 people in 2004.
- Of the seniors, the 55-64 age group is anticipated to experience the strongest growth. The 1999, estimated population of 120,591 anticipated to increase to 136,084 or by 12.8% by 2004. The 65-74 age cohorts are anticipated to experience growth of only 0.1% by the year 2004.

### Projected Annual Household Growth

Age Cohort	1994*	1999*	1999 Projection vs. 1999 Estimate	1999	2004	1999-2004 Projected Growth Rate %	1999-2004 Projected Growth # Households
55-64	64,295	67,699	-2,383	65,311	73,200	12.1%	7,889
75+	22,966	25,715	2,720	28,435	32,844	15.5%	4,409
Total:	87,261	93,414	332	93,746	106,044	13.8%	12,298

\*Taken from 1994 Claritas Report

- The previous report estimated a total of 67,699 household in the 55-64 are group. This projection was based on a 1.04% CAGR between 1994 and 1999 or a projected growth rate of 5.2%. The actual growth rate was 1.6%, or .3% CAGR
- Claritas data estimated the number of households in the 55-64 age cohort to increase at a 12.1% growth rate or a 2.3% CAGR.
- Using the 1999 Projection numbers from the 1994 Claritas report, the 1999-2004 Projected Household Growth for 55-64 year olds is 5,501 households and for 75+ years is 7,129 households for a total household growth of 12,630 units. When compared to the current 1999-2004 Projected Growth numbers, total households are estimated to increase by 12,298 households for a difference of only 332 households.

## The Greens at Half Hollow – Market Study Update

Primary Market Area – Huntington, Babylon, Smithtown, Islip, and Oyster Bay

### Senior Housing Supplies

Senior Housing Type	1994- # Units Existing	1999- # Units Existing	#Units built since 1994	Planned or Rumored # Units	Total Projected # of Units/Beds
Independent Living	1,381	1,665	284	370	2,035

- The 1995 report identified 1,381 Independent Living units in the PMA. That number has increased to 1,665 units with the addition of Melville Knolls (288 units), Gateway Gardens (10 units), and Whitmann Village (46 units)
- An additional 370 units are in the planning phase or under construction

### Status of Senior Housing: Town of Huntington

Senior Housing	Building Details	Status
Melville Industrial	167 units, 201 beds, congregate care	unable to contact
Camelot United Vanguard	120 beds/congregate care	Breaking ground in september
Masapequa Cove	174 Independeng living	approved 6/20/00
Hammett-Belfer Senior Housing	100 beds/congregate care	Cancelled
Gerswin Jewish Geriatric Center	200 beds/congregate	In construction/opening in 6 mths
Marriott International	92 beds/congregate	Cancelled
Marriott International	124 beds/congregate	Cancelled
Cancellor Senior housing Group	140 units/congregate care	Phone # has been disconnected

July 25, 2000

**APPENDIX D**

---

---

**PUD Zoning**

## ARTICLE \_\_\_\_

### **R-PUD - The Greens at Half Hollow Planned Unit Development District.\***

Purpose and Intent. The purpose and intent of the Greens at Half Hollow Planned Unit Development District ("R-PUD"), to be located on approximately 382 acres formerly owned by the State of New York in the Town of Huntington, is to address the housing and recreational needs of senior citizens, and to facilitate the design and development of a planned community consisting of a variety of housing types, accessory uses and open space. These R-PUD regulations are intended to establish development parameters within which individual site plans and/or subdivisions will be developed in a manner consistent with the planning objectives described in the "Greens at Half Hollow Master Plan", and the "Greens at Half Hollow Master Plan Map" (collectively the "Greens at Half Hollow Master Plan"), both adopted by the Town Board simultaneously with this local law.

#### **A. Definitions.**

Unless provided to the contrary in this Article, the definition of words used in this Article shall be the same as provided in § 198-2 of Chapter (Zoning).

#### **B. Maximum Yield, Building Coverage and Open Space Requirement -R-PUD.**

- (1) Building coverage in the R-PUD shall not exceed twenty five (25%) percent of the total area included within the district. Structures which shall be included in building coverage are dwellings, community buildings, clubhouses, and other accessory structures, but shall not include structures permitted in Community Open Space described in (3) below.
- (2) The total number of dwelling units shall not exceed 1,375 such units.
- (3) The R-PUD shall contain active recreational areas, passive recreational areas and open space as follows:

---

\*Underlining indicates changes proposed as part of the FGEIS.

Golf Course - 80 acres;  
Community Open Space - 30 acres.

- (4) The Community Open Space shall be designated in the Greens at Half Hollow Master Plan. Open space shall not include (i) parking areas, (ii) streets, (iii) community buildings and clubhouses, (iv) back yards and front yards of detached single family residences described in section (D) of this chapter, (v) golf courses, (vi) accessory structures such as sheds, swimming pools and tennis courts, and (vii) property used for sewage treatment facilities. Notwithstanding the foregoing, Community Open Space may include gazebos, walking paths, bollards, kiosks and similar aesthetic enhancements to the enjoyment and use of the Community Open Space.
- (5) A home owners' association created pursuant to the laws of the State of New York shall own and maintain all common areas within the R-PUD, including roads, drainage structures and Community Open Space, pursuant to such reasonable conditions as the Town Board may require.
- (6) In addition to Community Open Space, the Greens at Half Hollow Master Plan provides for the reservation of 30 acres for dedication to the Town of Huntington for use as active parkland. Said dedication shall suffice as the recreational set aside pursuant to Town 274-a(6).

**C. Designation of Sub-districts.**

In order to adopt dimensional standards applicable to the varied land uses within the R-PUD, the following sub-districts are hereby established and are spatially defined and located on the Greens at Half Hollow Master Plan:

SFD - Detached Single Family Dwelling

SRC - Senior Residential Community

ALC - Assisted Living Community

**D. Detached Single Family Dwelling Community – SFD.**

The SFD Sub-district shall be developed in accordance with the following:

1. **Use Regulations.** In the SFD Sub-district, a building or premises shall be used only for the following purposes:
  - (a) Detached single family dwellings, together with uses and activities normally accessory thereto as specified and limited in § 198-13(B)(1), (2), (4), (7) and (8), and § 198-59(H) (1) (2) and (3) of this Chapter. Such single family dwellings shall not be limited to persons 55 years or older.
  - (b) Community Building for use by residents of the SFD, not to exceed 5,000 square feet.

2. **Height Area and Building Coverage - SFD.**

- (a) Building area, including accessory structures (including but not limited to swimming pools, tennis courts, garages, sheds, etc), shall not exceed twenty-five (25%) percent of the total area in the SFD Sub-district;
- (b) Height of buildings shall not exceed 35 feet;
- (c) Swimming pools and tennis courts (together with pool houses, cabanas, patios and fencing accessory thereto), sheds and other residential accessory uses shall be permitted provided that the 25% standard in (a) above is maintained. All such accessory uses must be built and maintained in compliance with Chapters 87 and 198 of this Article.

3. **Maximum Number of Dwellings - SFD.**

The maximum number of dwellings in the SFD Sub-district shall not exceed 75. Accessory apartments, guest cottages and gardeners cottages are specifically not permitted.

4. **Lot Area and Setbacks - SFD.**

The following dimensional standards shall apply to the detached single-family dwellings within the SRC Sub-district:

**D. Detached Single Family Dwelling Community - SFD.**

The SFD Sub-district shall be developed in accordance with the following:

1. Use Regulations. In the SED Sub-district, a building or premises shall be used only for the following purposes:
  - (a) Detached single family dwellings, together with uses and activities normally accessory thereto as specified and limited in §198-13(B)(1), (2), (4), (7) and (8), and §198-59(H) (1) (2) and (3) of this Chapter. Such single family dwellings shall not be limited to persons 55 years or older.
  - (b) 'Community Building for use by residents of the SED, not to exceed 7,000 square feet.

**2. Height Area and Building Coverage - SFD.**

- (a) Building area, including accessory structures (including but not limited to swimming pools, tennis courts, garages, sheds, etc.), shall not exceed twenty-five (25%) percent of the total area in the SFD Sub-district;
- (b) Height of buildings shall not exceed 35 feet;
- (c) Swimming pools and tennis courts (together with pool houses, cabanas, patios and fencing accessory thereto), sheds and other residential accessory uses shall be permitted provided that the 25% standard in (a) above is maintained. All such accessory uses must be built and maintained in compliance with Chapters 87 and 198 of this Article.

**3. Maximum Number of Dwellings – SFD.**

The maximum number of dwellings in the SED Sub-district shall not exceed 75. Accessory apartments, guest cottages and gardeners cottages are specifically prohibited.

**4. Lot Area and Setbacks - SFD.**

The following dimensional standards shall apply to the detached single-family dwellings within the SRC Sub-district:

**D. Detached Single Family Dwelling Community – SFD.**

The SFD Sub-district shall be developed in accordance with the following:

1. **Use Regulations.** In the SFD Sub-district, a building or premises shall be used only for the following purposes:
  - (a) Detached single family dwellings, together with uses and activities normally accessory thereto as specified and limited in § 198-13(B)(1), (2), (4), (7) and (8), and § 198-59(H) (1) (2) and (3) of this Chapter. Such single family dwellings shall not be limited to persons 55 years or older.
  - (b) Community Building for use by residents of the SFD, not to exceed 5,000 square feet.
  
2. **Height Area and Building Coverage - SFD.**
  - (a) Building area, including accessory structures (including but not limited to swimming pools, tennis courts, garages, sheds, etc), shall not exceed twenty-five (25%) percent of the total area in the SFD Sub-district;
  - (b) Height of buildings shall not exceed 35 feet;
  - (c) Swimming pools and tennis courts (together with pool houses, cabanas, patios and fencing accessory thereto), sheds and other residential accessory uses shall be permitted provided that the 25% standard in (a) above is maintained. All such accessory uses must be built and maintained in compliance with Chapters 87 and 198 of this Article.

**3. Maximum Number of Dwellings - SFD.**

The maximum number of dwellings in the SFD Sub-district shall not exceed 75. Accessory apartments, guest cottages and gardeners cottages are specifically not permitted.

**4. Lot Area and Setbacks - SFD.**

The following dimensional standards shall apply to the detached single-family dwellings within the SRC Sub-district:

Minimum Front Yard Set-Back	30 feet
Minimum Rear Yard Set-Back	30 feet
Minimum for Each Side Yard Set-Back	20 feet
Minimum Lot Size	20,000 sq. feet
Minimum Lot Width	100 feet (at the minimum set-back line)

**E. Senior Residential Community - SRC.**

The SRC Sub-district shall be developed as a planned residential community for persons over fifty-five (55) years of age in accordance with the following:

1. **Use Regulations.** In the SRC Sub-district, a building or premises shall be used for the following purposes only:
  - (a) Dwellings specifically designed for use and occupancy by persons fifty-five (55) years of age and older, including attached and detached residences in the form of townhouses, duplexes, zero-lot-line residences and other multiple dwellings in a single building. Ownership of the dwellings may be in the form of condominiums, cooperatives or they may be rentals at the discretion of the home owners' association.
  - (b) Community building not to exceed 25,000 square feet, which may contain community indoor pools, lockers, showers, support services and passive recreational facilities for the use of residents and their guests, including but not limited to meeting rooms, library, computer rooms, other passive activity facilities, a beauty salon and a gift shop. The community building, and its associated outdoor recreational facilities, including swimming pools and tennis courts, shall be for the exclusive use of residents of the entire R-PUD and their guests;
  - (c) Golf courses, including driving ranges, maintenance buildings, clubhouse and other accessory facilities necessary to operate and maintain a golf course. The golf course shall be private. Membership shall be limited to residents of the entire R-PUD. Notwithstanding the foregoing, memberships may be made available to the residents of the surrounding community in the Town of Huntington. However, if such

Minimum Front Yard Set-Back	30 feet
Minimum Rear Yard Set-Back	30 feet
Minimum for Each Side Yard Set-Back	20 feet
Minimum Lot Size	20,000 sq. feet
Minimum Lot Width	100 feet (at the minimum set-back line)

E. Senior Residential Community .SRC.

The SRC Sub-district shall be developed as a planned residential community for persons over fifty-five (55) years of age in accordance with the following:

1. Use Regulations. In the SRC Sub-district, a building or premises shall be used for the following purposes only:
  - (a) Dwellings specifically designed for use and occupancy by persons fifty-five (55) years of age and older, including attached and detached residences in the form of townhouses, duplexes, zero-lot-line residences and other multiple dwellings in a single building. Ownership of the dwellings may be in the form of condominiums, cooperatives or they may be rentals at the discretion of the homeowners association.
  - (b) Community building not to exceed 35,000 square feet, which may contain community in door pools, lockers, showers, support services and passive recreational facilities for the use of residents and their guests, including but not limited to meeting rooms, library, computer rooms, other passive activity facilities, a beauty salon and a gift shop. The community building, and its associated outdoor recreational facilities, including swimming pools and tennis courts, shall be for the exclusive use of residents of the entire R-PUD and their guests;
  - (c) Golf courses, including driving ranges, maintenance buildings, clubhouse and other accessory facilities necessary to operate and maintain a golf course. The golf course shall be private. Membership shall be limited to residents of the entire R-PUD. Notwithstanding the foregoing, memberships may be made available to the residents of the surrounding community in the Town of Huntington. However, if such

community memberships are offered, the membership for the golf course shall not exceed 500 members.

**2. Age Eligibility - SRC.**

All dwellings in the SRC Sub-district shall be occupied only by the following :

- a) Persons who shall have attained the age of fifty-five (55) years or older (hereinafter a "senior citizen");
- b) The spouse of said senior citizen;
- c) Children or grandchildren of said senior citizen or of the spouse of said senior citizen, provided each child has attained the age of eighteen (18) years.
- d) Adults under fifty-five (55) years of age if it is established to the satisfaction of the Town Board that the presence of such person is essential for the physical care of a senior citizen residing in the SRC Sub-district.
- e) Items (a) through (d) shall be recited in any prospectus offered in connection with the sale of units in the SRC Sub-district.

**3. Maximum Number of Dwelling Units - SRC.**

The maximum number of residential dwelling units within the SRC Sub-district shall be 1,150.

**4. Lot Area and Building Separation Distances - SRC.**

The following dimensional standards shall apply to the various housing types within the SRC Sub-district:

Land area per dwelling unit	2,000 sq. feet
Minimum Building Separation Distances	10 feet

**F. Assisted Living Community - ALC.**

1. **Use Regulations.** In the ALC Sub-district, a building or premises shall be used only for the following purposes:
  - (a) Assisted living facility designed to provide living accommodations for aged or infirm persons, which facility may include dining, social, healthcare or other supportive services located within the facility' s structure.
  - (b) Multi family housing designed to provide rental accommodations for lower income senior citizens.
2. **Height, area and bulk regulations - ALC.**
  - (a) The maximum number of dwelling units in ALC Sub-district shall not exceed 150 dwelling units located on not less five (5) acres in one or more buildings, except that multi family rental housing shall not exceed 100 dwelling units.
  - (b) The building area of all principal and accessory buildings in ALC Sub-district shall not exceed 25% of the area within the sub-district.
  - (c) Height of buildings within the ALC Sub-district shall not exceed 35 feet.
  - (d) Minimum building separation distance between the principal buildings in the ALC Sub-district shall be 25 feet.

**G. General Road, Path and Parking Specifications - R-PUD.**

1. The following specifications shall apply throughout the R-PUD:

(1) Roads	Minimum Pavement Width (measured curb to curb).
a. Collector Roads	34 feet within the equivalent of a 50 foot right-of-way. A bicycle/jogging path with a minimum width of 4 feet shall be provided within such 34 foot width, in both directions.
b. Collector Roads separated by a median.	Each lane of traffic shall be no more than twelve (12) feet wide, added to which shall be a four (4) foot bicycle/jogging lane in both directions.
c. Access Roads	Maximum road width shall be 28 feet with 24 feet preferred for two way traffic. Said width shall be within the equivalent of a 40 foot right-of-way. Access roads providing one way traffic shall be no more than 12 feet of pavement within the equivalent of a 30 foot right-of-way.
d. Driveways	20 feet
(2) Cul-de-Sac:	34 foot paved radius within the equivalent of a 50 foot right- of-way radius
(3) Pedestrian paths	8 feet
(4) Width of Sidewalks (provided along streets only as necessary to supplement pedestrian paths).	4 feet (If provided)
(5) Bicycle path	8 feet (If combined with jogging/running path - 10 feet)
(6) Parking Lots:	
a. Driveway 2 way traffic:	24 feet
b Driveway 1 way traffic	12 feet
c. Stall Sizes:	9 x 20 feet, except that parking stalls head-in to a required island or buffer may be shortened by two feet if accompanied by a widening of such buffer or island by a corresponding amount. Ten (10%) percent of stalls may be 9x18 as provided in § 198-48.

2. Unless provided otherwise in this Article, all aspects of street and drainage development shall be in conformance with the Planning Board's "Subdivision Regulations and Site Improvement Specifications."

#### H. Parking and Loading - R-PUD.

1. Except as otherwise provided in this Article, the amount of parking for principal buildings in the R-PUD shall comply with Section 198-47 of this Chapter. Parking spaces located in garages and driveways of dwelling units shall not be excluded in connection with calculating minimum parking requirements under Section 198-47. Handicapped parking shall be provided for assisted living units, with 2% percent of the provided spaces designed for the disabled. Handicapped parking serving the community center and golf course shall be provided at the rate of 5% of all spaces provided in the particular parking lot.

2. Parking requirements for the Golf Course shall be as follows:  
Three (3) spaces for each hole.
3. Parking requirements for the Community Building in the SRC Sub-district shall be as follows: One (1) space for each 400 square feet.
4. Parking requirements for the community building in the SFR Sub-district shall be as follows: One (1) space for each 400 square feet.
5. Off-street loading shall be provided in the ALC Sub-district in accordance with Section 198-50 of this Chapter.

**I. Storm Water Management - R-PUD.**

Storm water drainage for the R-PUD shall be designed in conformance with the Planning Board's "Subdivision Regulations and Site Improvement Specifications," and shall otherwise be designed with sufficient capacity in accordance with sound engineering practices.

**J. General Design Standards - R-PUD.**

1. The R-PUD, including the roads and open spaces to be incorporated therein, shall be developed as closely as possible with the layout and design concepts contained in the Greens at Half Hollow Master Plan. Final design shall be determined by the Planning Board, considering drainage, road contours and geometry and topography, during site plan review and approval.
2. Landscaping shall conform as closely as possible with the layout and design concepts in the Greens at Half Hollow Master Plan, and shall be suitably designed to provide appropriate screening and buffers as determined by the Planning Board during site plan review.

3. Parking lots shall be in accordance with the design standards set forth in Section 198-48(A) and (H) of this Chapter as well as the requirements in the Planning Board's "Subdivision Regulations and Site Improvement Specifications."
4. Facial signs and freestanding signs shall be permitted for the purpose of providing directions, instructions and building identification, and for such other purposes permitted by the Planning Board during site plan review. The location, size and placement of such signs shall be approved by the Planning Board during site plan review.
5. Exterior illumination of building entrances, recreation areas, parking areas, common areas and access ways, shall be limited to providing illumination for security and safety. The intensity of such illumination shall be the minimum necessary for such purposes. Lighting devices and location shall be approved during site plan review by the Planning Board and shall be so shielded or arranged so that no direct glare is cast toward any residence.
6. Collector Roads within the R-PUD shall have grassy or landscaped areas no less than eight (8) feet wide adjacent to the pavement.
7. Cul-de-sac turnarounds may be designed with landscaped islands and mountable curbs.
8. The development will be designed around an integrated open space system, including active and passive recreation areas that tie the site together.
9. Extensive landscaping will be provided throughout the development, with a variety of plant materials utilized for access, interest and buffering.
10. The development will strategically locate community centers, water features and open spaces to provide a focus for the vehicular and pedestrian circulation systems.
11. The development should include a hierarchy of roads, including collector roads, local roads and site access drives, with their geometry designed to accommodate the anticipated level of traffic.

12. The road system will be designed to facilitate access throughout the development, but to avoid through-traffic.
13. Entryways into the development will be attractively designed with landscaped boulevards or park-like areas identifying all access points.
14. Traffic calming techniques will be utilized to reduce the speed of vehicular traffic, including the use of boulevards, curvilinear alignment, roundabouts, designated pedestrian crosswalks and other features.
15. The pedestrian circulation system will include pathways that are sufficiently wide to accommodate walkers, joggers and bicyclists. Pathways will be provided throughout the site and should be easily accessed from all housing units in the proposed development..
16. The pedestrian circulation system should be designed with a variety of amenities along its route, including benches, kiosks, gazebos, bollards and specially designed crosswalks that encourage resident use of the system. Jogging/running paths shall have similar amenities at regular intervals.

**K. Approval of Site Plans - R-PUD.**

1. Site plans for the development of the uses depicted on the Greens at Half Hollow Master Plan shall be submitted to the Planning Board for review and approval before an application for a building permit is made. The Planning Board shall review such plans and act thereon as specified and limited in Article XVII and the general design standards in Sections G through J above. Building permit approvals may be requested in stages for various phases of the single integrated development depicted on the Greens at Half Hollow Master Plan.
2. All site plans and subdivision plans shall be in keeping with the concepts in the Greens at Half Hollow Master Plan approved by the Town Board. Except as provided in subparagraph 3 below, the review and approval of site plans and subdivisions consistent with the concept plans in the Greens at Half Hollow Master Plan shall not alter the maximum number of dwelling units provided in this Article, nor the uses and sub-district boundaries shown on

said plan and otherwise established in this Article.

3. If the Planning Board determines that the proposed site plans or subdivisions are inconsistent with the approved Greens at Half Hollow Master Plan, a request which clearly identifies proposed changes to such Master Plan, and the basis for such changes, shall be submitted to the Town Board. Upon such request, the Town Board may, after reviewing the proposal and holding a public hearing, amend the Greens at Half Hollow Master Plan.
4. Notwithstanding (3) above, minor modifications to an approved site plan which will not cause any material change to the overall layout, appearance or impact of a site, and not involving any additional structures, may be approved by the Planning Board without public hearing and without amendment of the Greens at Half Hollow Master Plan.

**L. Time Limitations for Judicial Review.**

The time limitations provided in Town Law § 274-a, Subdivision 11, shall govern the review by any court of competent jurisdiction of the adoption of this law, any master plan adopted pursuant thereto, any site plan approved for property located in the RPUD, and any amendments made pursuant to section K above.

**M. Conflicts**

The specific provisions of this local law shall control in the event of a conflict with provisions contained elsewhere in this Chapter.

**THE GREENS AT HALF HOLLOW  
SCHEDULE OF OPERATIONS**

1. Prior to work starting on the Development (earth moving), a meeting with Ben Bletsch, Richard Machtay and Richard Nielsen will be scheduled.
2. The installation of a highly visible construction fence will be installed along the clearing limits of the development.
3. As per S173-4. Guarding and illuminating excavations; protection of property. The contractor making an excavation or doing any construction covered by this article shall erect suitable barriers. The owner of the property has already hired a security company to keep unauthorized persons off the site.
4. The contractor shall install silt fence and haybales along any area as deemed necessary by the engineer of record. These measures will control erosion and insure on site containment of all sediments.
5. The contractor will implement controls to stop excessive dust coming from the excavation of roads, utilities and buildings.
6. The contractor to further mitigate impacts the contractor will work only on weekdays from 7:00 a.m. to 6:00 p.m.
7. The clearing and rough grading of the Development will be in accordance with the approved plan. All material (soils) will be stockpiled on site. NO MATERIAL (SOILS) will leave the subject property.
8. The contractor will install temporary stabilization controls as deemed necessary by the engineer of record.
9. The installation of drainage ponds and the drainage system will be in accordance with the approved plan. The contractor will schedule inspections with the Town of Huntington Engineering Inspector prior to covering drainage piping and structures.
10. The contractor upon finishing final grading will remove all temporary erosion control measures and install permanent vegetation following site stabilization.

**RECEIVED**

MAR 19 2001

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

### SCHEDULE OF OPERATIONS (CONT'D.)

11. The contractor will begin excavation for footings and foundations. The required curing time will elapse prior to the contractor backfilling.
12. The installation of subsurface utilities, including but not limited to gas, electric, cable TV, telephone, sanitary and water.
13. The installation of curbs and sidewalks will begin.
14. The contractor will file "As Built" curb and drainage plans per Section F-100.2 of the Planning Board Subdivision Regulations and Site Improvement Specifications with town engineer.
15. Complete final grading and following the approved landscape plan, install the permanent vegetation.
16. Pave all roads in the phase approved by the Planning Department.
17. Final cleaning of all drainage structures and recharge basins silted up due to erosion incurred during construction.

# COUNTY OF SUFFOLK



**ROBERT J. GAFFNEY**  
SUFFOLK COUNTY EXECUTIVE

**ROBERT J. CIMINO**  
COUNTY ATTORNEY

**DEPARTMENT OF LAW**  
ADDRESS ALL COMMUNICATIONS  
IN THIS MATTER TO:

February 27, 2001

John Harris, Esq.  
Morton Weber and Associates  
201 North Service Road, Suite 300  
Melville, New York 11747

**RECEIVED**

MAR 05 2001 TL

**NELSON & POPE, LLP**

Re: The Greens at Half Hollow  
Proposed Connection to the  
Long Island Developmental Center Sewage Treatment Plant

Dear Mr. Harris:

On February 21, 2001, the Suffolk County Sewer Agency adopted a resolution authorizing the connection of *The Greens at Half Hollow* to the Long Island Developmental Center sewage treatment plant. The authorization is subject to the execution of an agreement (the "Connection Agreement") between the owner of *The Greens at Half Hollow* and the owner of the plant, and the inclusion in the agreement of terms to be provided by the Sewer Agency's staff.

Enclosed please find the required terms, which are to be included in the Connection Agreement as an exhibit thereto. I suggest that you use language substantially similar to the following:

Incorporation of Certain Terms of the Suffolk County Sewer Agency's Standard Connection Agreement: The parties hereto incorporate, assume and agree to be bound by those terms, provisions and obligations of the Suffolk County Sewer Agency's standard Connection Agreement as set forth in Exhibit [X] annexed hereto. [Name of connecting entity] shall be an "OWNER" as defined therein.

continued ...

**RECEIVED**

MAR 12 2001

TOWN OF HAUPPAUGE  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

GA17A

February 27, 2001

John Harris, Esq.  
Morton Weber and Associates  
Melville, New York 11747

Re: The Greens at Half Hollow  
Proposed Connection to the  
Long Island Developmental Center Sewage Treatment Plant

Page Two

Please send a copy of the fully-executed Connection Agreement to me and a copy to William J. McBrien, P.E. at the Suffolk County Department of Public Works.

Thank you.

Very truly yours,

ROBERT J. CIMINO  
Suffolk County Attorney  
By:

LEONARD PILZER  
Assistant County Attorney

LP:dml  
Enclosure

cc: ✓ Thomas F. Lembo, P.E., w/enclosure  
William J. McBrien, P.E., w/enclosure

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

1. Whereas Clauses

Omitted.

2. Term

Omitted.

3. Title

A. \_\_\_\_\_ [*name of connecting entity*] ("OWNER") covenants, warrants and represents that OWNER owns the PREMISES herein described. A description of the PREMISES, including its Suffolk County Tax Map number(s), is annexed hereto and marked "Attachment A."

B. The OWNER shall, at OWNER's sole cost, expense and effort, provide a policy of title insurance to the County of Suffolk ("COUNTY"), from a reputable title company authorized to do business in Suffolk County and the State of New York, and acceptable to the COUNTY, in the amount determined by the COUNTY. Title shall be marketable and guaranteed in the name of OWNER, naming the COUNTY as the insured. The title policy shall cover the PREMISES, together with any easement(s) required, in the discretion of the COUNTY, for access (the "Insured Property"). The Insured Property shall be free and clear of any liens or encumbrances superior to those of the COUNTY. The title policy and the guaranteed description of the Insured Property, including its Suffolk County Tax Map number(s), shall be annexed hereto and marked "Attachment B."

C. This Agreement is not binding upon the COUNTY in any way, until the title policy and the guaranteed description of the Insured Property have been received by the COUNTY.

4. Reservation of Capacity

Omitted.

5. Compliance with Law

A. OWNER covenants, warrants and represents that it shall comply with all of the provisions of the Suffolk County Code and any amendment thereof and/or successor law thereto,

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

including, but not limited to, Sections 424 (Sewers) (Suffolk County Local Law Number 24-1986) and 760 (Sanitary Code).

B. OWNER covenants, warrants and represents that it shall, at all times, comply with any and all orders, directives, requests and rules and regulations of the COUNTY and of each and every federal, state or local municipality, department and/or agency having jurisdiction of or over the work to be performed by OWNER hereunder and the connection of the PREMISES to the Long Island Developmental Center sewage treatment plant.

C. OWNER covenants, warrants and represents that any and all parts of OWNER's sewage system, including sewer lines, manholes, pretreatment systems, lateral sewers, pump stations and/or force mains, as well as any and all equipment, appurtenances and/or facilities used in connection therewith, located in, under or upon the PREMISES, or utilized, in the connection of the PREMISES to the sanitary sewerage facilities of the Long Island Developmental Center sewage treatment plant (the "Facilities"), shall be constructed and maintained by OWNER, at OWNER'S sole cost, expense and effort, in accordance with the rules, regulations and approvals of the COUNTY, until such time, if ever, as a dedication to the County occurs pursuant to Article 18 (Dedication).

D. OWNER warrants and represents that OWNER has not offered or given any gratuity to any official, employee or agent of Suffolk County, New York State or any political party with the purpose or intent of securing an agreement or securing favorable treatment with respect to the awarding or amending of an agreement, or the making of any determinations with respect to the performance of an agreement, and that OWNER has read and is familiar with the provisions of Suffolk County Local Law Number 32-1980.

#### 6. Design and Construction

OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, design and construct any and all Facilities necessary, in the sole discretion of the COUNTY, for the connection of the PREMISES to the Long Island Developmental Center sewage treatment plant at a point designated by the COUNTY, in order to serve the sewage collection, treatment and disposal needs of the PREMISES.

#### 7. Transfer

OWNER covenants, warrants and represents that:

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

A. Within thirty (30) days after the transfer of any portion of the PREMISES upon which any part of the Facilities has been constructed or has been authorized to be constructed by the COUNTY, the OWNER shall notify the Commissioner of DPW, in writing, by Certified Mail, Return Receipt Requested, of the name and address of the transferee, and, if known, the name and address of the transferee's engineer and attorney. Upon such transfer, the COUNTY shall have the right to require that the transferee execute a new agreement, in its own name, in accordance with the provisions of paragraph 26(B), infra. This paragraph shall not apply to the transfer of: (i) any individual residential unit(s) within the PREMISES, provided that such unit(s) continue to be used for residential purposes; or (ii) any common areas to a home owner association(s).

B. No transfer of any portion of the PREMISES shall modify, limit or interfere with any present or future easements in favor of the COUNTY.

#### 8. Easements

This Agreement is contingent upon OWNER: (a) obtaining, at OWNER's sole cost, expense and effort, any and all necessary easements over, under and/or through public or private property for the purposes of installing, operating, replacing, inspecting, repairing and/or maintaining the Facilities, running from the PREMISES to the point of connection with the sanitary sewers of the Long Island Developmental Center sewage treatment plant; and (b) conveying all such easements to the COUNTY, at OWNER's sole cost, expense and effort, and without charge to the COUNTY, its successors and/or assigns. Such easements shall be in locations, and of such length and width, and shall contain such terms and conditions, as the COUNTY, in its sole discretion, may determine and approve.

#### 9. Pretreatment Systems

If, in the sole discretion of the COUNTY, pretreatment systems are required, OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, design and construct such pretreatment systems. Such pretreatment systems shall be operated and maintained by, at the option of the COUNTY, either (a) the COUNTY, or (b) personnel provided by OWNER. OWNER covenants, warrants and represents that, at its sole cost, expense and effort, it shall provide such personnel, which shall be acceptable to the COUNTY. Should the COUNTY so request, OWNER shall provide, at any time or times during the term of this Agreement or during the term of any renewal or extension hereof, at OWNER's sole cost, expense and effort, a sampling station and equipment to measure and characterize the volume and strength of sewage and/or other wastewater from the PREMISES. Such sampling station and

Nelson & Pope  
Thom Lembo

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

equipment shall be subject to approval by the COUNTY as a condition of OWNER's continued connection of the PREMISES to the Long Island Developmental Center sewage treatment plant. The COUNTY reserves the right to inspect the PREMISES in connection with such approval if, in its sole discretion, it deems same to be necessary. OWNER covenants, warrants and represents that its design and construction of any pretreatment systems shall be done in a good workmanlike manner and to the satisfaction and specifications of the COUNTY.

10. Reports, Plans and Specifications

A. Prior to the commencement of construction of the Facilities, OWNER shall, at OWNER's sole cost, expense and effort, submit to the COUNTY, an engineering report, and then, upon approval of the report, plans and specifications of all proposed work showing the Facilities. The report, plans and specifications shall be prepared by a professional engineer duly licensed by the State of New York, include the location of all sewer easements and sites, show the method of ultimate connection of the PREMISES to the Long Island Developmental Center sewage treatment plant, and be subject to review by, and approval of, the COUNTY prior to the commencement of construction of the Facilities; no such construction shall commence until the report, plans and specifications shall have been approved, in writing, by the COUNTY. The COUNTY shall, within a reasonable time, examine the report, plans and specifications submitted by OWNER, and shall make such inspections and reports, in its sole discretion, as it may require. The engineers and inspectors of the COUNTY shall not replace, nor act as or on behalf of, the engineers, inspectors or staff of OWNER, and nothing contained herein or elsewhere in this Agreement shall be construed to the contrary.

B. At the conclusion of the work hereunder, OWNER shall, at OWNER's sole cost, expense and effort, submit to the COUNTY "as-built" drawings, prepared by a professional engineer duly licensed by the State of New York, showing the exact location and depth of all of the Facilities in accordance with the COUNTY's specifications on: (i) computer diskette(s), formatted to the COUNTY's specifications; (ii) two (2) reproducible transparencies, Mylar or equal; and (iii) one (1) microfilm.

11. Construction

A. Prior to the commencement of construction of the Facilities, OWNER shall, at OWNER's sole cost, expense and effort, (i) obtain from the COUNTY a Special Permit as provided for in Local Law No. 24-1986 (a copy of which is annexed to this Agreement and marked "Attachment C") and/or in any amendment thereof and/or successor law thereto, (ii) obtain a construction permit from SCDHS, and (iii) secure any and all other permits which

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

may be lawfully required by, and abide by the rules and regulations of, each and every municipality and/or department and/or agency having jurisdiction in or over the matter.

B. At least fourteen (14) days prior to the commencement of construction of the Facilities, OWNER shall notify the COUNTY, in writing, of the proposed date or dates on which construction is scheduled to commence, and shall include with the notice a tentative schedule setting forth all work proposed to be done during the thirty (30) days following the commencement of construction and the exact location thereof. OWNER shall not commence construction of any Facilities until (i) the location and order of progression of the proposed work as set forth in the aforesaid schedule has been approved by the COUNTY, and (ii) arrangements have been made with the COUNTY for inspection by the COUNTY of the work. OWNER shall notify the COUNTY, in writing and within twenty-four (24) hours, of any addition(s), deletion(s), change(s) or other modification(s) to, from or in the schedule. The schedule shall be updated as necessary by OWNER to set forth all work proposed to be done after the thirty (30) days following the commencement of construction. Such updating shall be done with sufficient frequency so that the COUNTY shall have a minimum of thirty (30) days advance notice, via the aforesaid schedule, of all work proposed to be done. All such updates of the schedule shall be subject to the same terms and conditions as the originally-submitted schedule, as set forth above.

## 12. Inspection and Testing

A. Prior to covering, burying or otherwise concealing or obscuring any part of the Facilities, OWNER covenants, warrants and represents that it shall request an inspection by the COUNTY of the construction of same. OWNER shall await such inspection, and shall not cover, bury or otherwise conceal or obscure any of the Facilities until the same have been both inspected and approved by the COUNTY. In the event that OWNER fails to request an inspection as set forth herein, and/or fails to await such inspection, and causes or permits, whether intentionally or otherwise, any part of the Facilities to be covered, buried or otherwise concealed or obscured before the same have been both inspected and approved by the COUNTY, then OWNER covenants, warrants and represents that it shall, if so requested by the COUNTY, at OWNER's sole cost, expense and effort, excavate, uncover and/or otherwise remove the same from concealment or obscurity, in order that the same may be inspected, and approved or disapproved, by the COUNTY.

B. During the course of construction of the Facilities, the engineers, inspectors and staff of the COUNTY, and the Highway Department of the Town and/or Village in which the PREMISES are situate, shall have the right, at any time, to make inspections of the work. OWNER

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

hereby expressly grants such engineers, inspectors and staff the right to enter into and upon the PREMISES for the purpose of making such inspections.

C. During the course of construction of the Facilities, OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, make any tests of the Facilities as may from time to time be requested by the COUNTY. In the event that the COUNTY issues a stop-work order, OWNER shall immediately cease all work on the item, or items, set forth in the order and shall not resume such work until the order has been vacated, in writing, by the COUNTY.

13. Letter of Credit; Maintenance Bond

A. In the event that any municipality having jurisdiction over the lands in, through, over, under or upon which OWNER will construct the Facilities so requests, OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, prior to the commencement of construction of any of the Facilities, furnish an irrevocable letter of credit issued by a New York bank, for the repair, restoration and/or maintenance of any facilities (sewerage or otherwise) owned by any such municipality. This letter of credit shall be in form and wording satisfactory to, and in an amount requested by, any such municipality.

B. Notwithstanding paragraph (A), prior to the commencement of construction of the Facilities, OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, furnish an irrevocable letter of credit issued by a New York bank, to ensure that, in the event OWNER fails to (i) undertake and/or complete the construction of any part of the Facilities, and/or (ii) fails to undertake and/or complete any of OWNER's obligations under the provisions in this Schedule, sufficient financial resources are available to construct and complete the construction of the Facilities, and/or to undertake and/or complete such obligations.

C. (i) OWNER covenants, warrants and represents that the letter of credit referred to in paragraph (B), above, shall be in form and wording satisfactory to, and in amount requested by, the COUNTY. Without limiting the generality of the foregoing sentence, the letter of credit shall be effective for a period of one (1) year, and shall provide as follows:

*This Letter of Credit shall be automatically extended for successive one (1) year periods from the present or any future expiration date unless we have notified you, in writing, no less than forty-five (45) days before such expiration date, that we have elected not to extend the date of expiration. Such notice of*

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

*election shall be sent by Certified Mail, Return Receipt Requested, to your above address. Upon any such notification, you shall have the right to draw against this Letter of Credit at any time prior to the expiration date without regard to a default under the agreement for which this Letter of Credit was issued.*

(ii) Such automatic renewals of the letter of credit shall continue until such time as OWNER has completed the construction of the Facilities, as approved by the COUNTY, and has fulfilled all of OWNER's obligations under this Agreement. The expiration of the letter of credit prior to such time shall constitute a default under the letter of credit and under this Schedule.

D. OWNER covenants, warrants and represents that, commencing on the first anniversary of the effective date of the letter of credit and on each subsequent anniversary for which the letter of credit is required pursuant to this Agreement, the letter of credit amount shall increase six percent (6%). Upon a written request by OWNER, within 90 to 60 days prior to the anniversary date of the letter of credit, the COUNTY may grant a waiver, in writing, if they determine, in their sole discretion, that the six percent (6%) increase is not required to insure the construction and/or completion of the Facilities in good working order, as shall be reasonably defined by the COUNTY. In its discretion, the COUNTY may reduce or eliminate the six percent (6%) increase for any anniversary period.

E. (i) Prior to the release of any such letter of credit, OWNER shall furnish, at OWNER's sole cost, expense and effort, (i) a maintenance bond, or (ii) a letter of credit issued by a New York bank, for the due, proper and efficient maintenance and operation of the Facilities. The maintenance bond or letter of credit shall be in form and wording satisfactory to, and in an amount or amounts determined by, the COUNTY. The maintenance bond or letter of credit shall be effective for a period of one (1) year, and shall provide as follows:

*This maintenance bond [letter of credit] shall be automatically extended for successive one (1) year periods from the present or any future expiration date unless we have notified you, in writing, no less than forty-five (45) days before such expiration date, that we have elected not to extend the date of expiration. Such notice of election shall be sent by Certified Mail, Return Receipt Requested, to your above address. Upon any such notification, you shall have the right to draw against this maintenance bond [letter of credit] at any time prior to the expiration date without regard to a default under the agreement for which this maintenance bond [letter of credit] was issued.*

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

(ii) Such automatic renewals of the maintenance bond or letter of credit shall continue until such time, if ever, as OWNER has dedicated the Facilities pursuant to Article 18 (Dedication). The expiration of the maintenance bond or letter of credit prior to such time shall constitute a default under the maintenance bond or letter of credit and under this Agreement.

(iii) OWNER shall, at OWNER's sole cost, expense and effort, provide for covenants, which shall be recorded in the Office of the Clerk of the County of Suffolk and which shall run with each portion of the PREMISES sold or transferred by OWNER, which shall provide that each and every subsequent owner of any portion of the PREMISES sold or transferred by OWNER shall be lawfully obligated to contribute towards the cost of (i) maintaining the sewerage system provided for herein and (ii) the maintenance bond or letter of credit, and any renewals thereof, provided for herein, in sufficient amounts so that the sums collected at any time from all owners of the PREMISES shall be sufficient to pay the cost of the maintenance and the maintenance bond or letter of credit provided for herein. No S-9 form or other approval shall be issued by the COUNTY in connection with the PREMISES unless and until the COUNTY approves the form and substance of the covenants and OWNER furnishes proof to the COUNTY that same have been recorded in the Office of the Suffolk County Clerk.

#### 14. Costs Incurred by the COUNTY

A. OWNER covenants, warrants and represents that all costs and expenses incurred by the COUNTY during the course of design and construction of the Facilities, including, but not limited to, engineering costs, for any examination, inspection, audit, test, report and/or service either called for herein, or, in the sole discretion of the COUNTY, required, shall be borne by OWNER. Following approval of the engineering report of the Facilities, OWNER covenants, warrants and represents that it shall post the sum of TEN THOUSAND AND NO/100THS (\$10,000.00) DOLLARS, or a sum equal to five (5%) percent of OWNER's total costs for the design and construction of the Facilities, whichever is greater, by certified check, bank check or teller's check drawn to the order of "Suffolk County Treasurer," which sum shall be applied toward the aforesaid costs of the COUNTY. Thereafter, OWNER covenants, warrants and represents that it shall pay further and additional sums as shall be requested by the COUNTY, within 30 days of such request, which shall also be applied toward the costs of the COUNTY. Subject to paragraphs (C) and (D) below, the total amount of all sums so posted by OWNER shall not exceed five (5%) percent of OWNER's total costs for the design and construction of the Facilities. OWNER shall submit proof, satisfactory to the COUNTY, of its total design and construction costs.

**Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant**  
As Revised 2-22-2001

B. In addition to the costs set forth in paragraph (A) above, OWNER covenants, warrants and represents that it shall pay for up to a fourteen-day operational inspection of the Facilities by a representative of the COUNTY. OWNER's offer of dedication of any part of the Facilities, as set forth in Article 18 (Dedication), shall not be accepted unless and until such fourteen-day, or less, operational inspection has been performed, and, pursuant to this inspection, the COUNTY has determined that the Facilities are in good working order as reasonably defined by the COUNTY.

C. For the sums posted by OWNER pursuant to this Article, OWNER shall be entitled to have the COUNTY review no more than two (2) submissions of the engineering reports, plans and specifications for approval. In the event that additional submissions are made showing any addition(s), deletion(s), change(s) or other modification(s), whether or not requested or required by the COUNTY, OWNER covenants, warrants and represents that it shall pay, upon demand, in the same manner as set forth in paragraph (A) above, an additional sum in the amount of one-half of one (0.5%) percent of OWNER's total costs for the construction of the Facilities for each such additional submission.

D. The percentage limitations set forth in paragraphs (A) and (C) above on the sums to be paid by OWNER do not include any allowance for any expenses incurred by the COUNTY as a result of OWNER's scheduling work to be performed on overtime, weekends or holidays, or other than during the normal working hours of the COUNTY's staff. No such work shall be scheduled by OWNER without the COUNTY's consent. In the event that any such work is scheduled, OWNER covenants, warrants and represents that it shall pay, upon demand, in the same manner as set forth in paragraph (A) above, an additional sum in an amount estimated by the COUNTY, in the COUNTY's sole discretion, to cover the COUNTY's anticipated additional costs as a result thereof. Should the COUNTY's estimate prove to be insufficient to cover its actual additional costs, OWNER covenants, warrants and represents that it shall, upon demand, pay to the COUNTY, in the same manner as set forth in paragraph (A) above, the difference between the estimated and the actual additional costs. The 5% limit referred to in paragraph (A) above does not apply to those costs.

E. Any unused portion of the sum or sums posted by OWNER pursuant to paragraphs (A), (C) and (D) above shall be returned to OWNER.

F. The sum or sums posted by OWNER pursuant to paragraphs (A), (C) and (D) above shall not exceed reasonable levels for the particular activity(ies) described. The COUNTY shall exercise reasonable controls over its costs in this regard. Upon request by OWNER, the COUNTY shall provide OWNER with evidence to account for its costs.

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

**15. Liability Insurance**

OWNER covenants, warrants and represents that it shall provide, at OWNER's sole cost, expense and effort, an insurance policy or policies in accordance with the requirements set forth in "Attachment D" annexed to this Agreement. At the COUNTY's request, OWNER shall submit the policy or policies, or due evidence thereof, in the form of certificates or binders, to the COUNTY. The failure of OWNER to furnish and maintain insurance, certificates or binders as required herein may be deemed by the COUNTY, in its sole discretion, to be a default hereunder and the COUNTY, in addition to other remedies to which it may be entitled in such cases, may, but shall not be obligated to, purchase such equivalent insurance at the cost and expense of OWNER.

**16. Indemnification**

OWNER covenants, warrants and represents that it shall save, indemnify and hold harmless the COUNTY, and any and all of their departments, agencies, bureaus, employees, personnel, agents and representatives, from and against any and all claims, loss or expense, including reasonable attorneys fees, by reason of any liability imposed by law or equity upon any of them, except in cases of their negligence or intentional acts or omissions, for any damages or claim for damages arising out of, or in consequence of or in connection with, this Agreement, and involving the PREMISES, and/or OWNER'S connection to, and/or use of, the sanitary sewerage facilities of the Long Island Developmental Center sewage treatment plant, including, but not limited to, bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property. It is further understood and agreed that OWNER shall, at the option of the COUNTY, defend any of the entities indemnified hereunder with appropriate counsel acceptable to the COUNTY and, further, shall bear all costs and expenses, including the reasonable expense of counsel, in the defense of any action or proceeding arising hereunder. Such indemnification shall be on a nonrecourse basis, the COUNTY having no rights beyond the PREMISES and any interests therein.

**17. Repair; Replacement by OWNER**

A. OWNER covenants, warrants and represents that it shall, at OWNER's sole cost, expense and effort, repair, replace and/or restore the Facilities, and also any COUNTY sewerage facilities, in the event that either or both are damaged or disturbed as the result of any act or omission, intentional or otherwise, by OWNER and/or by OWNER's guests, invitees, etc., and/or by anyone acting for or on behalf of OWNER or at or under OWNER's direction or control.

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

B. Any and all costs and expenses incurred by the COUNTY in conjunction with the repair, replacement and/or restoration of facilities as set forth in paragraph (A) above shall be borne by OWNER. Such costs and expenses shall include, but shall not be limited to, those for examinations, inspections, audits, reports and/or services as the same may, in the reasonable discretion of the COUNTY, be required. All such costs and expenses shall be due and payable by OWNER immediately upon demand of the COUNTY. Should OWNER so request, the COUNTY shall provide OWNER with evidence of such costs and expenses.

18. Dedication

A. OWNER covenants, warrants and represents that: (i) the Facilities, including any and all easements and/or rights of way required for access to any item(s) to be accepted by the COUNTY (or the COUNTY's nominee), including the collection system for the PREMISES, and all agreements for the use of the Facilities by third parties or for the maintenance or repair of the Facilities, if any, and (ii) any Facilities other than those described in Article 10 (*Reports, Plans and Specifications*), are hereby irrevocably offered for dedication to the COUNTY (or to the COUNTY's nominee) by OWNER, free of charge, without expectation of any reimbursement or compensation, and without limitations of time for acceptance.

B. Upon approval of the construction of the Facilities or any portion thereof, the COUNTY (or to the COUNTY's nominee) may accept title to same. This acceptance may be made at any time. In the event that only a portion of the items referred to above are accepted, OWNER's offer of dedication as set forth in this Article shall continue in perpetuity for any item(s) not accepted.

C. Any item(s) and/or easement(s) shall be offered free of all liens and encumbrances. OWNER shall, at the COUNTY's (or the COUNTY's nominee's) request, and at OWNER's sole cost, expense and effort, provide, for the benefit of the COUNTY (or the COUNTY's nominee), (i) a title search, (ii) a policy of title insurance under the terms specified in Article 3 (*Title*), and (iii) a guaranteed survey covering the item(s) and/or easement(s) and/or rights of way and/or other interests to be accepted. Should the title report indicate the existence of any encumbrance(s) on title, OWNER shall, at its sole cost, expense and effort, and prior to the acceptance of dedication by the COUNTY, take whatever steps are required to remove the encumbrance(s), so as to provide clear and unencumbered title to the COUNTY.

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

19. Maintenance/Repair by the COUNTY

A. The COUNTY may, at any time during the term of this Agreement or during the term of any renewal or extension hereof, provide routine and/or minor maintenance, and/or major repairs, and/or any other service, to the Facilities necessary, in the sole discretion of the COUNTY, for the upkeep of the portion of same located inside the PREMISES, whether or not situate in, under or upon the PREMISES. The cost of all such repairs shall be borne by OWNER.

B. Where major repairs, as defined by and in the sole discretion of the COUNTY, are required to safeguard and/or maintain the equipment and/or the sewerage facilities of the Long Island Developmental Center sewage treatment plant outside of the PREMISES, OWNER must pay its *pro rata* share of the cost of the repair based upon its average usage at the time of the repair compared to the total usage of the Long Island Developmental Center sewage treatment plant's sewerage facilities.

C. Except in cases of emergency, the COUNTY shall not undertake any of the work set forth in paragraph (A) above unless OWNER fails to perform same after reasonable notice to do so has been given to OWNER by the COUNTY. The COUNTY shall have sole discretion in deciding what constitutes an "emergency" as that term is used in this paragraph.

20. Connection

Omitted.

21. Future Connection

A. Except for the connection of the PREMISES as provided for in the reports, plans and specifications referred to herein, no properties, parties, persons, corporations or other entities shall be permitted to connect to the Facilities, whether or not situate in, under or upon the PREMISES, whether or not owned by OWNER, without the prior written consent of the COUNTY.

B. (i) The COUNTY shall be entitled, at any time, in their sole discretion, without OWNER's consent, to arrange for any one or more properties, parties, persons, corporations or other entities to connect to any of the COUNTY's or OWNER's sewerage facilities, whether or not situated in, under or upon the PREMISES and whether or not owned by OWNER.

**Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001**

(ii) The cost of any such connection(s) shall be borne by the property, party, person, corporation or entity connecting. No portion of this cost shall be borne by OWNER or the COUNTY. Nothing herein contained shall be construed as a grant of an easement or right of way on, over, under or through any portion of the PREMISES.

C. Any construction for such future connection(s) shall be subject to all requirements of this Schedule with respect to approvals and inspections.

D. OWNER shall have the right to charge all users of the Facilities the reasonable expenses for the operation and maintenance of same. OWNER may also recover from future connectees for the construction expenses for capacity in the Facilities beyond what was required by the Suffolk County Sewer Agency (the "AGENCY") for OWNER's use. The County will not authorize OWNER to recover from the future connectees for connection fees already paid. OWNER covenants, warrants, represents that such charges shall be for the benefit of all users of the Facilities and that the amount of any such charges shall be subject to prior written approval by the COUNTY. OWNER's right to collect such charges shall terminate at such time, if ever, as the COUNTY accepts dedication of the Facilities.

E. In the event that OWNER, at any time, desires an increase in the rate charged to any connecting entity for the operation and maintenance costs of the Facilities, OWNER shall make application to the COUNTY for same. OWNER shall, at OWNER's sole cost, expense and effort, provide written notice of its application to all of the entities connected to the Facilities. The notice shall be sent via regular, first-class mail, and may be included with the invoices sent by OWNER to the connected entities for operation and maintenance expenses. The notice shall advise the connected entities that OWNER is seeking an increase in the rate charged to them for the operation and maintenance costs of the Facilities and that OWNER has applied to the COUNTY for such an increase, and shall state the date of the AGENCY meeting at which OWNER's application will be considered. Such notice shall be mailed to each connected entity no less than three weeks prior to the date of the AGENCY meeting at which OWNER's application will be heard.

**22. Expansion/Improvement**

In the event that the PREMISES becomes part of a COUNTY sewer district (the "DISTRICT"):

(A) OWNER recognizes that the COUNTY has the primary interest in the design, flow and capacity of the DISTRICT's sewerage collection, treatment and disposal system. OWNER

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

agrees that if, at a future date, the flow to the DISTRICT's sewerage system exceeds plant capability or capacity, necessitating an expansion and/or improvement thereof, the cost of expansion and/or improvement shall be borne proportionately by users of the DISTRICT's sewerage facilities as follows:

(i) the cost of any expansion of the DISTRICT's sewerage facilities shall be borne proportionately by all contractees to the DISTRICT (*i.e.*, those located outside the periphery of the DISTRICT);

(ii) the cost of any improvement of the DISTRICT's sewerage facilities shall be borne proportionately by all users of the DISTRICT's sewerage facilities (*i.e.*, those located both within and without the periphery of the DISTRICT).

(B) In addition, OWNER and any other lessees, and residents of the DISTRICT, shall pay, according to paragraphs (A) and (B) above, their proportionate share of the costs of any expansion and/or improvement of the system necessitated, in the discretion of the COUNTY or otherwise [*e.g.*, by State mandate, federal laws, etc.], by other than flow requirements. However, OWNER shall have the right at that time to refuse to join in the costs of the expansion and/or improvement of the sewerage system and elect to disconnect its sewage flow to the DISTRICT and treat same by other means, subject to OWNER's compliance with all applicable rules, regulations, ordinances, statutes and/or other provisions of law, including, but not limited to, those of the COUNTY. The COUNTY reserves the right to terminate this Agreement upon three (3) months notice in the event such expansion and/or improvement becomes necessary, unless OWNER executes a new agreement which includes provision for OWNER's proportionate share of the costs of expansion and/or improvement and the Suffolk County Legislature approves such new agreement.

23. Use Fee

A. Omitted.

B. In the event that the PREMISES becomes part of a municipal sewer district, the provisions of this Agreement pertaining to the amount of charges to be paid by OWNER shall be deemed terminated, and all charges, assessments and levies thereafter paid by OWNER in connection with OWNER's use of the municipal district's sanitary sewer system shall be in accordance with applicable provisions of law. Such termination shall not relieve OWNER of

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

OWNER's obligation to pay rent and/or any other charges owed hereunder for any period of time prior to the effective date of such termination.

C. Omitted.

24. Liens

Any and all sums due pursuant to this Schedule, including, but not limited to, penalties, interest, costs, disbursements and attorneys' fees, are hereby made a lien upon the PREMISES and shall be collectible out of the PREMISES.

25. Default

A. Omitted.

B. All payments due under this Schedule and delinquent by more than thirty (30) days shall be subject to a penalty equal to that being charged commonly by the COUNTY to residents within any existing Suffolk County sewer district.

C. In the event OWNER shall, at any time, be in default of the provisions of this Schedule and remain in default for period of thirty (30) days after the mailing of written notice of such default, mailed by certified or registered mail to OWNER at the address appearing on the latest completed assessment roll of the Town in which the PREMISES is located, the COUNTY may, in addition to any other rights and/or remedies it may have, impose a penalty as described in paragraph (B) above. The failure of the COUNTY to exercise any remedies upon a breach by OWNER of any of the provisions contained herein shall not be deemed a waiver by the COUNTY of its right to exercise its remedies available at law or provided for herein for such breach or for any other breach or breaches of this Schedule. Termination of this Schedule by the COUNTY shall not relieve OWNER of OWNER's obligations to pay rent and/or any other charges owed hereunder for any period of time prior to the effective date of such termination. Where the PREMISES are comprised of units, this paragraph shall not apply to individual unit owners.

D. The filing of an insolvency or bankruptcy petition by OWNER, whether voluntary or involuntary, or the making by OWNER of an assignment for the benefit of creditors, shall be deemed to be an automatic and immediate default hereunder by OWNER. No notice of any such default under this Article need be given to OWNER. In the event of such a default, to the extent permitted by law, immediate payment, pursuant to the letter of credit provided for

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

herein, shall be made to the COUNTY. This paragraph is not applicable to the filing of an insolvency or bankruptcy petition by individual unit owners, whether voluntary or involuntary, or the making by individual unit owners of an assignment for the benefit of creditors.

E. Except for a default under paragraph (D) above, reasonable written notice of any default by OWNER hereunder shall be given to OWNER. The failure of OWNER to cure any default hereunder within ten (10) days after notice thereof (or, where such default is not curable within ten (10) days, to commence the cure within ten (10) days and to complete the cure within a reasonable period of time), shall (a) constitute an automatic default under any bond(s) or letter(s) of credit posted hereunder by OWNER, and (b) entitle the COUNTY to pursue all available remedies, hereunder or elsewhere, against OWNER and OWNER's surety or sureties, unless it is determined, in the sole discretion of the COUNTY, that OWNER has made a bona fide attempt to cure the default.

F. Anything hereinbefore to the contrary notwithstanding, the COUNTY shall give OWNER a minimum of ten (10) days written notice prior to calling any Letter of Credit, or holding in default any bond, posted hereunder.

## 26. Recordation

A. This Agreement shall be recorded in the Office of the Suffolk County Clerk and shall be binding upon the heirs, executors, administrators, successors and/or assigns of the parties hereto, including, but not limited to, subsequent owners of the PREMISES, and the covenants, warranties, promises, representations and obligations of OWNER herein contained shall run with the land.

B. Notwithstanding paragraph (A) above, in the event of a change in the ownership of the PREMISES, or any portion thereof, whether by sale, operation of law, or otherwise, and whether voluntary or involuntary, the COUNTY shall have the right to require that the new owner execute a new agreement in its own name. In the event that such new agreement contains provisions new or different from those contained in this Agreement, and the new owner objects to any of such new or different provisions, other than one required by law and beyond the jurisdiction of the AGENCY, the new owner shall have the right to appear before the AGENCY at its next scheduled meeting to articulate any objections to such new or different provisions, whereupon the AGENCY shall make a determination within thirty (30) days thereafter whether to require a new agreement containing such new or different provisions or to allow the continuance of this Agreement in lieu thereof. Any such new agreement shall supersede this Agreement. Pending the execution of any such new agreement, in the event the

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

AGENCY requires same, any subsequent owner of the PREMISES, or any portion thereof, shall be bound by the terms hereof. In the event that a new agreement is not required, such new owner shall take the PREMISES, or portion thereof, subject to this Agreement, and shall be deemed to have assumed, and shall be bound by, all obligations of OWNER hereunder. Unless otherwise provided for in a writing signed on behalf of the COUNTY, no such transfer shall relieve or release OWNER of OWNER's obligations hereunder.

C. If the PREMISES are comprised of residential units, the provisions of paragraph (B) above relating to the execution of a new agreement shall not apply where there is a change in ownership of any of the individual residences, provided that such residences continue to be used for residential purposes. The provisions of paragraph (B) above shall not apply to the transfer of common areas.

#### 27. Termination

This Agreement shall terminate at the earlier of the following dates:

- (i) Upon mutual written agreement of the parties hereto;
- (ii) Upon the formation or extension of a municipal sewer district encompassing the PREMISES; or
- (iii) Omitted.

#### 28. Modification

This Schedule may not be modified or repealed without the prior written consent of the COUNTY.

#### 29. Formation/Extension of Sewer District

OWNER hereby irrevocably consents to the formation and/or extension of any Suffolk County or town or village sewer district to serve the sanitary sewage disposal needs of the PREMISES and to the inclusion and/or connection of the PREMISES, or any portion thereof, to such a sewer district in conformity with Suffolk County Code §§ 424-44(a)(v) and 760-502(4)(e).

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

### 30. Cancellation

A. If, within three (3) years from the date hereof, OWNER has not (a) procured, from each and every municipality, department and/or agency having jurisdiction in or over the work to be performed by OWNER hereunder, any and all required permits and/or other authorizations for same, and (b) commenced construction upon the work provided for herein, then the staff of the AGENCY shall, in its sole discretion, determine, in writing, whether to (1) continue this Agreement in full force and effect and permit OWNER to proceed hereunder, (2) cancel this Agreement, or (3) refer the matter to the AGENCY.

B. In the event that the staff of the AGENCY determines to continue this Agreement in full force and effect and permit OWNER to proceed with construction of the work provided for herein, this Agreement shall be continued for a period of twelve (12) months. In the event that construction has not commenced, as outlined in paragraph (A) above, within twelve (12) months, this Agreement shall be canceled and the provisions of paragraph (C) below shall control.

C. If the COUNTY makes a determination to cancel this Agreement then at the COUNTY's sole discretion any or all of the following will occur:

(i) this Agreement shall be canceled and shall be null and void, and no party hereto shall have any rights against, or liabilities to, any other party as a result hereof;

(ii) any bond or letter of credit furnished or posted by OWNER in connection with the work provided for herein may be utilized to pay any costs or expenses incurred by the COUNTY in connection with this Agreement that remain unpaid after utilization of any sum of money in accordance with paragraph (C) (iii) after which any such bond or letter of credit shall be released; and

(iii) any sum or sums of money posted by OWNER in connection with the work provided for herein may be utilized to pay any and all costs or expenses incurred by the COUNTY in connection with this Agreement; after the payment of any and all such costs or expenses, any remaining sum may be returned to OWNER.

D. In the event that the staff of the AGENCY determines to refer the matter to the AGENCY, the matter shall be placed on the agenda of the AGENCY's next meeting, at which

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

meeting the AGENCY may determine whether to (1) continue this Agreement in full force and effect and permit OWNER to proceed hereunder, (2) provide new and/or different terms and/or conditions for this Agreement and allow OWNER to proceed hereunder under such new and/or different terms, or (3) cancel this Agreement.

E. At the sole discretion of the COUNTY, notwithstanding the provisions of paragraphs (A) through (D) above, if, within four (4) years from the date hereof, OWNER has not (a) procured, from each and every municipality, department and/or agency having jurisdiction in or over the work to be performed by OWNER hereunder, any and all required permits and/or other authorizations for same, and (b) completed construction upon the work provided for herein, then OWNER may be deemed to be in default of its obligations under this Agreement and in such event the COUNTY shall be entitled to pursue all available remedies against OWNER and OWNER's surety or sureties, including the right to call any letter of credit, or hold in default any bond, posted hereunder. No notice of any default under this paragraph need be given to OWNER.

F. OWNER covenants, warrants and represents that, after the commencement of construction upon the work provided for herein, the cessation of work for a period of sixty (60) days shall be deemed to be an automatic and immediate default hereunder by OWNER. In the event of such a default, the COUNTY shall provide notice of such default to OWNER and OWNER shall have thirty (30) days from the receipt of such notice to resume work pursuant to this Agreement. The failure of OWNER to resume work pursuant to this Agreement within such thirty (30) day period shall be a default and entitle the COUNTY to pursue all available remedies against OWNER and OWNER's surety or sureties, including the right to call any letter of credit, or hold in default any bond, posted hereunder.

G. Omitted.

H. Notwithstanding anything above, in the event that after cancellation of this Agreement none of the dwelling units on the PREMISES has been sold and OWNER certifies to the COUNTY, in writing, that there are no outstanding contracts for the sale of any of such units, any letter of credit furnished by OWNER pursuant to this Schedule shall be released.

### 31. Resolutions

A. Omitted.

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

B. OWNER covenants, warrants and represents that its execution of this Agreement has been authorized by its Board(s) of Directors pursuant to a duly-adopted resolution, (a copy of such resolution is annexed hereto and marked "Attachment F") *[if OWNER is a corporation]*.

32. Books and Records

OWNER shall maintain full and complete books and records of accounts relating to the Facilities and OWNER's ownership and operation thereof, in accordance with generally accepted accounting practices. Such books and records shall be retained for a period of seven (7) years and shall be available for audit and inspection by the COUNTY. The OWNER shall make provision for inspection of the books and records on terms suitable to the COUNTY within five business days of such demand. Access to such books and records by the COUNTY is granted notwithstanding any exemption from disclosure that may be claimed for records which are subject to nondisclosure agreements, trade secrets and/or commercial information or financial information that is privileged or confidential.

33. This Agreement Governs

This Agreement supersedes any contract(s), agreement(s) or understanding(s), written or oral, heretofore made by, between or among any one or more of the parties hereto, and/or any one or more of their predecessors in interest, title or otherwise, concerning the connection of the PREMISES to, and/or the use by the PREMISES of, the Long Island Developmental Center sewage treatment plant, and any such contract, agreement or understanding is hereby deemed to be null and void and of no further force or effect, and no party to any such contract, agreement or understanding shall have any rights against, or liabilities to, any other such party as a result thereof. This paragraph shall in no manner affect the validity of any covenants and/or restrictions affecting the PREMISES required by the SCDHS.

34. Survival

If any section, subsection, paragraph, clause, phrase or provision of this Agreement shall, by a court of competent jurisdiction, be adjudged or determined to be illegal, unlawful, invalid or unconstitutional, the same shall not affect the validity of this Agreement as a whole, or any part or provision hereof, other than the part so adjudged or determined to be illegal, unlawful, invalid or unconstitutional.

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

35. Notice

Any notice desired or required to be given pursuant to the terms of this Agreement shall be sent via Certified Mail, Return Receipt Requested, to the appropriate party at the address for the party as set forth in this Agreement, and as follows: *Suffolk County Department of Public Works*, Yaphank County Center, 335 Yaphank Avenue, Yaphank, New York 11980; *Suffolk County Sewer Agency*, Yaphank County Center, 335 Yaphank Avenue, Yaphank, New York 11980; *Suffolk County Department of Health Services*, 225 Rabro Drive, Hauppauge, New York 11788; *County of Suffolk*, Suffolk County Center, Riverhead, New York 11901. A copy of any such notice shall be sent by regular first class mail to the Suffolk County Department of Law, H. Lee Dennison Building, 100 Veterans Memorial Highway, Post Office Box 6100, Hauppauge, New York 11788-0099, Attention: Municipal Law Bureau Chief.

36. Rights Cumulative

Each right and remedy of the COUNTY under this Schedule shall be in addition to every other right and remedy of the COUNTY and such rights and remedies may be enforced separately or in any combination.

37. No Waiver

The COUNTY expressly reserves the right, in its sole and absolute discretion, to waive noncompliance by OWNER with any of the terms, covenants or conditions to be performed by OWNER under this Schedule. Any failure by the COUNTY to insist upon the strict performance by OWNER of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and the COUNTY, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by OWNER of any and all of the terms and provisions hereof to be performed by OWNER.

38. Applicable Law

The provisions of this Agreement shall be construed in accordance with the laws of the United States and the State of New York.

39. Further Assurances

OWNER shall, at the cost of OWNER, and without expense to the COUNTY, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, agreements,

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

assignments, notices of assignments, transfers and assurances as the COUNTY shall, from time to time, require, for the better assuring, conveying, assigning, transferring and confirming unto the COUNTY the rights hereby conveyed or intended now or hereafter so to be, or which OWNER may be or may hereafter become bound to convey or assign to the COUNTY, or for carrying out the intention or facilitating the performance of the terms of this Agreement, or for filing, registering or recording this Agreement, and, on demand, shall execute and deliver, and hereby authorizes the COUNTY to execute in the name of OWNER to the extent the COUNTY may lawfully do so, one or more agreements to evidence more effectively the intent of this Agreement.

40. Counterparts

Omitted.

41. Force Majeure

A. OWNER shall not be penalized for any delay(s) in the performance of its obligations under this Schedule resulting from an act of God, war, strike, riot, civil disorder, fire, storm, landslide, earthquake, flood, explosion, frozen ground conditions, or other similar catastrophe condition beyond OWNER's control. OWNER shall notify the COUNTY, in writing, within ten (10) days of the occurrence of any such condition which causes a delay in the performance of, or an inability to comply with, OWNER's obligations hereunder.

B. Such written notice shall specify the nature of the catastrophic condition and the particular provision(s) of this Schedule affected thereby, as well as the measures taken and to be taken by OWNER in response thereto and the specific effect of the catastrophic condition on OWNER's obligations hereunder.

C. In the event that any such catastrophic condition beyond OWNER's control causes a delay in the time required by OWNER to perform any of its obligations hereunder, the time allowed to OWNER to perform the obligation(s) shall be extended by the COUNTY, in writing, for a period no longer than the length of the delay caused by such condition.

42. Attachments

OWNER covenants, warrants and represents that the following attachments annexed hereto are incorporated into and made a part of this Agreement, and their provisions, condi-

Provisions of the Suffolk County Sewer Agency's standard Connection Agreement to be included in the agreement for the connection of The Greens at Half Hollow to the Long Island Developmental Center Sewage Treatment Plant  
As Revised 2-22-2001

tions and requirements, which are to be performed and complied with by OWNER, are to be given the same force and effect as if fully set forth at length herein:

ATTACHMENTS ANNEXED AND PROVISIONS INCORPORATED

- A. Description of PREMISES
- B. Title Policy and the Guaranteed Description of the Insured Property
- C. Suffolk County Local Law No. 24-1986
- D. Insurance Requirements
- E. Omitted
- F. OWNER's Resolution(s)

95-195 (2/89)-10c

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION FOR PERMIT TRANSFER

(In Accordance with Uniform Procedures, Part 621.13)

Please read ALL instructions on back before completing this application. Please TYPE or PRINT clearly in Ink.

PART 1 - TRANSFEREE (NEW OWNER/OPERATOR/LESSEE) COMPLETES:

1. LIST PERMIT NUMBER(S) AND THEIR EFFECTIVE AND EXPIRATION DATES:  
 #0068074 Effective 1996 Expiration July 03 2004  
 DEC#147260042B/00001

2. NAME OF TRANSFEREE  
 S.B.J. Associates L.L.C.

TELEPHONE NUMBER  
 516 745-0150

STREET  
 377 Oak Street

CITY  
 Garden City

STATE NY ZIP CODE  
 11530

3. TRANSFEREE IS A/AN:  Owner  Operator  Lessee

4. NAME OF FACILITY/PROJECT  
 Long Island Development Center Suffolk County

STREET  
 133 Carmen Road

CITY  
 Melville

STATE NY ZIP CODE  
 11747

COUNTY  
 Suffolk

TOWN  
 Huntington

5. HAS WORK BEGUN ON THE PROJECT?  
 Yes  No If no, proposed starting date: Existing plant Approximate completion date: \_\_\_\_\_  
 If there will be any modifications to the current operation, the transferee must attach a statement specifying the details.

6. CERTIFICATION: This certifies that the transferee is the current owner/operator/lessee of the named facility, has a copy of the permit, understands and will comply with all conditions in the referenced permit. Facility operations/project scope/discharges/emissions will remain the same. Further, I hereby affirm that under penalty of perjury that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signature and Title: *[Signature]* Project Manager Date: 12/20/99

PART 2 - TRANSFEROR (FORMER OWNER/OPERATOR/LESSEE) COMPLETES:

1. NAME OF TRANSFEROR  
 Long Island Development Center Suffolk County

TELEPHONE NUMBER  
 (516) 576-5025

STREET  
 133 Carmen Road

CITY  
 Melville

STATE NY ZIP CODE  
 11747

2. NAME OF FACILITY/PROJECT IF DIFFERENT FROM NAME IN PART 1:

3. CERTIFICATION: This certifies that the facility referenced in Part 1 of this form is/was transferred to the party identified as the new transferee (owner/operator/lessee) on 12/4/99 (date).

Signature and Title: *[Signature]* A. Chathaparampil, Plant Supt. Date: 12/20/99

PART 3 - PERMIT TRANSFER VALIDATION SECTION - DEPARTMENT OF ENVIRONMENTAL CONSERVATION COMPLETES:

Transfer of permit approved. Transferee subject to conditions of permit, without exception.

Transfer of permit approved, with the following modifications: See attached revised permit page(s)

RECEIVED  
 MAR 12 2001  
 TOWN OF HUNTINGTON  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

New application required. Please complete the enclosed permit application and return it to the undersigned Regional Permit Administrator, Division of Regulatory Affairs, at the appropriate office of the Department (see map on reverse).

Signature: *[Signature]* George W. Hammarth Regional Permit Administrator Date: 1/12/00

cc: Division of Water Region, Regulatory Fee Unit, Albany

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**THE POWER PLANT  
LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: August 15, 2000**

**RECEIVED**

MAR 19 2001

TOWN OF MOUNTAIN  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion

### **Appendix A**

Air Sample Data Sheets

### **Appendix B**

Jet Environmental Testing Certifications  
S & B Environmental Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at the Power Plant of the Long Island Developmental Center, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed on the breeching and pipe removing asbestos-containing breeching, pipe and joint insulation on July 24 through August 10, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing and pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56) and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**

Report #: J0001-0110.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Power Plant  
 Date received: 24-Jul-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	B1	IWA, East Wall	Pre	60	15	900	0.11	14.013	0.006
2	B2	West Wall	Pre	60	15	900	0.06	7.643	0.003
1	P1	Boiler	During	360	5	1500	0.12	15.287	0.004
2	P2	Garage Door	During	360	5	1500	0.06	7.643	0.002
3	P3	<del>Window</del>	During	360	5	1500	0.07	8.917	0.002
4	P4	Decon Entrance	During	360	5	1500	0.08	10.191	0.003
5	P5	Negative Air Exhaust	During	360	5	1500	0.55	70.064	0.018
6	P6	Outside Bldg	During	360	5	1500	0.055	7.006	0.002
7	P7	Blank							
8	P8	Blank							

Analyzed by: Walter C. Wallace on 7/24/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on clear supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per mm2, ND - No fibers Detected, NA - Not Analyzed, NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CHZ, Gradiacule, Walton Beckerli Field Area - 0.00785 mm2, OVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11061

















Report #: J0001-0118.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Power Plant  
 Date received: 10-Aug-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	Front of Boiler #1	Final	60	15	900	0.09	11.465	0.005
2	F2	Front of Boiler #2	Final	60	15	900	0.08	10.191	0.004
3	F3	By Entrance to Bldg.	Final	60	15	900	0.06	7.643	0.003
4	F4	By Overhead Door	Final	60	15	900	0.06	7.643	0.003
5	F5	By Large Tank	Final	60	15	900	0.1	12.739	0.005
6	F6	East Side of Bldg	Final	60	15	900	0.055	7.006	0.003
7	F7	West Side of Bldg	Final	60	15	900	0.055	7.006	0.003
8	F8	By Decon	Final	60	15	900	0.06	7.643	0.003
9	F9	By Waste Decon	Final	60	15	900	0.06	7.643	0.003
10	F10	By Windows	Final	60	15	900	0.055	7.006	0.003
	F11	Blank							
	F12	Blank							

Analyzed by: *Venice C. Pollock* on 8/10/00

This report relates ONLY to the sample analysis expressed in fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 3.5 fibers per mm2, ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope: Olympus CH2; Gradicals - Walzen Beckett; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

**APPENDIX B**

**Jet Environmental Testing Certifications**

**S & B Environmental Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

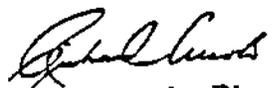
Contractor: Jet Environmental Testing, Inc.

Address: 800 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work to be performed, by the New York State Department of Labor.

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

**ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES**

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE CANCELED OR RECALLED WITHOUT RECEIPT



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



**INVESTIGATOR**  
CERTIFICATION NUMBER  
78108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
Address: 40 Valley Field Rd. S  
Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Ronde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2  
ISSUED April 1, 1999  
REVISED August 9, 1999

INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 11661

Director: MR. VERNON HOWE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

is hereby APPROVED as an Environmental Laboratory for the category

ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***



**ENVIRONMENTAL TESTING, INC.** - 8/16/00  
 830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

LIDC / Asbestos Renard

C.C. Kambre Assoc.

August 15, 2000

Mr. Kent Katter  
 S.B. J. Associates, LLC  
 377 Oak Street  
 Garden City, NY 11530

**Re:** Air Monitoring and Analysis  
 Power Plant  
 Long Island Developmental Center

Dear Mr. Katter:

Enclosed please find Jet Environmental Testing, Inc.'s air monitoring report for the asbestos abatement project performed at the above referenced site on July 24 through August 10, 2000.

All sample results meet the clean air requirements as stipulated by Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56). Results are considered satisfactory as every sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

The asbestos project identified and discussed in this report may be considered complete upon receipt of the waste manifest. The completed manifest, signed by the landfill, must be returned to you within 35 days of project completion.

The asbestos containing materials identified in the inspection report performed on April 4, 2000 have been removed and permit the building to be demolished.

Jet Environmental Testing would like to thank you for the opportunity to provide asbestos consulting services to S.B.J. Associates on this project.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

*Richard Maniscalco*

Richard Maniscalco  
 President

**RECEIVED**

MAR 12 2001

TOWN OF LIVINGSTON  
 DEPARTMENT OF PLANNING  
 AND DEVELOPMENT



Holmscher, McLendon & Murrell, P.C. & H2M Associates, Inc.  
H2M Labs, Inc. & H2M Construction Management, Inc.  
575 Broad Hollow Road, Melville, New York 11747  
(631) 756-8000, Fax: (631) 894-4122  
e-mail: h2m@h2m.com  
web: www.h2m.com

March 1, 2001

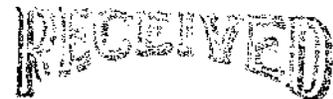
03/01/01

Mr. Kurt Mohr  
Benjamin Development Co., Inc.  
377 Oak Street  
Garden City, New York 11530

406

cc via Fax: John Harves  
Steve Kaplan  
cc: Kent Koller  
Jack Libert

Re: South Huntington Water District  
Request for Water Service  
The Greens at Half Hollow  
H2M Project No.: SHWD 01-52



MAR 12 2001

TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

Dear Mr. Mohr:

Our firm is the consulting engineer for the South Huntington Water District and has been directed to respond to your request for water service. This correspondence may be considered a *letter of water availability*. *The Greens at Half Hollow* property is wholly outside the South Huntington Water District. The Water District currently bounds the subject property to the north, west and south. In order to provide water to the site, an extension of the Water District boundaries and mains is required.

The Water District will require new sections of 6-inch, 8-inch and 12-inch diameter water mains including fire hydrants to be installed within the proposed development. The Water District also requires necessary transmission improvements outside the development including: a crossing of the Northern State Parkway; a connection to New York Avenue at Old Country Road; and, a tie-in of dead end mains at Altamore Street, Grossman Street and Alley Pond Court. Approximately 17,970 Lf. of 6-inch, 18,450 l.f. of 8-inch and 13,400 l.f. of 12-inch water main will be required. You are also required to survey and convey the appropriate easement(s) to the District for the water mains located within the property. In addition you must obtain, survey and convey the appropriate easement(s) to the District for the water mains located on private land off the property.

You will be responsible for all expenses associated with the water main extension including the mains within and outside *The Greens at Half Hollow* property that will become property of the Water District and all necessary permits and reports. At this time we estimate that the water main extension will cost \$1,445,000. This preliminary cost estimate includes all construction costs as well as the engineering, inspection, and legal fees associated with the construction. A certified check in the amount of \$144,500 which represents 10 percent of the total cost estimate, payable to the South Huntington Water District

# H2M GROUP

Page 2  
March 1, 2001  
Re: The Greens at Half Hollow

must be deposited with the Water District before we develop a preliminary design for the water main extension. Your company must deposit an additional 20 percent of the estimated cost, or \$289,000, with the Water District prior to the preparation of plans and specifications for competitive bidding.

The boundaries of the Water District need to be extended according to the information provided herein. This action will require the preparation and filing of an extension report and appropriate permit applications by the Water District with the New York State Department of Environmental Conservation (DEC). It will also require a petition to the Town of Huntington for permission to extend the boundaries to include that portion of your property currently not within the Water District. Although we will work diligently to secure the required boundary extension, naturally we cannot guarantee the approval by the Town Board. However, be advised that extending the Water District boundaries is a familiar procedure and recent extensions in the District have been approved without exception. The preparation of the report, petition to the Town Board and permit applications will cost \$10,400; \$5,900 for the engineering report and a \$4,500 legal fee associated with the petition and permit applications. This amount must be paid via certified check to the South Huntington Water District along with the initial 10 percent deposit.

In addition to the above, the South Huntington Water District will supply water to your lots after compliance with the following:

- A. Execution of a Water Supply Agreement.
- B. Payment of the system construction charge levied by the Water District for each new residential unit. The current system construction charge for each residential unit is \$2,500. A 1-inch service is the minimum size permitted by the Water District. Due to the nature of this development the District may allow smaller service sizes. This will be discussed at a later date once more detail plans of your proposed units are available.

Systems construction charge at \$2,500 per unit for each of the 1,350 units:

\$3,375,000  
\$ 800,000

----- Credit for value of a 4<sup>+</sup> acre well site to be conveyed to the District prior to installation of any mains.

\$2,575,000 Net Cost

The systems construction charge will be paid by you as follows:

Dividing \$2,575,000 by 1,350 results in a per unit charge of \$1,907.41. The per unit charges are to be paid to the District at the time of closing upon the sale of the first unit in each building pursuant to a schedule to be annexed to the Water Supply Agreement.

# H2M GROUP

Page 3

March 1, 2001

Re: The Greens at Half Hollow

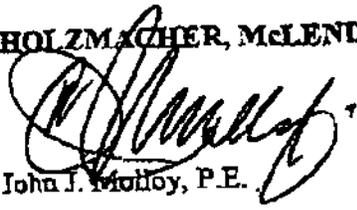
- C. Payment of the filing, inspection and tapping fee which will be required when you are ready for the actual metered water service connection. This fee is currently \$510.00 per metered water connection application. Your plumber is also required to utilize the meter and related equipment supplied by the Water District. The prevailing cost is \$626.00 per 1-inch service, including sales tax. Please contact the Water District for additional fee and equipment charges for service sizes other than 1-inch diameter.
- D. The cost for the individual services can not be estimated at this time. When detailed plans of your proposed units are available, we will be in a better position to estimate these costs. It is anticipated that services will be incorporated as part of the bid for the water mains. Costs for services are not included in the estimates provided on page 1 of this letter.
- E. All other requirements of the South Huntington Water District.

You are advised that the New York State and Town Plumbing Codes have banned the use of lead solder for home plumbing. Water saving plumbing fixtures including toilets, showerheads and faucets are required in all new construction by State law.

If you should have any questions in this matter please contact our office.

Very truly yours,

**HOLZMACHER, McLENDON & MURRELL, P.C.**



John J. Molloy, P.E.

Vkc

cc: Board of Commissioners  
 Supt. Kevin J. Carroll  
 Gen. Admin. Richard Wurtz  
 Michael L. McCarthy, Esq.  
 Harold M. Rothstein, Esq.  
 SBJ Associates

FILE LIDC

ASBESTOS INSPECTIONS DEC 1999 - JUN 2000

*JET ENVIRONMENTAL*

## **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 12, 13, 14 & 15**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 4, 2000**

**RECEIVED**

MAR 12 2001

TOWN OF WESTINGTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
	Sample Analysis
<b>Appendix B</b>	
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications
<b>Appendix C</b>	
	Definitions

## 1.0 Executive Summary

On March 10, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at Buildings 2, 3, & 4 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The buildings were homogeneous, one story slab on grade construction. The 1st floor was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
1st Floor Hall	Floor Tile Mastic	5500 SF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at Buildings 2, 3, & 4 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to building demolition. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing floor tile mastic on the 1st floor halls and various rooms. The pipes above the ceiling were insulated with fiberglass and no insulation was identified on the joints.

### 3.1 Inspection Results

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	Bldg 14 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
2	Bldg 12 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
3	Bldg 15 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
4	Bldg 15 East Hall	Pipe Joint Insulation	35% Chrysotile	-----	-----
5	Bldg 14-Lobby	Pipe Joint Insulation	35% Chrysotile	-----	-----
6	Bldg. 13East Hall	Pipe Joint Insulation	35% Chrysotile	-----	-----
7	Bldg 14 East Hallway	Pipe Joint Insulation	ND	-----	-----
8	Bldg 15 East Hallway	Pipe Joint Insulation	ND	-----	-----
9	Bldg 13 East Hallway	Pipe Joint Insulation	ND	-----	-----
10	Bldg 14	Floor Tile Mastic	1.6% Chrysotile	5000 Sq Ft	-----
11	Bldg 15	Floor Tile Mastic	1.2% Chrysotile	5000 Sq Ft	-----
12	Bldg 13	Floor Tile Mastic	2% Chrysotile	5000 Sq Ft	-----
13	Bldg 14-Hallway	9x9 Floor Tile	ND	-----	-----
14	Bldg 15-Hallway	9x9 Floor Tile	ND	-----	-----
15	Bldg 13-Hallway	9x9 Floor Tile	ND	-----	-----
1	Cooling Tower	Cooling Tower Filter Paper	30% Chrysotile	200 Sq Ft	-----
2	Cooling Tower	Cooling Tower Filter Paper	35% Chrysotile	-----	-----
3	Cooling Tower	Cooling Tower Filter Paper	30% Chrysotile	-----	-----
4	Cooling Tower	Cooling Tower Siding	45% Chrysotile	200 Sq Ft	-----
5	Cooling Tower	Cooling Tower Siding	45% Chrysotile	-----	-----



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**

**Appendix C**  
**Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 10 and 11**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

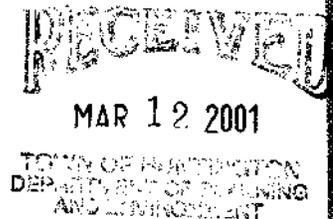
*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: March 16, 2000**



## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
Sample Analysis	
<b>Appendix B</b>	
Jet Environmental Testing Certifications	
EMSL Analytical Certifications	
<b>Appendix C</b>	
Definitions	

## 1.0 Executive Summary

On March 16, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey of Buildings 10 and 11 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The buildings were one story cinder block slab on grade construction. The buildings were inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The type of materials sampled, locations and quantities are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
<b>Building 10</b>		
Above Ceilings in Halls	Small Pipe Joints	20-30 Joints
Above Ceilings in Halls	Blue & Orange Pipe Joints	20-30 Joints
<b>Building 11</b>		
Above Ceilings in Halls	Small Pipe Joints	20-30 Joints
Above Ceilings in Halls	Blue & Orange Pipe Joints	20-30 Joints

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Buildings 10 and 11. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing material on the pipe joints above the ceilings in these buildings.

### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	Above Ceiling East Hall	Pipe Joint Insulation-Orange	20% Chrysotile	20-30 Joints	Material is same in Bldg 11
2	Above Ceiling West Hall	Pipe Joint Insulation-Orange	Not Analyzed	-----	-----
3	Above Ceiling East Hall	Pipe Joint Insulation-Orange	Not Analyzed	-----	-----
4	Above Ceiling West Hall	Pipe Joint Insulation- Blue	25% Chrysotile	20-30 Joints	Material is same in Bldg 11
5	Above Ceiling East Hall	Pipe Joint Insulation- Blue	Not Analyzed	-----	-----
6	Above Ceiling West Hall	Pipe Joint Insulation- Blue	Not Analyzed	-----	-----
7	Above Ceiling East Hall	Pipe Insulation	16% Chrysotile 2% Amosite	20-30 Joints	Material is same in Bldg 11
8	Above Ceiling East Hall	Pipe Joint Insulation	Not Analyzed	-----	-----
9	Above Ceiling West Hall	Tank Insulation	Not Analyzed	-----	-----
10	Hallways	Floor Tile Mastic	ND	-----	-----
11	Hallways	Floor Tile Mastic	ND	-----	-----
12	Hallways	Floor Tile Mastic	ND	-----	-----
13	Hallways	Floor Tile Mastic	ND	-----	-----
14	Hallways	Floor Tile Mastic	ND	-----	-----
15	Hallways	Floor Tile Mastic	ND	-----	-----
16	Roof	Roof Membrane	ND	-----	-----
17	Roof	Roof Membrane	ND	-----	-----
18	Roof	Roof Membrane	ND	-----	-----

#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to Clean Air Testing Labs, Inc. for analysis. Clean Air is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11242). All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

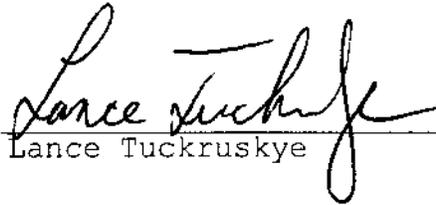
# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 16	Black, Homogeneous	30% Cellulose
Roof	Non-Friable, Non-Fibrous	60% Tar
Roof Membrane		10% Matrix
Number 17	Black, Homogeneous	30% Cellulose
Roof	Non-Friable, Non-Fibrous	60% Tar
Roof Membrane		10% Matrix
Number 18	Black, Homogeneous	30% Cellulose
Roof	Non-Friable, Non-Fibrous	60% Tar
Roof Membrane		10% Matrix

**NAPS** - Not Analyzed Positive Stop

Samples analyzed by:

  
Lance Tuckruskye

Date:

3/20/2000

The samples identified above were analyzed to determine the presence or absence of asbestos fibers. A portion of the sample was subjected to polarized light microscopic examination (PLM) in accordance with 40 CFR 763, Sub F, App A, ELAP 198.4,198.1.

Disclaimer:

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 7 Above Ceiling in Halls Small Pipe Joints	Gray, Homogeneous Friable, Fibrous	<b>16% Chrysotile</b> <b>2% Amosite</b> 3% Cellulose 79% Matrix
Number 8 Above Ceiling in Halls Small Pipe Joints	Gray, Homogeneous Friable, Fibrous	<b>NAPS</b>
Number 9 Above Ceiling in Halls Small Pipe Joints	Gray, Homogeneous Friable, Fibrous	<b>NAPS</b>
Number 10 Hallways Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	30% Tar 70% Matrix
Number 11 Hallways Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	30% Tar 70% Matrix
Number 12 Hallways Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	30% Tar 70% Matrix
Number 13 Hallways 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO <sub>3</sub> 20% Matrix
Number 14 Hallways 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO <sub>3</sub> 20% Matrix
Number 15 Hallways 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO <sub>3</sub> 20% Matrix

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

ELAP # 11242

March 20, 2000

Re: Bulk Sample Analysis

Job Location: Buildings 10 & 11

Project # 00-86

Dear Mr. Maniscalco:

Results from the bulk samples submitted on 03/18/00 is as follows:

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 1 Above Ceiling in Halls Pipe Joints - Orange	Gray, Homogeneous Friable, Fibrous	20% Chrysotile 20% Cellulose 40% Mineral Wool 20% Matrix
Number 2 Above Ceiling in Halls Pipe Joints - Orange	Gray, Homogeneous Friable, Fibrous	NAPS
Number 3 Above Ceiling in Halls Pipe Joints - Orange	Gray, Homogeneous Friable, Fibrous	NAPS
Number 4 Above Ceiling in Halls Pipe Joints - Blue	Gray, Homogeneous Friable, Fibrous	25% Chrysotile 40% Mineral Wool 35% Matrix
Number 5 Above Ceiling in Halls Pipe Joints - Blue	Gray, Homogeneous Friable, Fibrous	NAPS
Number 6 Above Ceiling in Halls Pipe Joints - Blue	Gray, Homogeneous Friable, Fibrous	NAPS

**Appendix B**  
**Jet Environmental Testing Certifications**  
**Clean Air Testing Labs Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read "Richard Cucolo".

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE DRINKED OR INGESTED



CERTIFICATE NUMBER

AH 91-03836

EXPIRES

SOCIAL SECURITY NUMBER

114-40-8958

EYES  
GRN

HAIR  
BRN

WEIGHT  
175 lbs.

HEIGHT  
6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR

CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO

FIRST NAME  
RICHARD  
M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.  
Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

LAB ID NO.: 11240

Director: DR. LANCE FUCHSBERG  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIO C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12.01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 10, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCHINSKI  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

*All approved subcategories and/or analytes are listed below.*

Manufactured by  
The Department of Health, State of New York  
Manufactured in accordance with the provisions of the  
Public Health Law, Section 240.1

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 9**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED:      March 10, 2000**

**RECEIVED**

MAR 12 2001

TOWN OF WESTINGTON  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
	Sample Analysis
<b>Appendix B</b>	
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications
<b>Appendix C</b>	
	Definitions

## 1.0 Executive Summary:

On February 29, 2000 Jet Environmental Testing ( JET ), Inc. conducted an asbestos survey at Buildings 9, of the Long Island Developmental Center, old East Neck Road, Melville, New York. The buildings were homogeneous, one story slab on grade construction. The first 1st floor was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that the asbestos containing materials (ACM ) are present in the samples taken. The locations, types and quantities of ACM are listed below:

<b><u>Location</u></b>	<b><u>Material</u></b>	<b><u>Quantity</u></b>
Above Ceiling Tile	Pipe Joint	75 - 100.
Hallways Above Ceiling	Pipe Covering ( assumed )	1400 Li. Ft.
Lobby	Ceiling Plaster	400 Sq. Ft.
Pump Room	Pipe Joints	75 Joints
Pump Room	Tank Insulation	400 Sq. Ft.

## 2.0 Backgrounds and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at buildings 9, of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to the demolition of the buildings. The survey Requirements, of part 56 of the title 12 of the New York State Official Compilation of Codes, Rules, and Regulations ( 12NY CRR 56 ) .

## 3.0 Inspection

The building was inspected by Richard Maniscalco, a NYS certified Inspector ( Certificate # AH91-03836). Certifications are provided in appendix B.

JET has identified asbestos containing floor tile mastic on the first floor with fiberglass and no insulation was identified on the joints.

### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	Hall	1x1 Ceiling Tile	ND	-----	-----
2	East Room	1x1 Ceiling Tile	ND	-----	-----
3	West Hall	1x1 Ceiling Tile	ND	-----	-----
4	Kitchen	Ceiling Plaster White Coat	ND	-----	-----
5	Kitchen	Ceiling Plaster White Coat	ND	-----	-----
6	Kitchen	Ceiling Plaster White Coat	ND	-----	-----
7	Kitchen	Ceiling Plaster White Coat	ND	-----	-----
8	Kitchen	Ceiling Plaster White Coat	ND	-----	-----
4A	Above Ceilings	Ceiling Plaster Brown Coat	ND	-----	-----
5A	Above Ceilings	Ceiling Plaster Brown Coat	ND	-----	-----
6A	Above Ceilings	Ceiling Plaster Brown Coat	ND	-----	-----
7A	Above Ceilings	Ceiling Plaster Brown Coat	ND	-----	-----
8A	Above Ceilings	Ceiling Plaster Brown Coat	ND	-----	-----
9	Above Ceilings	Pipe Joints	ND	-----	-----
10	Above Ceilings	Pipe Joints	ND	-----	-----
11	Above Ceilings	Pipe Joints	ND	-----	-----
12	Lobby	Ceiling Plaster	10% Chrysotile	1200 Sq Ft	-----
13	Lobby	Ceiling Plaster	Not Analyzed	-----	-----
14	Lobby	Ceiling Plaster	Not Analyzed	-----	-----
15	Roof	Membrane	ND	-----	-----
16	Roof	Membrane	ND	-----	-----
17	Roof	Membrane	ND	-----	-----
18	Pump Room	Pipe Joints	10% Chrysotile	75 Joints	-----
19	Pump Room	Pipe Joints	Not Analyzed	-----	-----



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM). As per the Environmental Laboratory Approval Program (ELAP) 198.1.6.3.3.1. samples determined to be negative by Polarized Light Microscopy (PLM) analysis must be analyzed by Transmission Electron Microscopy (TEM) in order to report true negative results of Non-Friable Organically Bound (NOB) samples.

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Monday, March 06, 2000

Ref Number: LI001306

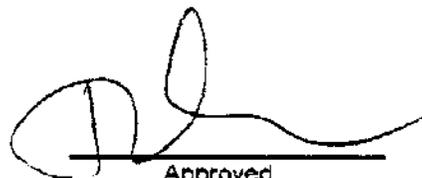
## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 9- ENTIRE BLDG.

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	HALL	White Fibrous Homogeneous	Teased	None Detected	30.% Cellulose 70.% Fiber Glass		
2	ROOM EAST	White Fibrous Homogeneous	Teased	None Detected	25.% Cellulose 75.% Fiber Glass		
3	WEST HALL	White Fibrous Homogeneous	Teased	None Detected	20.% Cellulose 80.% Fiber Glass		
4	KITCHEN	White Fibrous Homogeneous	Crushed	None Detected		60.% Ca Carbonate 40.% Matrix	
5	KITCHEN	White Fibrous Homogeneous	Crushed	None Detected		65.% Ca Carbonate 35.% Matrix	
6	KITCHEN	White Fibrous Homogeneous	Crushed	None Detected		55.% Ca Carbonate 45.% Matrix	

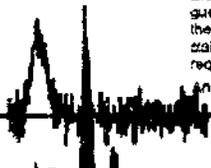
Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 198.1 Method.

  
Brian Riedener  
Analyst

  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NYLAP Air and Bulk #101048-10, NY ELAP 11488, CA ELAP 2339, CT PH-0243)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Monday, March 06, 2000

Ref Number: LI001306

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 9- ENTIRE BLDG.

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
7	KITCHEN	White Fibrous Homogeneous	Crushed		None Detected		60.% Ca Carbonate 40.% Matrix
8	KITCHEN	White Fibrous Homogeneous	Crushed		None Detected		65.% Ca Carbonate 35.% Matrix
4-A	KITCHEN	Brown Non-Fibrous Homogeneous	Crushed		None Detected		30.% Quartz 70.% Matrix
5-A	KITCHEN	Brown Non-Fibrous Homogeneous	Crushed		None Detected		35.% Quartz 65.% Matrix
6-A	KITCHEN	Brown Non-Fibrous Homogeneous	Crushed		None Detected		35.% Quartz 65.% Matrix
7-A	KITCHEN	Brown Non-Fibrous Homogeneous	Crushed		None Detected		30.% Quartz 70.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

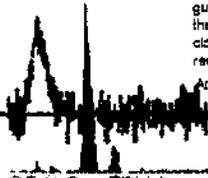
\* NY samples analyzed by ELAP 198.1 Method.

  
Brian Riedener  
Analyst

  
Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Monday, March 06, 2000

Ref Number: LI001306

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 9- ENTIRE BLDG.

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
8-A	KITCHEN	Brown Fibrous Homogeneous	Teased	None Detected		30. % Quartz 70. % Matrix	
9	ABOVE CEILING	Grey Fibrous Homogeneous	Crushed	None Detected	20. % Fiber Glass	60. % Ca Carbonate 20. % Matrix	
10	ABOVE CEILING	Gray Fibrous Homogeneous	Crushed	None Detected	20. % Fiber Glass	55. % Ca Carbonate 25. % Matrix	
11	ABOVE CEILING	Grey Fibrous Homogeneous	Crushed	None Detected	20. % Fiber Glass	60. % Ca Carbonate 20. % Matrix	
12	LOBBY	White Fibrous Homogeneous	Crushed	10. % Chrysotile	10. % Cellulose	40. % Ca Carbonate 40. % Matrix	
13	LOBBY			Not Analyzed			

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

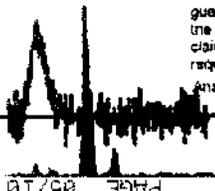
\* NY samples analyzed by ELAP 198.1 Method.

Brian Riedener  
Analyst

Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11468, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Monday, March 06, 2000

Ref Number: LI001306

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 9- ENTIRE BLDG.

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
14	LOBBY			Not Analyzed			
18	PUMP ROOM	Tan Fibrous Homogeneous	Teased	10.0%	Chrysotile	5.0% Cellulose 10.0% Fiber Glass	50.0% Ca Carbonate 25.0% Matrix
19	PUMP ROOM			Not Analyzed			
20	PUMP ROOM			Not Analyzed			
21	PUMP ROOM	White Fibrous Homogeneous	Teased	15.0%	Chrysotile	10.0% Cellulose 10.0% Fiber Glass	40.0% Ca Carbonate 25.0% Matrix
22	PUMP ROOM			Not Analyzed			

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, '# of Layers' refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

Brian Riedener  
Analyst

Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2329, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Monday, March 06, 2000

Ref Number: LI001306

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 9- ENTIRE BLDG.

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
23	PUMP ROOM			Not Analyzed			

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 198.1 Method.

Brian Riedener  
Analyst

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NYLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2269, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, New York  
Ph: (516) 997-7251 F: 997-7528



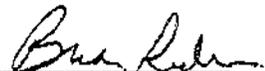
Jet Environmental Services Inc.  
830 Canal Road  
Mount Sinai, NY 11766

March 6, 2000  
Ref Number: L100-1306  
ELAP 11469  
NVLAP 101048-10

Project: BLDG. 9 - ENTIRE BLDG.

## PLM NOB Analysis Results (ELAP 198.1 Method)\*

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
15	ROOF MEMBRANE	BLACK	100%	None Detected	Inconclusive
16	ROOF MEMBRANE	BLACK	100%	None Detected	Inconclusive
17	ROOF MEMBRANE	BLACK	100%	None Detected	Inconclusive

  
Analyst

  
Approved Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
**DIVISION OF SAFETY AND HEALTH**  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



AH 91-03836

EXPIRES

SOCIAL SECURITY NUMBER  
114-40-8958

EYES  
GRN

HAIR  
BRN

WEIGHT  
184 lbs.

HEIGHT  
6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD

M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE:

03/24/01



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address : 209 STONEHENGE LN  
CARLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Mercury Air  
Asbestos  
Lead  
Organic Compounds

Mercury I (MM)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.

Must be conspicuously posted. Valid certificate has a red serial number.

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11489

Director: DR. BRIAN RIEDENER

Lab Name: ELECTRON MICROSCOPY SERVICES LABS

Address : 208 STONEHENGE LN  
CABLE PLICE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous :	Characteristic Testing :	Metals I (ALL)
Asbestos in Friable Material	TCDF Metals Only	
Asbestos in Non-Friable Material		
Lead in Paint		

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has identification number.

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

**BULK ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 101048-10**

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

**NVLAP Code**

18/A01

**Designation**

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

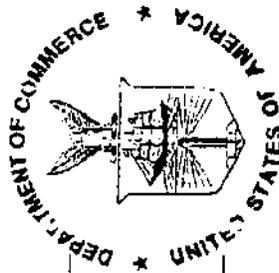
Effective through

A handwritten signature in black ink, appearing to read "James L. Galt", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

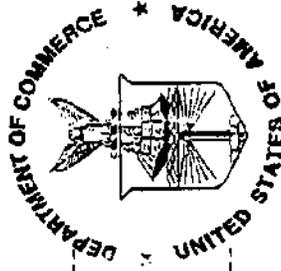
Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### BULK ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

Completed / Air Tested

Finished work

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

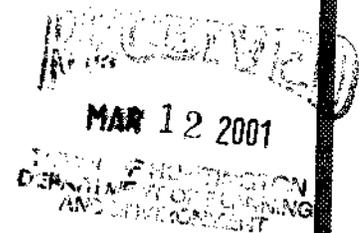
*performed at*

**BUILDINGS 55 & 56  
LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 1, 2000**





**ENVIRONMENTAL TESTING, INC.**

830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

February 1, 2000

Mr. Kent Katter  
S.B. J. Associates, LLC  
377 Oak Street  
Garden City, NY 11530

**Re:** Air Monitoring & Post Abatement Inspection  
Buildings 55 & 56  
Long Island Developmental Center

Dear Mr. Katter:

Enclosed please find Jet Environmental Testing (JET), Inc.'s air monitoring report for the asbestos abatement project performed at the above referenced site on January 28, 2000.

Approximately 50 pipe joints were removed from each building. The buildings are cinder block construction with terrazzo floors. The roof material is **not** asbestos containing. The buildings are asbestos free.

All sample results meet the clean air requirements as stipulated by the Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56). Results are considered satisfactory as every inside work area sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

The asbestos project identified and discussed in this report may be considered complete upon receipt of the waste manifest. The completed manifest, signed by the landfill, must be returned to you within 35 days of project completion.

Jet Environmental Testing would like to thank you for the opportunity to provide asbestos consulting services to S. B. J. Associates, LLC on this project.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

A handwritten signature in cursive script that reads "Richard Maniscalco".

Richard Maniscalco  
President

## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion

### **Appendix A**

Air Sample Data Sheets

### **Appendix B**

Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 55 and 56 of the Long Island Developmental Center, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed above the ceilings removing asbestos-containing pipe joints respectively on January 28, 2000. This was a minor project and air sampling was not required however final air sampling was performed.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing and pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56), Applicable Variance (AV) 91 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**

Attn.:

Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Monday, January 31, 2000

Ref Number: LI00560  
Analysis Date: 1/31/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: BLDG. 55 & 56

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
F1	IWA, BLDG. 55 LOBBY	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F2	IWA, NORTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F3	IWA, SOUTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F4	IWA, BLDG. 56, LOBBY	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F5	IWA, NORTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F6	IWA, SOUTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: F7, F8

John Bolton  
Analyst



Approved  
Signatory

Disclaimer: LOD = Limit of Detection. The method uses as the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11466, CA ELAP 2239, CT PH-0248)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7231

Fax: (516) 997-7528



Attn.:

Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Monday, January 31, 2000

Ref Number: LI00560  
Analysis Date: 1/31/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: BLDG. 55 & 56

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/mm <sup>3</sup>	LOD fib/cc	Fibers/cc
F7	BLANK	1/28/2000	0.00	<5.5	100	<7.0		
F8	BLANK	1/28/2000	0.00	<5.5	100	<7.0		

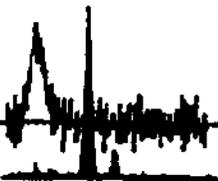
BLANK ID: F7, F8

John Bolton  
Analyst

  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH.0249)



**APPENDIX B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0-20220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP DATE: 01/24/01



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 208 STONEHENGE LN  
CARLE PLACE NY 11514

Is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below.

Category No.  
Subcategory  
Analyte

None (NIL)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1  
ISSUED April 1, 1999  
REVISED August 19, 1998

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 11955

Director: MR. BRIAN REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 300 STAMENANCE LN  
CIVIL PLAZA NY 10011

is hereby APPROVED as an Environmental Laboratory for the category:

ENVIRONMENTAL ANALYSES, SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:

- Asbestos in Friable Material
- Asbestos in Non-Friable Material

Characteristic Pollutants:  
TOP Metals Only

Metals Only

Serial No.: 105416

Property of the New York State Department of Health. Valid only at the address shown:  
Must be conspicuously posted. Valid certificate has

Wadsworth Center

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



BULK ASBESTOS FIBER ANALYSIS

Page: 1 of 1  
NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

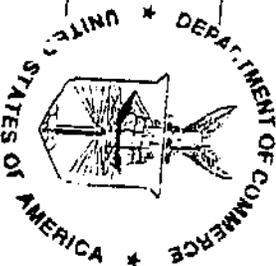
**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through



for the National Institute of Standards and Technology



United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY



is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDINGS 20 & 21**

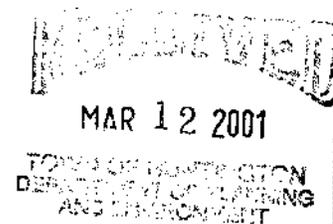
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 3, 2000**



## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion

### **Appendix A**

Air Sample Data Sheets

### **Appendix B**

Jet Environmental Testing Certifications  
EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 20 and 21 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed in the tank room of building 20 and 21 removing asbestos-containing pipe and joint insulation on March 30 through April 1 and April 25 through April 29, 2000 respectively.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe and joint insulation in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56) and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for Phase Contrast Microscopy (PCM) analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by (PCM). Sample analysis for building 20 was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis for building 21 was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**Appendix A**  
**Air Sample Data Sheets**

**Building 20**



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, April 01, 2000

Ref Number: LI002384  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CENTER BLD#20 MELVILLE - BASEMENT

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
B-01	BEFORE DOOR TO ENTRANCE BASEMENT	3/30/2000	900.00	8.0	100	10.19	0.003	0.004
B-02	BY THE TANK LEFT SIDE	3/30/2000	900.00	10.0	100	12.74	0.003	0.005
B-03	F.B.	3/30/2000	0.00	<5.5	100	<7.0		
B-04	F.B.	3/30/2000	0.00	<5.5	100	<7.0		

Brian Riedener

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11459, CA ELAP 2339, CT PH-0249)



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, April 01, 2000

Ref Number: LI002385  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CENTER BLDG#20 MELVILLE

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
P-01	BY THE NW CORNER OF BLDG.	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-02	BY THE NE CORNER OF BLDG.	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-03	BY THE SW CORNER OF BLDG.	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-04	BY THE SE CORNER OF BLDG.	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-05	BY THE DECON CLEAN ROOM	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-06	BY THE NE CORNER OF THE BASEMENT	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD

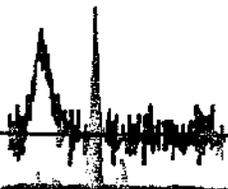
Brian Riedener

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2399, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, April 01, 2000

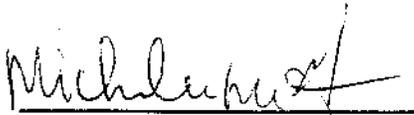
Ref Number: LI002385  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CENTER BLDG#20 MELVILLE

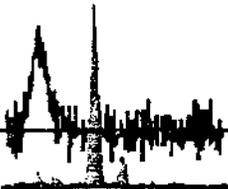
Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
P-07	BY THE NE CORNER OF THE BASEMENT	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-08	BY THE SW CORNER OF THE BASEMENT	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-09	BY THE SE CORNER OF THE BASEMENT	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-10	IN THE MIDDLE OF THE BASEMENT	3/30/2000	900.00	<5.5	100	<7.0	0.003	<LOD
P-11	FB	3/30/2000	0.00	<5.5	100	<7.0		
F-12	FB	3/30/2000	0.00	<5.5	100	<7.0		

Brian Riedener  
Analyst

  
Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, April 01, 2000

Ref Number: LI002383  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC OLD E. NECK RD MELVILLE - BASEMENT

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
01	BLANK	3/31/2000	0.00	<5.5	100	<7.0		
02	BLANK	3/31/2000	0.00	<5.5	100	<7.0		
03	STAIRCASE IN THE BASEMENT LEFT SIDE	3/31/2000	1440.00	8.0	100	10.19	0.002	0.003
04	BY THE ENTRANCE IN THE BASEM. LEFT SIDE	3/31/2000	1440.00	12.0	100	15.29	0.002	0.004
05	BY THE ENTRANCE IN THE BASEM. RIGHT SIDE	3/31/2000	1440.00	11.0	100	14.01	0.002	0.004
06	IN THE RIGHT SIDE OF THE BASEMENT	3/31/2000	1440.00	7.0	100	8.92	0.002	0.002

Brian Riedener

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, April 01, 2000

Ref Number: LI002383  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC OLD E. NECK RD MELVILLE - BASEMENT

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
07	IN THE RIGHT SIDE BASEMENT 20' FROM EXIT	3/31/2000	1440.00	9.0	100	11.46	0.002	0.003

Brian Riedener

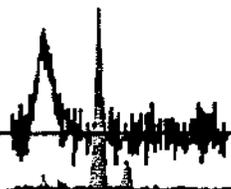
Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Monday, April 03, 2000

Ref Number: LI002447  
Analysis Date: 4/3/2000

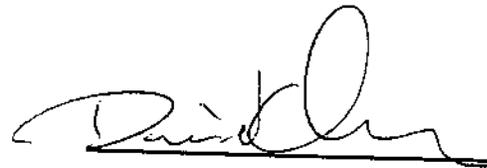
## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC OLD E. NECK ROAD, BLDG. 20

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
01	BLANK	4/3/2000	0.00	<5.5	100	<7.0		
02	BLANK	4/3/2000	0.00	<5.5	100	<7.0		
03	OWA, BY THE NORTH W CORNER OF THE BLDG.	4/3/2000	1800.00	<5.5	100	<7.0	0.002	<LOD
04	OWA, BY THE NORTH E CORNER OF THE BLDG.	4/3/2000	1800.00	6.0	100	7.64	0.002	0.002
05	OWA, BY THE SOUTH E CORNER OF THE BLDG.	4/3/2000	1800.00	<5.5	100	<7.0	0.002	<LOD
06	OWA, BY THE SOUTH W CORNER OF THE BLDG.	4/3/2000	1800.00	<5.5	100	<7.0	0.002	<LOD

BLANK ID: 01, 02

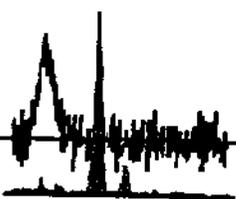
David Chen  
Analyst



Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



Attn.: RICH MANISCALCO

Jet Environmental Testing

830 Canal Road

Mount Sanai, NY 11766

Monday, April 03, 2000

Ref Number: LI002447

Analysis Date: 4/3/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

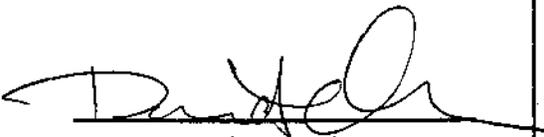
Project: LIDC OLD E. NECK ROAD, BLDG. 20

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
07	OWA, BY THE DECON CLEAN ROOM	4/3/2000	1800.00	<5.5	100	<7.0	0.002	<LOD
08	IWA, BY THE NORTH W CORNER OF THE DECON BASEMENT	4/3/2000	900.00	<5.5	100	<7.0	0.003	<LOD
09	IWA, BY THE NORTH E CORNER OF THE DECON BASEMENT	4/3/2000	900.00	<5.5	100	<7.0	0.003	<LOD
10	IWA, BY THE SOUTH W CORNER OF THE DECON BASEMENT	4/3/2000	900.00	<5.5	100	<7.0	0.003	<LOD
11	IWA, BY THE SOUTH E CORNER OF THE BASEMENT	4/3/2000	900.00	<5.5	100	<7.0	0.003	<LOD
12	IWA, BY THE MIDDLE OF THE W/A DECON	4/3/2000	900.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: 01, 02

David Chen

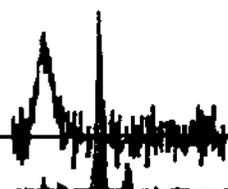
Analyst

  
Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



## **Building 21**



Report #: J0001-028.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 21

Date received: 25-Apr-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	P1	IWA-Front of Tank	Pre	360	5	1800	0.055	7.006	0.001
2	P2	IWA-Side of Tank	Pre	360	5	1800	0.06	7.643	0.002
3	P3	IWA-Wall by Pipes	Pre	360	5	1800	0.06	7.643	0.002
4	P4	IWA-Center of Tank Room	Pre	360	5	1800	0.055	7.006	0.001
5	P5	IWA-By Metal Tank	Pre	360	5	1800	0.055	7.006	0.001
6	P6	Decon Entrance	Pre	360	5	1800	0.055	7.006	0.001
7	P7	Isolation Barrier	Pre	360	5	1800	0.055	7.006	0.001
8	P8	Isolation Barrier by Ducts	Pre	360	5	1800	0.055	7.006	0.001
9	P9	Basement Exit	Pre	360	5	1800	0.055	7.006	0.001
10	P10	Outside Building	Pre	360	5	1800	0.055	7.006	0.001
11	P11	FB1					0	0.000	#DIV/0!
12	P12	FB2					0	0.000	#DIV/0!

Analyzed by: *James R. Kelly* on 4/21/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 1 fiber per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympos C12, Gradcoade - Walton Beckwith; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661



Report #: J0001-029.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 21  
 Date received: 27-Apr-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	D1	Decon Entrance	During	360	5	1800	0.09	11.465	0.002
2	D2	Isolation Barrier	During	360	5	1800	0.07	8.917	0.002
	D3	Isolation Barrier	During	360	5	1800	0.06	7.643	0.002
	D4	Outside Building	During	360	5	1800	0.055	7.006	0.001
	D5	Neg Air Exhaust	During	360	5	1800	0.055	7.006	0.001
	D6	Blank					0		
	D7	Blank					0		

Analyzed by: *Veronica E. Rubbe* on 5/1/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. Method 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus C112, Graduate - Walton Becker; Field Area - 0.00785 mm2; OVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661



Report #: J0001-032.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 21  
 Date received: 29-Apr-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm <sup>2</sup>	Fibers cc
1	F1	IWA-By Tank	Final	60	15	900	0.06	7.643	0.003
2	F2	IWA-By Pumps	Final	60	15	900	0.07	8.917	0.004
3	F3	IWA-Center of Room	Final	60	15	900	0.06	7.643	0.003
4	F4	IWA-In Tent by Wall	Final	60	15	900	0.06	7.643	0.003
5	F5	IWA-By Tent Entrance	Final	60	15	900	0.08	10.191	0.004
6	F6	Back Room	Final	60	15	900	0.09	11.465	0.005
7	F7	East Hall	Final	60	15	900	0.11	14.013	0.006
8	F8	West Hall	Final	60	15	900	0.06	7.643	0.003
9	F9	Room Above Tank Room	Final	60	15	900	0.07	8.917	0.004
10	F10	Top of Stairs	Final	60	15	900	0.055	7.006	0.003
11	F11	FB1					0	0.000	#DIV/0!
12	F12	FB2					0	0.000	#DIV/0!

Analyzed by: Neville C. Roberts on 5/1/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7-400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5 fibers per mm<sup>2</sup>; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope: Oilymups C112, Gradicals - Walton Bucket; Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overboarded with particulate matter. ELAP ID: 11661

**Appendix B**

**Jet Environmental Testing Certifications**

**EMSL Analytical, Inc. Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 800 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
 DEPARTMENT OF LABOR  
 DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
 AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
 G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
 830 CANAL ROAD  
 MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
 DOSH-442 (01/91)



ADDRESS CORRESPONDENCE TO:  
 (include certificate number)  
 NYS Department of Labor  
 DOSH - License and Certificate Unit  
 PO Box 687, New York, NY 10014-0687

CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

1145910

CITY OF  
 NEW YORK



INVESTIGATOR  
 CERTIFICATION NUMBER  
 76108  
 LAST NAME  
 MANISCALCO  
 FIRST NAME  
 RICHARD  
 M 49 6- 0 184  
 SOCIAL SECURITY  
 114-40-8958  
 EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



NYS DOH - ELAP  
**STATE OF NEW YORK**  
**DEPARTMENT OF HEALTH**

518 485 5568 P. 01

Wadsworth Center The Governor Nelson A. Rockefeller Empire State Plaza P.O. Box 509 Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
 Commissioner

Dennis P. Whalen  
 Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7871	Date	# of Pages
To	David Chan	From	
Co./Dept.	114th EMSL	Co.	ELAP
Phone #		Phone #	
Fax #	(516) 997-7528	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
 Administrative Assistant  
 Environmental Laboratory  
 Approval Program

LLM:da

**NYSDOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
**Phone: 518-485-5570** **www.wadsworth.org/labcert** **Fax: 518-485-5568**



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11989

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 108 STONEHENGE LN  
GABLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category:  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

General Air  
Asbestos  
Lead  
Mercury  
Other Airborne Particulates

Water

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1998  
ISSUED April 1, 1998  
REVISED August 19, 1998

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No. 105416

Director: MR. BRUN RIEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 100 STONEMUSE LN  
ROSELAND NY 11423

LABORATORY APPROVED as an Environmental Laboratory for the category:  
**ENVIRONMENTAL ANALYSIS SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous	Chromium, total	Vanadium
Asbestos in friable material	Lead	
Asbestos in non-friable material	Other Metals	

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be consumed, unaltered. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

*Designation*

18/A01

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "Jan L. Galt".

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1-90  
ISO 9002:1987

Certificate of Accreditation



EMSL ANALYTICAL, INC.  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

In the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 2:1990  
ISO 9002:1987

**Certificate of Accreditation**

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 25, 26 & 27**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: May 4, 2000**

RECEIVED

MAR 12 2001

TOWN OF NORTH TONAWANDA  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
Sample Analysis	
<b>Appendix B</b>	
Jet Environmental Testing's Certifications Clean Air Testing Labs, Inc.	
<b>Appendix C</b>	
Definitions	

## 1.0 Executive Summary

On March 17, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at the Building 25, 26 and 27 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The entire building was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Bldg. 25 Above Bathroom Ceilings	Pipe Joints	30 Joints

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Building 25, 26 & 27 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe joints above the bathroom ceiling. The roof was a rubberized material substance and not sampled since it is not suspect.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to Clean Air Testing Labs, Inc. for analysis. Clean Air is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11242). All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and PLM for Non Friable Organically Bound Materials (PLM-NOB).

**Appendix A**  
**Sample Analysis**

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

ELAP # 11242

March 21, 2000

Re: Bulk Sample Analysis

Job Location: Buildings 25, 26, & 27

Project # 00-89

Dear Mr. Maniscalco:

Results from the bulk samples submitted on 03/18/00 is as follows:

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 1 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO <sub>3</sub> 70% Mastic
Number 2 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO <sub>3</sub> 70% Mastic
Number 3 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO <sub>3</sub> 70% Mastic
Number 4 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO <sub>3</sub> 30% Matrix
Number 5 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO <sub>3</sub> 30% Matrix
Number 6 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO <sub>3</sub> 30% Matrix

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 7 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 8 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 9 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 10 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	36% Chrysotile 64% Matrix
Number 11 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	NAPS
Number 12 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	NAPS
Number 13 Small Rooms Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel/Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 14 Lobby Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix
Number 15 Lobby Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix

**NAPS** = Not Analyzed Positive Stop

Samples analyzed by:

*Lance Tuckrusky*  
Lance Tuckrusky

Date: 3/20/2000

The samples identified above were analyzed to determine the presence or absence of asbestos fibers. A portion of the sample was subjected to polarized light microscopic examination (PLM) in accordance with 40 CFR 763, Sub F, App A, ELAP 198.4, 198.1.

#### Disclaimer:

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

**Appendix C**  
**Definitions**

**Appendix B**

**Jet Environmental Testing's Certifications**

**Clean Air Testing Labs Certifications**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix.

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

LIDC/  
ASBESTOS REMOVAL  
D.T.J FOLDER (only)

# **ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDINGS 55 & 56  
LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 1, 2000**

**RECEIVED**  
MAR 12 2001  
TOWN OF WESTON  
DEPARTMENT OF PLANNING  
AND ENVIRONMENT

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 55 and 56 of the Long Island Developmental Center, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed above the ceilings removing asbestos-containing pipe joints respectively on January 28, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing and pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56), Applicable Variance (AV) 91 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

**EMSL Analytical, Inc.**

208 Stonelinge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.:

Jet Environmental Testing  
 530 Canal Road  
 Mount Sinai, NY 11766

Monday, January 31, 2000

Ref Number: LI00560  
 Analysis Date: 1/31/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: BLDG. 55 &amp; 56

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
F1	IWA, BLDG. 55 LOBBY	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F2	IWA, NORTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F3	IWA, SOUTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F4	IWA, BLDG. 56, LOBBY	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F5	IWA, NORTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F6	IWA, SOUTH END OF HALL	1/28/2000	900.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: F7, F8

John Bolton  
 Analyst

  
 Approved  
 Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported at fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11465, CA ELAP 2338, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.:

Jet Environmental Testing  
530 Canal Road  
Mount Sinai, NY 11766

Monday, January 31, 2000

Ref Number: LI00560

Analysis Date: 1/31/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: BLDG. 55 &amp; 56

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/ mm <sup>2</sup>	LOD fib/cc	Fibers/cc
F7	BLANK	1/28/2000	0.00	<5.5	100	<7.0		
F8	BLANK	1/28/2000	0.00	<5.5	100	<7.0		

BLANK ID: F7, F8

John Bolton

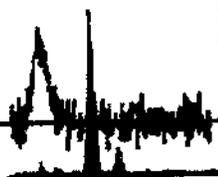
Analyst


Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY) SLAP 11465 CA ELAP 2339, CT PH-2249)



**APPENDIX B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read "Richard Cucolo".

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0020220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
850 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: 03/24/01



DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE:**

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.  
Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH  
ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCKERSON  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

Is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

DOH-3317 (3/97)

ANTHONY C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2001  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No. : 11242

Director: MR. LANCE TUCIUSKIE  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

*All approved subcategories and/or analytes are listed below.*

Microbiology  
Immunology  
Molecular Biology  
Parasitology  
Public Health  
Toxicology

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.

Must be conspicuously posted. Valid certificate has a red serial number.



DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE:**

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.

Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCHRUSKIY  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.   
Must be conspicuously posted. Valid certificate has a red serial number.

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12.01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 10, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCHTUCKIE

Lab Name: CLEAN AIR TESTING LABS INC

Address : 1111 STEELE BLVD  
BALDWIN NY 11510

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

*All approved subcategories and/or analytes are listed below.*

*Wadsworth Center  
Subsidiary of the State Department of Health*

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.

Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDINGS  
40, 41, 42, 46, 47, 49,  
50, 51, 52, 53 & 54  
LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 10, 2000**

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing Certifications S & B Environmental, LLC Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 40, 41, 42, 46, 47, 49, 50, 51, 52, 53 and 54 of the Long Island Developmental Center, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed above the ceilings removing asbestos-containing pipe joints respectively on January 29 through February 9, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56), Applicable Variance (AV) 91 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

Report #: J0001-002

# S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 40, 41, 42, Long Island Developmental Center  
Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 40 Lobby	60	15	900	0.06	7.643	0.003
2	F2	IWA, North End of Hall	60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 41 Lobby	60	15	900	0.06	7.643	0.003
5	F5	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	60	15	900	0.05	6.369	0.003
7	F7	IWA, Bldg. 42 Lobby	60	15	900	0.05	6.369	0.003
8	F8	IWA, North End of Hall	60	15	900	0.03	3.822	0.002
9	F9	IWA, South End of Hall	60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by: *Michael Lohlin* on 2/10/00

This report relies ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2, Graduate - Walton Becker; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-003

# S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 46, 47, 49, Long Island Developmental Center  
Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 46 Lobby	60	15	900	0.04	5.096	0.002
2	F2	IWA, North End of Hall	60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 47 Lobby	60	15	900	0.02	2.548	0.001
5	F5	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
7	F7	IWA, Bldg. 49 Lobby	60	15	900	0.04	5.096	0.002
8	F8	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
9	F9	IWA, South End of Hall	60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by: *Veronica C. Robinson* on 2/19/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>, MD - No Fibers Detected, NA - Not Analyzed, NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2, Gradiate - Walton Beckert; Field Area - 0.00785 mm<sup>2</sup>, OVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-004

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 50, 51, 52, Long Island Developmental Center  
 Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 50 Lobby	Post 60	15	900	0.04	5.096	0.002
2	F2	IWA, North End of Hall	Post 60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	Post 60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 51 Lobby	Post 60	15	900	0.02	2.548	0.001
5	F5	IWA, North End of Hall	Post 60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	Post 60	15	900	0.04	5.096	0.002
7	F7	IWA, Bldg. 52 Lobby	Post 60	15	900	0.04	5.096	0.002
8	F8	IWA, North End of Hall	Post 60	15	900	0.02	2.548	0.001
9	F9	IWA, South End of Hall	Post 60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by: *Wm C. Vidler* on 2/10/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>3</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; MD - No fibers Detected; MA - Not Analyzed; NC - No Concentration could be determined for blanks; or samples without volumes; Scope - Olympus CH2, Graticule - Walton Becker; Field Area - 0.00785 mm<sup>2</sup>; CVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-005

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 53 and 54, Long Island Developmental Center  
 Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 53 Lobby	60	15	900	0.06	7.643	0.003
2	F2	IWA, North End of Hall	60	15	900	0.04	5.096	0.002
3	F3	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 54 Lobby	60	15	900	0.02	2.548	0.001
5	F5	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	60	15	900	0.05	6.369	0.003
7	F7	Blank						
8	F8	Blank						

Analyzed by: *Wm. J. B. [Signature]* on 2/10/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volume; Scope - Olympus CH2, Graticule - Walton Beckett, Field Area - 0.00785 mm2; OVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

**APPENDIX B**

**Jet Environmental Testing Certifications**

**S & B Environmental, LLC Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
**DIVISION OF SAFETY AND HEALTH**  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



AH 91-03836

EXPIRES

SOCIAL SECURITY NUMBER  
114-40-8958

EYES  
GRN

HAIR  
BRD

WEIGHT  
184 lbs.

HEIGHT  
6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420223



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE: 3/24/01



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Rohde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

**INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air ;  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 20 and 21**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

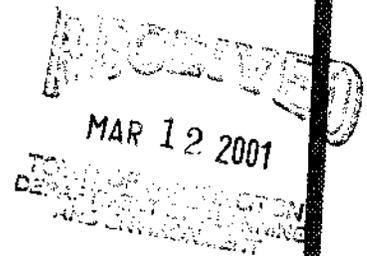
*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 28, 2000**



## TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
	Sample Analysis
<b>Appendix B</b>	
	Jet Environmental Testing Certifications
	EMSL Analytical Certifications
<b>Appendix C</b>	
	Definitions

## 1.0 Executive Summary

On February 17, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey of Buildings 20 and 21 of the Long Island Developmental Center, Melville, New York. The buildings were one story cinder block construction with a sub basement. The buildings were inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The of materials sampled locations and quantities are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
<b>Building 20</b>		
Pump Room	Pipe Insulation	125 LF
Pump Room	Pipe Joint Insulation	85 Joints
Pump Room	Tank Insulation	225 Sq Ft
<b>Building 21</b>		
Pump Room	Pipe Insulation	125 LF
Pump Room	Pipe Joint Insulation	85 Joints
Pump Room	Tank Insulation	225 Sq Ft

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Buildings 20 and 21. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing material in the pump room of these buildings.



#### 4.0 SAMPLING METHODOLOGY

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM). As per the Environmental Laboratory Approval Program (ELAP) 198.1.6.3.3.1. samples determined to be negative by Polarized Light Microscopy (PLM) analysis must be analyzed by Transmission Electron Microscopy (TEM) in order to report true negative results of Non-Friable Organically Bound (NOB) samples.

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Thursday, February 17, 2000

Ref Number: LI00939

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BUILDING 20 AND 21 WA: ENTIRE BUILDING

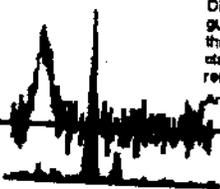
Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Non-Fibrous
21-1	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		30.0% Fiber Glass 10.0% Cellulose	60.0% Matrix
21-2	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		25.0% Fiber Glass 10.0% Cellulose	65.0% Matrix
21-3	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		25.0% Fiber Glass 10.0% Cellulose	65.0% Matrix
20-1	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		30.0% Fiber Glass	70.0% Matrix
20-2	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		30.0% Fiber Glass	70.0% Matrix
20-3	ABOVE CEILINGS	Grey Fibrous Heterogeneous	Crushed	None Detected		30.0% Fiber Glass	70.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.  
 -- Polarized- Light Microscopy is not consistently reliable in detecting asbestos in NOB materials. Quantitative TEM is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing.

*Michelle McGowan*  
Michelle McGowan  
Analyst

*Michelle McGowan*  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.  
 Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11488, CA ELAP 2338, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Thursday, February 17, 2000

Ref Number: LI00939

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BUILDING 20 AND 21 WA: ENTIRE BUILDING

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Non-Fibrous
21-4	BASEMENT PUMP ROOM	Grey Fibrous Homogeneous	Teased	40.0	Chrysotile	60.0	Matrix
21-5	BASEMENT PUMP ROOM			Not Analyzed			
21-6	BASEMENT PUMP ROOM			Not Analyzed			
20-7	ROOF	Black Non-Fibrous Homogeneous	Ashed	None Detected**		100.0% Matrix	
21-7	ROOF	Black Non-Fibrous Homogeneous	Ashed	None Detected**		100.0% Matrix	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "% of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.  
 \*\* Polarized- Light Microscopy is not consistently reliable in detecting asbestos in NOB materials. Quantitative TEM is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing.

*Michelle McGowan*  
 Michelle McGowan  
 Analyst

*Michelle McGowan*  
 Approved  
 Analytical Laboratory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test results do not constitute a claim product endorsement by NVLAP nor any agency of the United States Government. The above test must not be used by the client in requested to physically separate and analyze layered samples. Laboratory is not responsible for the accuracy of results when analysis performed by EMSL Long Island (NVLAP AK and Bulb #101048-10, NY ELAP 11489, CA ELAP 2339, CT PH-0249)

**EMSL Analytical, Inc.**

208 Stonehenge Lane  
 Carte Place, New York  
 Ph: (516) 997-7251 F: 997-7528



Jet Environmental Services Inc.  
 830 Canal Road  
 Mount Sinai, NY 11766

February 22, 2000  
 Ref Number: LT99-987  
 ELAP 11469  
 NVLAP 101049-10

Project: LIDC- BLDG. 20 & 21

### Analysis of New York State NOBs Performed by TEM ELAP 198.4 Method\*

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
R1	Roof Membrane	Black	100%	None Detected	Inconclusive
R2	Roof Membrane	Black	100%	None Detected	Inconclusive
R3	Roof Membrane	Black	100%	None Detected	Inconclusive

*Joanna Lacey*  
 Analyst

*[Signature]*  
 Approved  
 Signatory

\*Results near 1% are not reliable by this method and a more accurate TEM method is recommended. To ensure reliable results, EMSL recommends the use of SEM as a quality control measure. Without SEM QC the current diagnosis error rate of TEM/NOB and TEM/Chatfield occurs at a frequency of approximately 1-2% of samples analyzed. Without SEM QC, EMSL is not responsible for errors which could have been prevented with SEM QC.



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 496-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: 06/24/01



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 208 STONEHENGE LN  
GABLE PLACE NY 11511

is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below.

Aerosols Air  
Biosol  
Cells  
Special Procedures

Metals I (MS)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11455

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 209 STONEHENGE LN  
CARLE PLACE NY 12014

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

- |                                  |                          |                |
|----------------------------------|--------------------------|----------------|
| Miscellaneous :                  | Characteristic Testing : | Metals I (MSI) |
| Asbestos in Friable Material     | PCB Metals Only          |                |
| Asbestos in Non-Friable Material |                          |                |

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a serial number.

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



**BULK ASBESTOS FIBER ANALYSIS**

Page: 1 of 1  
NVLAP LAB CODE 101048-10

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road  
Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

**NVLAP Code**  
18/A01

**Designation**

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "Jan L. Galt".  
For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation



**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation form:

**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

effective through

For the National Institute of Standards and Technology

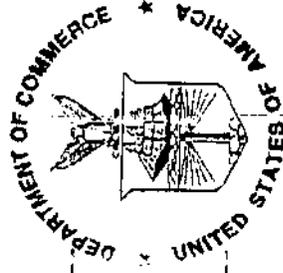
NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

**Certificate of Accreditation**



**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations area performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(516) 331-3811**

**EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)**

# **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 2, 3 & 4**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

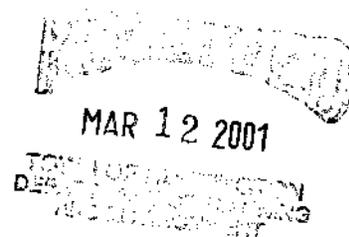
*performed for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 25, 2000**



## TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
	Sample Analysis
<b>Appendix B</b>	
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications
<b>Appendix C</b>	
	Definitions

## **1.0 Executive Summary**

On March 10, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at Buildings 2, 3, & 4 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The buildings were homogeneous, one story slab on grade construction. The 1st floor was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
1st Floor Hall	Floor Tile Mastic	5000 SF

## **2.0 Background and Objectives**

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at Buildings 2, 3, & 4 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to building demolition. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## **3.0 INSPECTION**

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing floor tile mastic on the 1st floor halls and various rooms. The roof area was not sampled since the roof membrane was a rubber material.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**



Attn.: RICH MANISCALCO  
Jet-Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Thursday, March 16, 2000  
Ref Number: LI001684

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: LIDC - BLDG. 2,3,4

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
1	BLDG. 2, EAST HALL	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	
2	BLDG. 2, WEST HALL	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	
3	BLDG. 2 LOBBY	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	
4	BLDG. 4 WEST HALL	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	
5	BLDG. 4 LOBBY	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	
6	BLDG. 4 EAST HALL	Grey Fibrous Homogeneous	Teased	None Detected	50.0% Fiber Glass	50.0% Matrix	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

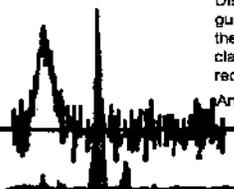
Joanna Lacey  
Analyst

*Michael M. H.*

Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Thursday, March 16, 2000

Ref Number: LI001684

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: LIDC - BLDG. 2,3,4

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS			
				%	Type	%	Fibrous	%	Non-Fibrous
7	BLDG. 3 LOBBY	Grey Fibrous Homogeneous	Teased		None Detected	50.0%	Fiber Glass	50.0%	Matrix
8	BLDG. 3, NORTH HALL	Grey Fibrous Homogeneous	Teased		None Detected	50.0%	Fiber Glass	50.0%	Matrix
9	BLDG. 3, SOUTH HALL	Grey Fibrous Homogeneous	Teased		None Detected	50.0%	Fiber Glass	50.0%	Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*Michael J. ...*

Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
Carle Place, New York  
Ph: (516) 997-7251 F: 997-7528



Jet Environmental Services Inc.  
830 Canal Road  
Mount Sanai, NY 11766

March 16, 2000  
Ref Number: L100-1684  
ELAP 11469  
NVLAP 101048-10

Project: LIDC - BLDG. 2, 3, 4

**PLM NOB Analysis Results (ELAP 198.1 Method)\***

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
10	Mastic	Black	95.8%	None Detected	4.2% Chrysotile
11	Mastic	Black	93.5%	None Detected	6.5% Chrysotile
12	Mastic	Black	94.3%	None Detected	5.7% Chrysotile
13	Floor Tile	Grey	100%	None Detected	Inconclusive
14	Floor Tile	Grey	100%	None Detected	Inconclusive
15	Floor Tile	Grey	100%	None Detected	Inconclusive

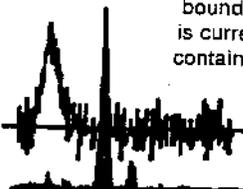
*JOANNA LACEY*

Analyst

*Michael Huel*

Approved  
Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read 'Richard Cucolo'.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



AM 71-93030

EXPIRES

SOCIAL SECURITY NUMBER  
114-40-8958

EYES  
GRN

HAIR  
BRN

WEIGHT  
184 lbs.

HEIGHT  
6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE: 23/24/01

ASBESTOS CERTIFICATE



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 208 STONEHENGE LN  
CABLE PLACE NY 11514

IS HEREBY APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below.

Minerals etc.  
Cosmetics  
Fuels  
Automotive Emissions

Metals (Pb, Cd)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11438

Director: MR. BRIAN REIDEMER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 200 STONEMENGE LN  
SUITE 2000 NY 11761

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

- |                                  |                          |               |
|----------------------------------|--------------------------|---------------|
| Miscellaneous :                  | Characteristic Testing : | Metals I (MI) |
| Asbestos in Friable Material     | TCF Metals Only          |               |
| Asbestos in Non-Friable Material |                          |               |
| Lead in Paint                    |                          |               |

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has \_\_\_\_\_

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

**BULK ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 101048-10**

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

**NVLAP Code**

18/A01

**Designation**

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read 'Jim L. Galt', written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through



For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10



United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

**Certificate of Accreditation**

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

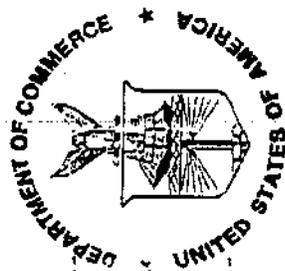
June 30, 2000

Effective through



for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10



**Appendix C**  
**Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations area are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

# **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 12, 13, 14 & 15**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

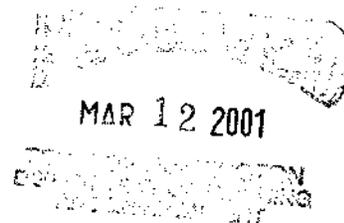
*performed for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 25, 2000**



## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
Sample Analysis	
<b>Appendix B</b>	
Jet Environmental Testing's Certifications	
EMSL Analytical's Certifications	
<b>Appendix C</b>	
Definitions	

## 1.0 Executive Summary:

On March 10, 2000 Jet Environmental Testing ( JET ), Inc. conducted an asbestos survey at Buildings, 12, 13, 14, 15 of the Long Island Developmental Center, old East Neck Road, Melville, New York. The buildings were homogeneous, one story slab on grade construction. The first 1st floor was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that the asbestos containing materials (ACM) are present in the samples taken. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
1 st floor	Floor Tile, mastic	5,500 Sq. Ft.
Cooling Tower South Side	Transite Siding	500 Sq.Ft.
Cooling Tower South Side	Filter Paper	600 Sq. Ft.
Hallways	Pipe Joint Insulation	400-500 Joints

## 2.0 Backgrounds and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at buildings 12, 13, 14 &15 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to the demolition of the buildings. The survey Requirements, of part 56 of the title 12 of the New York State Official Completion of Codes, Rules, and Regulations ( 12NY CRR 56 ) .

## 3.0 Inspection

The building was inspected by Richard Maniscalco, a NYS certified Inspector ( Certificate # AH91-03836). Certifications are provided in appendix B.

JET has identified asbestos containing floor tile mastic on the first floor with fiberglass and no insulation was identified on the joints.



### 3.1 Inspection Results

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	Bldg 14 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
2	Bldg 12 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
3	Bldg 15 - Above Ceiling	Pipe Joint Insulation-Orange	ND	-----	-----
4	Bldg 15 East Hall	Pipe Joint Insulation	35% Chrysotile	-----	-----
5	Bldg 14-Lobby	Pipe Joint Insulation	35% Chrysotile	-----	-----
6	Bldg. 13East Hall	Pipe Joint Insulation	35% Chrysotile	-----	-----
7	Bldg 14 East Hallway	Pipe Joint Insulation	ND	-----	-----
8	Bldg 15 East Hallway	Pipe Joint Insulation	ND	-----	-----
9	Bldg 13 East Hallway	Pipe Joint Insulation	ND	-----	-----
10	Bldg 14	Floor Tile Mastic	1.6% Chrysotile	5000 Sq Ft	-----
11	Bldg 15	Floor Tile Mastic	1.2% Chrysotile	5000 Sq Ft	-----
12	Bldg 13	Floor Tile Mastic	2% Chrysotile	5000 Sq Ft	-----
13	Bldg 14-Hallway	9x9 Floor Tile	ND	-----	-----
14	Bldg 15-Hallway	9x9 Floor Tile	ND	-----	-----
15	Bldg 13-Hallway	9x9 Floor Tile	ND	-----	-----
1	Cooling Tower	Cooling Tower Filter Paper	30% Chrysotile	200 Sq Ft	-----
2	Cooling Tower	Cooling Tower Filter Paper	35% Chrysotile	-----	-----
3	Cooling Tower	Cooling Tower Filter Paper	30% Chrysotile	-----	-----
4	Cooling Tower	Cooling Tower Siding	45% Chrysotile	200 Sq Ft	-----
5	Cooling Tower	Cooling Tower Siding	45% Chrysotile	-----	-----

#### 4.0 SAMPLING METHODOLOGY

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Thursday, March 16, 2000

Ref Number: LI001685

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 12,13,14,15

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	BLDG. 14, HOT WATER PIPE (ORANGE TAPE)	Grey Fibrous Homogeneous	Teased	None Detected		50.0% Fiber Glass	50.0% Matrix
2	BLDG. 12, HOT WATER PIPE (ORANGE TAPE)	Grey Fibrous Homogeneous	Teased	None Detected		50.0% Fiber Glass	50.0% Matrix
3	BLDG. 15, HOT WATER PIPE (ORANGE TAPE)	Grey Fibrous Homogeneous	Teased	None Detected		50.0% Fiber Glass	50.0% Matrix
4	EAST HALL, SMALL PIPE	Grey Fibrous Homogeneous	Teased	35.0% Chrysotile		20.0% Cellulose 20.0% Fiber Glass	25.0% Matrix
5	LOBBY, SMALL PIPE	Grey Fibrous Homogeneous	Teased	35.0% Chrysotile		20.0% Cellulose 20.0% Fiber Glass	25.0% Matrix
6	BLDG. 13, SMALL PIPE	Grey Fibrous Homogeneous	Teased	35.0% Chrysotile		20.0% Cellulose 20.0% Fiber Glass	25.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*  
 Joanna Lacey  
 Analyst

*Nichola*  
 Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11489, CA ELAP 2399, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, New York  
 Ph: (516) 997-7251 F: 997-7528



Jet Environmental Services Inc.  
 830 Canal Road  
 Mount Sinai, NY 11766

March 16, 2000  
 Ref Number: LI00-1685  
 ELAP 11469  
 NVLAP 101048-10

Project: BLDG. 12, 13, 14, 15

## PLM NOB Analysis Results (ELAP 198.1 Method)\*

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
7	Mastic	Black	98.4%	None Detected	1.6% Chrysotile
8	Mastic	Black	98.8%	None Detected	1.2% Chrysotile
9	Mastic	Black	98%	None Detected	2% Chrysotile
10	Membrane	Black	100%	None Detected	Inconclusive
11	Membrane	Black	100%	None Detected	Inconclusive
12	Membrane	Black	100%	None Detected	Inconclusive
13	Floor Tile	Grey	100%	None Detected	Inconclusive
14	Floor Tile	Grey	100%	None Detected	Inconclusive
15	Floor Tile	Grey	100%	None Detected	Inconclusive

*Joanna Lacey*

Analyst

*Michael ...*

Approved  
 Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001843



## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: COOLING TOWER

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous / Non-Fibrous
1	COOLING TOWER / FILTER PAPER	Brown Fibrous Homogeneous	Teased	30.0%	Chrysotile	None Detected	70.0% Matrix
2	COOLING TOWER / FILTER PAPER	Brown Fibrous Homogeneous	Teased	35.0%	Chrysotile	None Detected	65.0% Matrix
3	COOLING TOWER / FILTER PAPER	Brown Fibrous Homogeneous	Teased	30.0%	Chrysotile	None Detected	70.0% Matrix
4	COOLING TOWER SIDING / SIDING	Grey Fibrous Homogeneous	Crushed	45.0%	Chrysotile	None Detected	55.0% Matrix
5	COOLING TOWER SIDING / SIDING	Grey Fibrous Homogeneous	Teased	45.0%	Chrysotile	None Detected	55.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 186.1 Method.

  
 Brian Riedener  
 Analyst

  
 Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.  
 Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101045-10, NY ELAP 11459, CA ELAP 2339, CT PH-0249)



**Appendix B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cuocolo, Director  
FOR THE COMMISSIONER OF LABOR



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 657, New York, NY 10014-0667

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 496-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP DATE. 04/24/01



DIVISION OF SAFETY  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.  
Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11212

Director: DR. LANCE TUCKERSON  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Sibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

NEW YORK STATE DEPARTMENT OF HEALTH

ANTHONY C. NOVIELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 12, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCHINSKIE  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below.

*Microbiology  
Lab. in Public Health*

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

**Appendix C**  
**Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

Completed / Air Tested  
Finished Work

# **ASBESTOS PROJECT MANAGEMENT REPORT**

for

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

performed at

## **BUILDINGS**

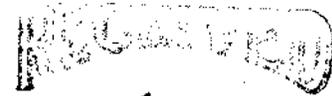
**40, 41, 42, 46, 47, 48,  
50, 51, 52, 53 & 54**

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 10, 2000**



MAR 12 2001

TOWN OF MELVILLE  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT

## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing Certifications S & B Environmental, LLC Certifications



**ENVIRONMENTAL TESTING, INC.**

830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

February 10, 2000

Mr. Kent Katter  
S.B. J. Associates, LLC  
377 Oak Street  
Garden City, NY 11530

**Re:** Air Monitoring & Post Abatement Inspection  
Buildings 40,41, 42, 46, 47, 49, 50, 51, 52, 53 & 54  
Long Island Developmental Center

Dear Mr. Katter:

Enclosed please find Jet Environmental Testing (JET), Inc.'s air monitoring report for the asbestos abatement project performed at the above referenced site on January 29 through February 9, 2000.

Approximately 40 to 50 pipe joints were removed from each building. The buildings are cinder block construction with terrazzo floors. The roof material is **not** an asbestos containing material. The buildings are now asbestos free.

All sample results meet the clean air requirements as stipulated by the Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56). Results are considered satisfactory as every inside work area sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

The asbestos project identified and discussed in this report may be considered complete upon receipt of the waste manifest. The completed manifest, signed by the landfill, must be returned to you within 35 days of project completion.

Jet Environmental Testing would like to thank you for the opportunity to provide asbestos consulting services to S. B. J. Associates, LLC on this project.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

Richard Maniscalco  
President

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 40, 41, 42, 46, 47, 49, 50, 51, 52, 53 and 54 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed above the ceilings removing asbestos-containing pipe joints respectively on January 29 through February 9, 2000. The project in each building was minor and air sampling was not required. However, final air sampling was performed to ensure the safety of the environment.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56), Applicable Variance (AV) 91 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

Report #: J0001-002

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 40, 41, 42, Long Island Developmental Center  
 Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 40 Lobby	Post 60	15	900	0.06	7.643	0.003
2	F2	IWA, North End of Hall	Post 60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	Post 60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 41 Lobby	Post 60	15	900	0.06	7.643	0.003
5	F5	IWA, North End of Hall	Post 60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	Post 60	15	900	0.05	6.369	0.003
7	F7	IWA, Bldg. 42 Lobby	Post 60	15	900	0.05	6.369	0.003
8	F8	IWA, North End of Hall	Post 60	15	900	0.03	3.822	0.002
9	F9	IWA, South End of Hall	Post 60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by *Sharon C. Kelly* on 2/10/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2; Graduated - Walton Beckerli; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-003

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 46, 47, 49, Long Island Developmental Center  
 Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 46 Lobby	60	15	900	0.04	5.096	0.002
2	F2	IWA, North End of Hall	60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 47 Lobby	60	15	900	0.02	2.548	0.001
5	F5	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
7	F7	IWA, Bldg. 49 Lobby	60	15	900	0.04	5.096	0.002
8	F8	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
9	F9	IWA, South End of Hall	60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by: *Vernon C. Roberts* on 2/9/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2; Cridafile - Wallon Beckett; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-004

# S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: Buildings 50, 51, 52, Long Island Developmental Center  
Date received: 9-Feb-00

Lab Sample #	Client Sample #	Sample Location	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA, Bldg. 50 Lobby	60	15	900	0.04	5.096	0.002
2	F2	IWA, North End of Hall	60	15	900	0.05	6.369	0.003
3	F3	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
4	F4	IWA, Bldg. 51 Lobby	60	15	900	0.02	2.548	0.001
5	F5	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
6	F6	IWA, South End of Hall	60	15	900	0.04	5.096	0.002
7	F7	IWA, Bldg. 52 Lobby	60	15	900	0.04	5.096	0.002
8	F8	IWA, North End of Hall	60	15	900	0.02	2.548	0.001
9	F9	IWA, South End of Hall	60	15	900	0.03	3.822	0.002
10	F10	Blank						
11	F11	Blank						

Analyzed by: *Jenna C. Vidler JD* on 2/6/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per mm<sup>2</sup>; MD - No fibers detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2; Graticule - Walton Beckett; Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overexposed with particulate matter. ELAP ID: 11661



**APPENDIX B**

**Jet Environmental Testing Certifications**

**S & B Environmental, LLC Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

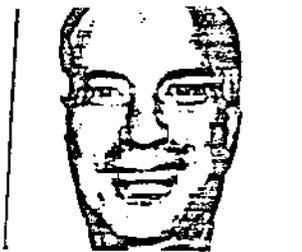
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 667, New York, NY 10014-0667

0420225



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11786

RICHARD BUCCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE. 03/24/01

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Rohde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

**INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 22, 23 & 24**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 26, 2000**

**RECEIVED**  
MAR 12 2001  
TOM J. WASHINGTON  
DEPT. OF ENVIRONMENTAL CONSERVATION  
AND CLIMATE CONTROL

## TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
Sample Analysis	
<b>Appendix B</b>	
Jet Environmental Testing's Certifications Clean Air Testing Labs, Inc.	
<b>Appendix C</b>	
Definitions	

## 1.0 Executive Summary:

On February 29, 2000 Jet Environmental Testing ( JET ), Inc. conducted an asbestos survey at Buildings 22, 23, 24, of the Long Island Developmental Center, old East Neck Road, Melville, New York. The buildings were homogeneous, one story slab on grade construction. The first 1st floor was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that the asbestos containing materials (ACM ) are present in the samples taken. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
1 st floor Halls	Floor Tile mastic	5500 Sq. Ft.

## 2.0 Backgrounds and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at buildings 22, 23, 24, of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to the demolition of the buildings. The survey Requirements, of part 56 of the title 12 of the New York State Official Compilation of Codes, Rules, and Regulations ( 12NY CRR 56 ).

## 3.0 Inspection

The building was inspected by Richard Maniscalco, a NYS certified Inspector ( Certificate # AH91-03836). Certifications are provided in appendix B.

JET has identified asbestos containing floor tile mastic on the first floor with fiberglass and no insulation was identified on the joints.



#### 4.0 SAMPLING METHODOLOGY

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to Clean Air Testing Labs, Inc. for analysis. Clean Air is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11242). All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and PLM for Non Friable Organically Bound Materials (PLM-NOB).

**Appendix A**  
**Sample Analysis**

# Clean Air Testing Labs, Inc.

1111 Steets Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

ELAP # 11242

March 21, 2000

Re: Bulk Sample Analysis

Job Location: Buildings 22, 23, & 24

Project # 00-88

Dear Mr. Maniscalco:

Results from the bulk samples submitted on 03/18/00 is as follows:

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 1 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO3 20% Matrix
Number 2 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO3 20% Matrix
Number 3 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	80% CaCO3 20% Matrix
Number 4 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	8% Chrysotile 22% Tar 70% Matrix
Number 5 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	NAPS
Number 6 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Black, Homogeneous Non-Friable, Non-Fibrous	NAPS

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel/Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 7 Small Rooms Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix
Number 8 Small Rooms Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix
Number 9 Small Rooms Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	Trace Chrysotile 40% CaCO3 60% Matrix
Number 10 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 11 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 12 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix

**NAPS** = Not Analyzed Positive Stop

Samples analyzed by:

Lance Tuckruskye  
Lance Tuckruskye

Date: 3/20/2000

The samples identified above were analyzed to determine the presence or absence of asbestos fibers. A portion of the sample was subjected to polarized light microscopic examination (PLM) in accordance with 40 CFR 763, Sub F, App A, ELAP 198.4, 198.1.

#### Disclaimer:

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

**Appendix B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

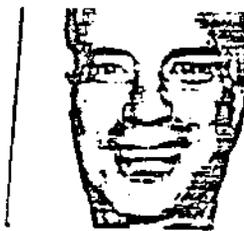
Address: 900 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
include certificate number  
NYS Department of Labor  
DCSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0120220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD SUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE. 04/24/01

ASBESTOS CERTIFICATE



License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE:

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.

Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 10, 1999

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: DR. LANCE TUCHINSKI  
Lab Name: CLEAN AIR TESTING LABS INC  
Address: 1111 STEELE BLVD  
BALDWIN NY 11510

Is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown. 105386  
Must be conspicuously posted. Valid certificate has a red serial number. 105386

DOR-3317 (3/97)

ANTHONY G. NOVELLO, M.D., M.P.H. Commissioner



Expires 12.31.21 April 1, 2021  
Issued April 1, 2020  
Revised August 10, 2020

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11342

Director: **MR. LANCE TUCHERMAN**  
Lab Name: **CLEAN AIR TESTING LABS INC**  
Address : **1111 STEELE BLVD**  
**BALDWIN NY 11510**

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

*All approved subcategories and/or analytes are listed below.*

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.   
Must be conspicuously posted. Valid certificate has a red serial number. 

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations area are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(516) 331-3811**

**EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)**

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 25, 26 & 27**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 26, 2000**

**RECEIVED**

MAR 12 2001

TO: TOWN OF MOUNT SINAI  
DEPT. OF ENVIRONMENTAL PLANNING  
78-11100000000000000000

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
	<b>Appendix A</b>
	Sample Analysis
	<b>Appendix B</b>
	Jet Environmental Testing's Certifications Clean Air Testing Labs, Inc.
	<b>Appendix C</b>
	Definitions

## 1.0 Executive Summary

On March 17, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at the Building 25, 26 and 27 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The entire building was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Bldg. 25 Above Bathroom Ceilings	Pipe Joints	10 Joints

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Building 25, 26 & 27 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe joints above the bathroom ceiling. The roof was a rubberized material substance and not sampled since it is not suspect.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to Clean Air Testing Labs, Inc. for analysis. Clean Air is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11242). All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and PLM for Non Friable Organically Bound Materials (PLM-NOB).

**Appendix A**  
**Sample Analysis**

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Observ</u>	<u>Results</u>
Number 7 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 8 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 9 Roof Membrane	Black, Homogeneous Non-Friable, Non-Fibrous	20% Cellulose 70% Tar 10% Matrix
Number 10 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	36% Chrysotile 64% Matrix
Number 11 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	NAPS
Number 12 Above Bathroom Bldg 25 Pipe Joints	Gray, Homogeneous Friable, Fibrous	NAPS
Number 13 Small Rooms Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix

# Clecin Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 546-2640

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 14 Lobby Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix
Number 15 Lobby Ceiling Plaster	Gray, Homogeneous Friable, Non-Fibrous	40% CaCO3 60% Matrix

NAPS = Not Analyzed Positive Stop

Samples analyzed by:

*Lance Tuckrusky*  
Lance Tuckrusky

Date: 3/20/2020

The samples identified above were analyzed to determine the presence or absence of asbestos fibers. A portion of the sample was subjected to polarized light microscopic examination (PLM) in accordance with 40 CFR 763, Sub F, App A, ELAP 198.4, 198.1.

**Disclaimer:**

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

# Clean Air Testing Labs, Inc.

1111 Steele Blvd.  
Baldwin, New York 11510  
Tel./Fax: (516) 646-2640

ELAP # 11242

March 21, 2000

Re: Bulk Sample Analysis

Job Location: Buildings 25, 26, & 27

Project # 00-89

Dear Mr. Maniscalco:

Results from the bulk samples submitted on 03/18/00 is as follows:

<u>Sample Number</u>	<u>Macroscopic Obsv</u>	<u>Results</u>
Number 1 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO3 70% Mastic
Number 2 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO3 70% Mastic
Number 3 1 <sup>st</sup> Floor Halls Floor Tile Mastic	Gray, Homogeneous Non-Friable, Non-Fibrous	<1% Chrysotile 30% CaCO3 70% Mastic
Number 4 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO3 30% Matrix
Number 5 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO3 30% Matrix
Number 6 1 <sup>st</sup> Floor Halls 9x9 Floor Tile	Gray, Homogeneous Non-Friable, Non-Fibrous	70% CaCO3 30% Matrix

**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

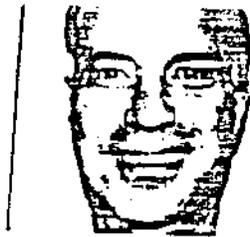
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of the State of New York and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on the asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work to be performed, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



ADDRESS CORRESPONDENCE TO:  
 (include certificate number)  
 NYS Department of Labor  
 DOSH - License and Certificate Unit  
 PO Box 657, New York, NY 10014-0657

EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

0420220



STATE OF NEW YORK  
 DEPARTMENT OF LABOR  
 DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
 AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
 G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
 830 DANAL ROAD  
 MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
 DOSH-442 (01/91)

CITY OF  
 NEW YORK



INVESTIGATOR  
 CERTIFICATION NUMBER  
 76108

LAST NAME  
 MANISCALCO  
 FIRST NAME  
 RICHARD  
 M 49 6-0 184

SOCIAL SECURITY  
 114-40-8958

EXP. DATE.

04/24/01

ASBESTOS CERTIFICATE



DIVISION OF LABOR  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE:

LICENSE NUMBER: 99-1089  
DATE OF ISSUE: 11/26/99  
EXPIRATION DATE: 11/30/00

Contractor: Clean Air Testing Labs, Inc.  
Address: 1111 Steele Blvd, Baldwin, New York 11510

Duly Authorized Representative: Lance Tuckruskye

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1,  
ISSUED April 1, 1999  
REVISED August 19, 1999

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11245

DIRECTOR: DR. LANCE TUCKERSON  
Lab Name: CLEAN AIR TESTING LABS INC  
Address: 1111 STEELE BLVD  
BALDWIN NY 11510

Is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 105386

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

ANTHONY C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12.01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 10, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11242

Director: MR. LANCE TUCKERSON  
Lab Name: CLEAN AIR TESTING LABS INC  
Address : 1111 STEELE BLVD  
BALDWIN NY 11510

is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below.

Wadsworth Center  
1110 North State Street  
Albany, NY 12242-1502

Serial No.: 105387

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

**Appendix C**  
**Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(516) 331-3811**

**EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)**

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 9**

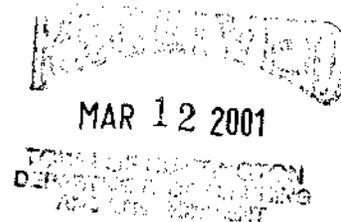
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 15, 2000**



## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project at Building 9 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing pipe and joint insulation and ceiling plaster on May 2 through May 4, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe and joint insulation and ceiling plaster in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400 and New York State Industrial Code Rule 56. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion
	 <b>Appendix A</b>
	Air Sample Data Sheets
	 <b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc. Certifications

**APPENDIX A**

**Air Sample Data Sheets**



Report #: J0001-036.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 9  
 Date received: 26-Apr-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	P1	IWA-East Hallway	Prep	360	5	1800	0.08	10.191	0.002
2	P2	IWA-Lobby East	Prep	360	5	1800	0.11	14.013	0.003
3	P3	IWA-Lobby West	Prep	360	5	1800	0.12	15.287	0.003
4	P4	IWA-West Hall	Prep	360	5	1800	0.09	11.465	0.002
5	P5	IWA-Center of East Hall	Prep	360	5	1800	0.11	14.013	0.003
6	P6	Decon Entrance	Prep	360	5	1800	0.14	17.834	0.004
7	P7	East Isolation Barrier	Prep	360	5	1800	0.09	11.465	0.002
8	P8	West Isolation Barrier	Prep	360	5	1800	0.09	11.465	0.002
9	P9	Negative Air Exhaust	Prep	360	5	1800	0.055	7.006	0.001
10	P10	Outside Building	Prep	360	5	1800	0.055	7.006	0.001
11	P11	FB1					0	0.000	#DIV/0!
12	P12	FB2					0	0.000	#DIV/0!

Analyzed by: John Chabala on 4/27/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations procured here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection - 5.5 fibers per 100 fields or 7 fibers per mm2, ND - No fibers Detected, NA - Not Analyzed, NC - No Concentration could be determined for blanks, or samples without volumes, Scope - Olympus C12, Gradient - Walton Backscat, Field Area - 0.00785 mm2, OVI - could not quantify fiber concentration because filter was overlaid with particulate matter. E.L.A.P. ID: 11661





Report #: J0001-039.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 9- Halls

Date received: 29-Apr-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	IWA-By 1st Room	Final	60	15	900	0.09	11.465	0.005
2	F2	IWA-By Hall Exit	Final	60	15	900	0.11	14.013	0.006
3	F3	IWA-Middle of Hall	Final	60	15	900	0.08	10.191	0.004
4	F4	IWA-By Alcove	Final	60	15	900	0.08	10.191	0.004
5	F5	IWA-By Tent Entrance	Final	60	15	900	0.12	15.287	0.007
6	F6	In Gym (Front)	Final	60	15	900	0.08	10.191	0.004
7	F7	Back of Gym	Final	60	15	900	0.07	8.917	0.004
8	F8	Rear of Building	Final	60	15	900	0.08	10.191	0.004
9	F9	Front of Building	Final	60	15	900	0.07	8.917	0.004
10	F10	East Lobby	Final	60	15	900	0.09	11.465	0.005
11	F11	IWA-Middle of Hall	Final	60	15	900	0.11	14.013	0.006
12	F12	End of Hall	Final	60	15	900	0.09	11.465	0.005
13	F13	End of Hall	Final	60	15	900	0.09	11.465	0.005
14	F14	End of East Hall	Final	60	15	900	0.08	10.191	0.004
15	F15	Middle of East Hall	Final	60	15	900	0.07	8.917	0.004

Analyzed by: Yann C. Chabot on Apr 10 2000

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. Method: 7400(A) method. Is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 felds or 7 fibers per mm2; ND - No Fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2, Gradientic - Watson Beckair; Field Area - 0.00785 mm2; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661







Report # J0007-043 ds S & JINA ROSENTHAL, INC. - LABORATORY REPORT

Project: LIND Building 9 - Falls  
 Date received: 11 May 1977

Lab Sample #	Client Sample #	Sample Location	Sample Description	Method	Quantity	Flux	Count	Rate	Uncertainty
1	F1	By the Spiral Ramp	Final	60	0.0	8.917	0.004		
2	F2	By the Entrance for Eadg	Final	60	0.0	8.917	0.004		
3	F3	By the Northwest corner of Bldg	Final	60	0.0	5.643	0.003		
4	F4	By the Northeast corner of Bldg	Final	60	0.0	8.917	0.004		
5	F5	By the Micro trap machine	Final	60	0.0	5.643	0.003		
6	F6	By the Northwest corner of VYA	Final	60	0.0	10.191	0.004		
7	F7	By the Southeast corner of VYA	Final	60	0.0	11.465	0.003		
8	F8	By the Southeast corner of VYA	Final	60	0.0	10.191	0.004		
9	F9	By the Southwest corner of VYA	Final	60	0.0	11.739	0.005		
10	F10	In the middle of VYA	Final	60	0.0	10.191	0.004		
11	F11	FB1	Final	0	0	0.000	#DIV/0!		
12	F12	FB2	Final	0	0	0.000	#DIV/0!		

Analyzed by Vernon C. Reber, Jr. on 5/1/77

This report does not constitute a warranty of accuracy. The analysis was performed in accordance with the methods described in the report. The results are based on the data provided and are subject to the uncertainties inherent in the measurement process. The results are reported in the units indicated. The results are not to be used for any purpose other than that for which they were intended. The results are not to be used for any purpose other than that for which they were intended. The results are not to be used for any purpose other than that for which they were intended.



Report #: J0001-045.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 9-Lobby

Date received: 4-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	East Lobby Center	Final	60	15	900	0.09	11.465	0.005
2	F2	West Lobby Center	Final	60	15	900	0.11	14.013	0.006
3	F3	East Lobby by Gym Wall	Final	60	15	900	0.09	11.465	0.005
4	F4	West Lobby by Gym Wall	Final	60	15	900	0.08	10.191	0.004
5	F5	West Lobby by entrance	Final	60	15	900	0.07	8.917	0.004
6	F6	Hallway by Door	Final	60	15	900	0.08	10.191	0.004
7	F7	Hall by Fountain	Final	60	15	900	0.09	11.465	0.005
8	F8	By Entrance to Bldg.	Final	60	15	900	0.08	10.191	0.004
9	F9	East Hall 1st room	Final	60	15	900	0.06	7.643	0.003
10	F10	East Hall by end	Final	60	15	900	0.07	8.917	0.004

Analyzed by: Veron C. Lehke II on 5/8/00

This report relies ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No Fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2, Gradiacale - Walton Beckert; Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overflooded with particulate matter. ELAP ID: 11661

**APPENDIX B**

**Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

**MUST BE CARRIED ON ASBESTOS PROJECTS**



CERTIFICATE NUMBER	
AH 00-01560	
EXPIRES	
SOCIAL SECURITY NUMBER	
062-86-9910	
EYES	HAIR
BLU	BRO
WEIGHT	HEIGHT
147 lbs.	5 ft. 07 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 887, New York, NY 10014-0887

1243340



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

**ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES**

- C - SAMPLING TECHNICIAN (01/01)
- H - PROJECT MONITOR (01/01)

IGOR LYUSHNEVSKIY  
414 ELMWOOD AVE.  
APT. 5F  
BROOKLYN NY

11230

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/93)

DO NOT BE DRINKED OR INGESTED

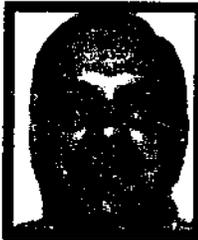


CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
Address: 40 Valley Field Rd. S  
Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Rohde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

DOSH 432 (1-98)

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. *Commissioner*



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

**INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.

Must be conspicuously posted. Valid certificate has a red serial number.

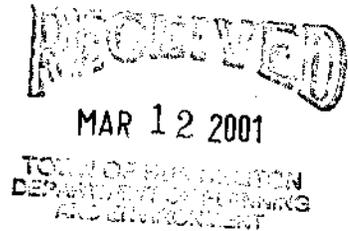
**JET****ENVIRONMENTAL TESTING, INC.**

830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

May 13, 2000

Mr. Kent Katter  
Project Manager  
S.B.J. Associates LLC  
377 Oak Street  
Garden City, NY 11530

**Re:** Air Monitoring & Analysis  
Building 22  
Long Island Development Center



Dear Mr. Katter:

Enclosed please find Jet Environmental Testing (JET), Inc.'s project management report for the asbestos abatement project performed at the above referenced site on May 2 through May 4, 2000.

All sample results meet the clean air requirements as stipulated by the Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12 NYCRR Part 56)). Results are considered satisfactory as every inside work area sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

The asbestos containing materials identified in the inspection report by Jet Environmental Testing have been removed and permit the building to be demolished.

The asbestos project identified and discussed in this report may be considered complete upon receipt of the waste manifest. The completed manifest, signed by the landfill, must be returned to you within 35 days of project completion.

Jet Environmental would like to thank you for the opportunity to provide asbestos consulting services to S.B.J. Associates on this project.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

A handwritten signature in cursive script that reads "Richard Maniscalco".

Richard Maniscalco  
President

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: Jet01@mindspring***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 22**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 15, 2000**

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project.at Building 22 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing floor mastic on May 2 through May 4, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing floor tile mastic in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Section 56.3 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400 and New York State Industrial Code Rule 56. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

**APPENDIX B**

**Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Handwritten signature of Richard Cucolo.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)



CERTIFICATE NUMBER

AH 91-03836

EXPIRES

SOCIAL SECURITY NUMBER

114-40-8958

EYES  
GRN

HAIR  
BRD

WEIGHT

175 lbs.

HEIGHT

6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR

CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Ronde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

Report #: J0001-046.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 22  
 Date received: 2-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	B1	IWA, East Hallway	Pre	60	15	900	0.07	8.917	0.004
2	B2	Outside Front Door	Pre	60	15	900	0.055	7.006	0.003

Analyzed by *Jessica Roll* on *5/6/00*

This report reflects ONL1 to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analyst results reported here, shall be limited to the cost of sample analysis. Notes: 1.01) - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per run/2, ND - No fibers Detected, NA - Not Analyzed, NC - No Concentration could be determined for blanks, or samples without volatiles, Scope - Olympus CH2, Graduate - Walton Backset, Field Area - 0.00785 mm2, ONL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID 11661

Report #: J0001-047.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 21  
 Date received: 2-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm <sup>2</sup>	Fibers cc
1	D1	Decon Entrance	During	360	4	1440	0.11	14.013	0.004
2	D2	Isolation Barrier	During	360	4	1440	0.08	10.191	0.003
	D3	Isolation Barrier	During	360	4	1440	0.09	11.465	0.003
	D4	Outside Building	During	360	4	1440	0.055	7.006	0.002
	D5	Neg Air Exhaust	During	360	4	1440	0.055	7.006	0.002
	D6	Blank					0		
	D7	Blank					0		

Analyzed by Jenna C. Hill on 5/5/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus C117; Carlsdale - Watson Becker; Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. EIAF ID: 11601

Report #: J0001-048.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 22  
 Date received: 3-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm <sup>2</sup>	Fibers cc
1	D1	Clean Room Decon	During	330	2	660	0.11	14.013	0.008
2	D2	By entrance for Bldg.	During	330	2	660	0.08	10.191	0.006
3	D3	By the Northwest corner for Bldg	During	330	2	660	0.09	11.465	0.007
4	D4	By the Northeast corner for Bldg	During	330	2	660	0.06	7.643	0.004
5	D5	By the Southwest corner for Bldg.	During	330	2	660	0.055	7.006	0.004
6	D6	By Critical Barrier in Site	During	330	2	660	0.07	8.917	0.005
7	D7	Blank					0		
8	D8	Blank					0		

Analyzed by Maureen E. Rubin on 5/1/00

This report tabulates ONLY the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance on the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Oxyplus CH2, Gradiolite - Wallon Reactor, Field Area - 0.00785 mm<sup>2</sup>; DVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-049.XIS S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 22  
 Date received: 4-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm <sup>2</sup>	Fibers cc
1	D1	By the Clean Room Decon	During	360	2	720	0.12	15.287	0.008
2	D2	By the entrance for Bldg.	During	360	2	720	0.09	11.465	0.006
3	D3	By the Northwest corner for Bldg	During	360	2	720	0.09	11.465	0.006
4	D4	By the Northeast corner for Bldg	During	360	2	720	0.07	8.917	0.005
5	D5	By the Southwest corner for Bldg.	During	360	2	720	0.06	7.643	0.004
6	D6	In the middle of the WA	During	360	2	720	0.08	10.191	0.005
7	D7	Blank					0		
8	D8	Blank					0		

Analyzed by: Jennette R. Palla on 01/21/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent findings, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 3.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No Fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus C112, Cascade - Watson Becker, Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-050.XIS S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 21  
 Date received: 4-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm <sup>2</sup>	Fibers cc
1	F1	By the Clean Room Decon	Final	60	15	900	0.08	10.191	0.004
2	F2	By the Entrance for Bldg.	Final	60	15	900	0.08	10.191	0.004
3	F3	By the Northwest corner for Bldg.	Final	60	15	900	0.07	8.917	0.004
4	F4	By the Northeast corner for Bldg.	Final	60	15	900	0.1	12.739	0.005
5	F5	By the Southwest corner for Bldg.	Final	60	15	900	0.06	7.643	0.003
6	F6	By the Northwest corner Inside WA	Final	60	15	900	0.11	14.013	0.006
7	F7	By the Northeast corner Inside WA	Final	60	15	900	0.08	10.191	0.004
8	F8	By the Southwest corner Inside WA	Final	60	15	900	0.09	11.465	0.005
9	F9	By the Southeast corner Inside WA	Final	60	15	900	0.07	8.917	0.004
10	F10	In the Middle of the Halls Inside WA	Final	60	15	900	0.08	10.191	0.004

Analyzed by: *Veronica P. Palla* on *5/16/00*

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. Note: 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volume; Scope - Olympus C11Z; Graduate - Wilson Beckwith; Field Area - 0.00785 mm<sup>2</sup>; OVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11663

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: Jet01@mindspring***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 61**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 15, 2000**

**RECEIVED**

MAR 12 2001

TOXIC SUBSTANCE CONTROL  
DEPARTMENT OF ENVIRONMENT  
AND CONSERVATION

## TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology

### **Appendix A**

Sample Analysis

### **Appendix B**

Jet Environmental Testing's Certifications  
Clean Air Testing Labs, Inc.

### **Appendix C**

Definitions

## 1.0 Executive Summary

On May 3, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at Building 61 of the Long Island Developmental Center, Melville, New York. The entire building was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
1st Floor	Pipe Joints	60 Joints

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Building 61 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe joint insulation on fiberglass pipe insulation on the first floor.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attr.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Friday, May 05, 2000

Ref Number: LI003552

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 61 - 1ST FLOOR

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	RADIATOR / PIPE JOINTS	Tan Fibrous Homogeneous	Teased	40.0%	Chrysotile	20.0%	Fiber Glass 40.0% Matrix
2	SLOP SINK / PIPE JOINTS	Tan Fibrous Homogeneous	Teased	40.0%	Chrysotile	20.0%	Fiber Glass 40.0% Matrix
3	LARGE ROOM / PIPE JOINTS	Tan Fibrous Homogeneous	Teased	40.0%	Chrysotile	20.0%	Fiber Glass 40.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*  
 \_\_\_\_\_  
 Joanna Lacey  
 Analyst

*[Signature]*  
 \_\_\_\_\_  
 Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the tests listed. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2338, CT PH-0249)



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE CARRIED OR PRODUCED



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center      The Governor Nelson A. Rockefeller Empire State Plaza      P.O. Box 509      Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of pages ▶ /
To	<i>Dated Chem</i>	From	
Co./Dept	<i>11469-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>(516) 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
**Phone: 518-485-5570      www.wadsworth.org/labcert      Fax: 518-485-5568**



Expires 12:01 AM April 1, 1998  
ISSUED April 1, 1993  
REVISED August 19, 1993

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 11988

Director: MR. BRIAN RIEZNER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
Address: 600 STEWART AV  
CARLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below.

Number of  
Issues  
Date  
Special Circumstances

10/1/93

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1998

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No. 105416

Director: MR. BRUNO ANTONIO  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 100 FORTHERIDGE LN  
GLEN PLICE NY 11545

Is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES, SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Microbiologic Testing	Water: MW
Asbestos in Drinking Water	Water: MW	
Asbestos in Non-Drinking Water		
Lead in Drinking Water		

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "James L. Goff".

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

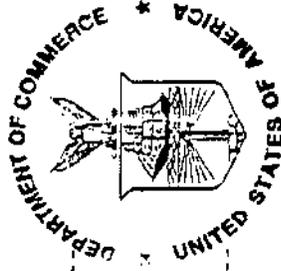
June 30, 2000

Effective through



For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10



## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at the*

**POWER PLANT**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 13, 2000**



MAR 12 2001

TECHNICAL SERVICES  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
ARLINGTON HEIGHTS, ILL.

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
Sample Analysis	
<b>Appendix B</b>	
Jet Environmental Testing's Certifications	
EMSL Analytical's Certifications	
<b>Appendix C</b>	
Definitions	

## 1.0 Executive Summary

On April 4, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at the Power Plant of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and estimated quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Power Plant	3"-12" Pipe Insulation	900 LF
Breeching	Breeching Insulation	1500 SF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at the Power Plant of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to building demolition. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe, joint and breeching insulation.



#### 4.0 SAMPLING METHODOLOGY

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehinge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, April 04, 2000

Ref Number: LI002444

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: LIDC POWER PLANT

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS			
				%	Type	%	Fibrous	%	Non-Fibrous
1	POWER PLANT	Grey Fibrous Homogeneous	Teased		None Detected	55.0%	Fiber Glass	45.0%	Matrix
2	POWER PLANT	Grey Fibrous Homogeneous	Teased		None Detected	55.0%	Fiber Glass	45.0%	Matrix
3	POWER PLANT	Grey Fibrous Homogeneous	Teased		None Detected	55.0%	Fiber Glass	45.0%	Matrix
4	POWER PLANT	Grey Fibrous Homogeneous	Teased	40.0%	Amosite			80.0%	Matrix
5	POWER PLANT				Not Analyzed				
6	POWER PLANT				Not Analyzed				

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*Michael...*  
 Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as 41% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2330, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, April 04, 2000

Ref Number: LI002444

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: LIDC POWER PLANT

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous
7	POWER PLANT	White Fibrous Homogeneous	Teased	40.0%	Amosite		60.0% Matrix
8	POWER PLANT			Not Analyzed			
9	POWER PLANT			Not Analyzed			
10	BOILER	Brown Fibrous Homogeneous	Teased	None Detected		85.0% Fiber Glass	15.0% Matrix
11	BOILER	Brown Fibrous Homogeneous	Teased	None Detected		85.0% Fiber Glass	15.0% Matrix
12	BOILER	Brown Fibrous Homogeneous	Teased	None Detected		85.0% Fiber Glass	15.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

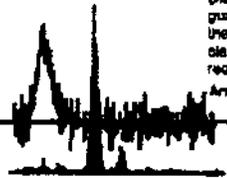
Joanna Lacey  
 Analyst

*Michael [Signature]*

Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. This above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYS or any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NYS Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, DT PH-0248)



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE CARRIED OR REPEATED PROCEPTS



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center    The Governor Nelson A. Rockefeller Empire State Plaza    P.O. Box 509    Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of Pages ▶ /
To	<i>David Chan</i>	From	
Co./Dept	<i>11409-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>516 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYSDOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
Phone: 518-485-5570    [www.wadsworth.org/labcert](http://www.wadsworth.org/labcert)    Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 105415

Director: MR. BRAY RIEDEMER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
ADDRESS: 200 STAMFORD AV  
GROTON PLACE NY 11914

IS HEREBY APPROVED as an Environmental Laboratory for the category:  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analyses are listed below.

Issued On: 04/01/99  
095503  
Date:  
Signed: Commissioner

Lab ID: 105415

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 19, 1998

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

LAB ID NO. 10000

Director: MR. ERIN REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 300 SPONGERIDGE LN  
SUITE 2000 NY 10017

LABORATORY APPROVED AS AN Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES, SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Microbiology	Environmental Testing	Water & Air
Asbestos in Food	Asbestos in Air	
Asbestos in Soil		
Asbestos in Water		

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be renewed annually. Valid certificate has no expiration date.

DOMESTIC USE ONLY

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read 'James L. Goff', written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

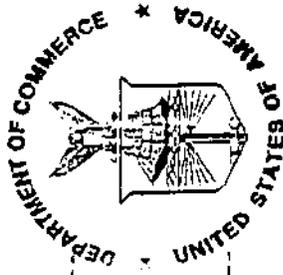
June 30, 2000

Effective through

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### BULK ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact

state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**THE HOSPITAL COMPLEX  
BUILDINGS 8, 16, 17, 18 & 19**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 13, 2000**

**RECEIVED**

MAR 12 2001

DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION  
AND FORESTRY

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
	<b>Appendix A</b>
	Sample Analysis
	<b>Appendix B</b>
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications
	<b>Appendix C</b>
	Definitions

## 1.0 Executive Summary

On May 4, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at the Hospital Complex including Buildings 8, 16, 17, 18 and 19 of the Long Island Developmental Center Old East Neck Road, Melville, New York. The entire area of each building was inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The materials sampled were observed to be homogeneous through out the complex. The locations types and estimated quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
<b><u>Hospital (Building 16)</u></b>		
Above Ceiling Tile	Pipe & Joint Insulation	3,000 LF
All Floors	9x9 Floor Tiles	20, 000 Sq Ft
Boiler Room	Boiler Insulation	1,000 SF
<b><u>Building 8</u></b>		
Ground Floor	9x9 Floor Tile	900 SF
Above Ceilings	Pipe & Joint Insulation	500 LF
<b><u>Building 17</u></b>		
Ground Floor	9x9 Floor Tile	15, 000 SF
Above Ceilings	Pipe & Joint Insulation	1,600 LF
<b><u>Building 18</u></b>		
Ground Floor	9x9 Floor Tile	5, 000 SF
Above Ceilings	Pipe & Joint Insulation	800 LF
<b><u>Building 19</u></b>		
Ground Floor	9x9 Floor Tile	10, 000 SF
Above Ceilings	Pipe & Joint Insulation	1,000 LF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Hospital Complex of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the buildings. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

### **3.0 INSPECTION**

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe and joint insulation above the non-asbestos ceiling tiles, 9x9 and 1x1 floor tiles on all floors and boiler insulation in the Hospital boiler room. The Hospital Roof was none detected for asbestos as was the pitched roofs for buildings 17, 18 and 19. The flat roofs for the connecting halls was asbestos containing.

### 3.1 Inspection Results - Hospital Complex

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	1st Floor	9x9 Floor Tile	4.1% Chrysotile	51,000 SF	Includes all Buildings
2	1st Floor Walls	Wall Plaster White Coat	ND	-----	-----
2A	1st Floor Walls	Wall Plaster Brown Coat	ND	-----	-----
3	2nd Floor Walls	Wall Plaster White Coat	ND	-----	-----
3A	2nd Floor Walls	Wall Plaster Brown Coat	ND	-----	-----
4	3rd Floor Walls	Wall Plaster White Coat	ND	-----	-----
4A	3rd Floor Walls	Wall Plaster Brown Coat	ND	-----	-----
5	Basement Bldg. 16	Pipe Joints	ACM	-----	-----
6	1st Bldg. 17	Pipe Joints	ACM	-----	-----
7	1st Bldg. 18	Includes Joints	ACM	-----	-----
8	1st Bldg. 19	Pipe Joints	ACM	-----	-----
9	Bldg. 16	Pipe Insulation	ACM	-----	-----
10	1st Bldg. 17	Pipe Insulation	ACM	-----	-----
11	1st Bldg. 18	Pipe Insulation	36% Chrysotile	-----	-----
12	1st Bldg. 19	Pipe Insulation	36% Chrysotile	6,900 LF	Includes Joints
13	Hospital Flat Roof	Roof Field	ND	-----	-----
14	Hospital Flat Roof	Roof Field	ND	-----	-----
15	Bldg 19 Pitched Roof	Roof Field	ND	-----	-----
16	1st Floor	2x4 Ceiling Tile	ND	-----	-----
17	2nd Floor	2x4 Ceiling Tile	ND	-----	-----
18	3rd Floor	2x4 Ceiling Tile	ND	-----	-----

### 3.1 Inspection Results - Hospital Complex

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
19A	4th Floor	Wall Plaster Brown Coat	ND	-----	-----
20	5th Floor	Wall Plaster White Coat	ND	-----	-----
20A	5th Floor	Wall Plaster Brown Coat	ND	-----	-----
21	5th Floor	Wall Plaster Brown Coat	ND	-----	-----
21A	5th Floor	Wall Plaster Brown Coat	ND	-----	-----
22	1st Floor	Ceiling Plaster White Coat	ND	-----	-----
22A	1st Floor	Ceiling Plaster Brown Coat	ND	-----	-----
23	2nd Floor	Wall Plaster Brown Coat	ND	-----	-----
23A	2nd Floor	Wall Plaster Brown Coat	ND	-----	-----
24	3rd Floor	Wall Plaster White Coat	ND	-----	-----
24A	3rd Floor	Wall Plaster Brown Coat	ND	-----	-----
25	Various Rooms	1x1 Floor Tile	2.2% Chrysotile	-----	-----
26	All Floors	9x9 Floor Tile Mastic	ND	-----	-----
27	Connecting Hall	Flat Roof	4.0% Chrysotile	-----	-----
28	Bldg 19 Hall	Flat Roof	1.4% Chrysotile	-----	-----

#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, May 06, 2000

Ref Number: LI003554

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

Performed by EPA 600/R-93/116 Method\*

Project: HOSPITAL COMPLEX

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous
J19A	4TH FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J20	5TH FLOOR / WALL PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J20A	5TH FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J21	5TH FLOOR / WALL PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J21A	5TH FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J22	1ST FLOOR / CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*Joanna Lacey  
AnalystApproved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11465, CA ELAP 2039, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, May 06, 2000

Ref Number: LI003554

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

Performed by EPA 600/R-93/116 Method\*

Project: HOSPITAL COMPLEX

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
J22A	1ST FLOOR / CEILING PLASTER	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J23	2ND FLOOR / CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J23A	2ND FLOOR / CEILING PLASTER	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J24	3RD FLOOR / CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J24A	3RD FLOOR / CEILING PLASTER	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*Joanna Lacey  
Analyst*[Signature]*  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP-Air and Bulk #101048-10, NY ELAP 11459, CA ELAP 2339, CT PH-0249)

**EMSL Analytical, Inc.**

208 Stonching Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Saturday, May 06, 2000

Ref Number: LI003554

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

Performed by EPA 600/R-93/116 Method\*

Project: HOSPITAL COMPLEX

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
J2	1ST FLOOR / WALL PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J2A	1ST FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J3	2ND FLOOR / WALL PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J3A	2ND FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J4	3RD FLOOR / WALL PLASTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix
J4A	3RD FLOOR / WALL PLASTER	Grey Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		None Detected	100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "% of Layers" refers to number of separable subsamples.

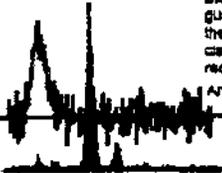
\* NY samples analyzed by ELAP 195.1 Method.

*Joanna Lacey*  
 Joanna Lacey  
 Analyst

*[Signature]*  
 Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NIVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL, Long Island (NIVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-Q246)



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
Carle Place, New York  
Ph: (516) 997-7251 F: 997-7528

**EMSL**

Jet Environmental Services Inc.  
830 Canal Road  
Mount Sinai, NY 11766

Report Revised: May 12, 2000  
Ref Number: LI00-3554  
ELAP 11469  
NVLAP 101048-10

Project: HOSPITAL COMPLEX

**PLM NOB Analysis Results (ELAP 198.1 Method)\***

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
1	Floor Tile	Grey	95.9%	None Detected	4.1% Chrysotile
13	Roofing	Black	100%	None Detected	Inconclusive
14	Roofing	Black	100%	None Detected	Inconclusive
15	Roofing	Black	100%	None Detected	Inconclusive
25	Roofing	Grey	97.8%	None Detected	2.2% Chrysotile
26	Floor Tile	Black	100%	None Detected	Inconclusive
27	Roofing	Black	96%	None Detected	4.0% Chrysotile
28	Roofing	Black	98.6%	None Detected	1.4% Chrysotile

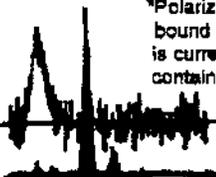
*Joanna Lacey*

Analyst

*[Signature]*

Approved  
Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
 Carle Place, New York  
 Ph: (516) 997-7251 F: 997-7528



Jet Environmental Services Inc.  
 830 Canal Road  
 Mount Senai, NY 11766

April 11, 2000  
 Ref Number: LI00-2658  
 ELAP 11469  
 NVLAP 101048-10

Project: LIDC HOSPITAL - OUTSIDE BLDG.

**PLM NOB Analysis Results (ELAP 198.1 Method)\***

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
1	FLOOR TILE	TAN	76%	None Detected	24% Chrysotile
2	FLOOR TILE	BLACK	78%	None Detected	22% Chrysotile

*Michael...*  
 Analyst

*Michael...*  
 Approved Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



**Appendix B**  
**Jet Environmental Testing's Certifications**  
**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read 'Richard Cucolo'.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE CARRIED OR HOLED TO PROTECT



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center      The Governor Nelson A. Rockefeller Empire State Plaza      P.O. Box 509      Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7871	Date	# of pages ▶ /
To	<i>Dorinda Chan</i>	From	
Co./Dept	<i>11469-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>(516) 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
Phone: 518-485-5570      www.wadsworth.org/labcert      Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1998

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 105415

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 208 STONEMENGE LN  
GATE FENCE NY 11914

IS HEREBY APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

General Use  
199908  
2000  
199908

199908

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 19, 1999

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No. 105416

Director: MR. ERIN REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
Address: 600 STONEMERGE LN  
GARDEN PLAGE NY 11530

Laboratory APPROVED as an Environmental Laboratory for the category:  
ENVIRONMENTAL ANALYSES, SOLED AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Environmental Test of	Health: All
Access to Sample	WSP (State Lab)	
Access to Non-Sample		
Access to Results		

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conserved as posted. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

*Designation*

18/A01

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read 'Jan L. Galt', written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

<sup>®</sup>  
**NVLAP**

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through



For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10



United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### BULK ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACM to an undamaged condition or to an intact

state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDINGS 12**

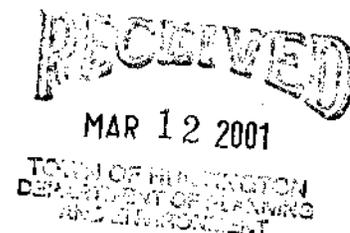
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 22, 2000**



## TABLE OF CONTENTS

### SECTION

### TITLE

<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion

### **Appendix A**

Air Sample Data Sheets

### **Appendix B**

Jet Environmental Testing Certifications  
S & B Environmental, LLC Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 12 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed in various rooms removing asbestos-containing floor tile mastic respectively on May 20, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing floor tile mastic in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56) Section 56.3, and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed background, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**

Report #: J0001-054.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 12  
 Date received: 20-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	F1	East Hall by Lobby	Final	60	15	900	0.09	11,465	0.005
2	F2	West Hall by Lobby	Final	60	15	900	0.07	8,917	0.004
3	F3	East Hall by Exit	Final	60	15	900	0.09	11,465	0.005
4	F4	West Hall by Exit	Final	60	15	900	0.09	11,465	0.005
5	F5	Center of East Hall	Final	60	15	900	0.07	8,917	0.004
6	F6	In Kitchen	Final	60	15	900	0.06	7,643	0.003
7	F7	In Lobby	Final	60	15	900	0.07	8,917	0.004
8	F8	Lobby by Door	Final	60	15	900	0.08	10,191	0.004
9	F9	Kitchen Exit	Final	60	15	900	0.07	8,917	0.004
10	F10	By bldg Entrance	Final	60	15	900	0.055	7,006	0.003

Analyzed by John C. Rohde on 5/2/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 Fibers per 100 fields or 7 Fibers per mm<sup>2</sup>; ND - No Fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Seize - Olympus CH2, Graduate - Walton Bockett; Field Area - 0.00785 mm<sup>2</sup>; CVL - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

Report #: J0001-053.xls

S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 12

Date received: 20-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers Field	Fibers mm2	Fibers cc
1	D1	Decon Entrance	During	300	5	1500	0.12	15.287	0.004
2	D2	Isolation Barrier	During	300	5	1500	0.08	10.191	0.003
3	D3	Isolation Barrier	During	300	5	1500	0.09	11.465	0.003
4	D4	Outside Building	During	300	5	1500	0.055	7.006	0.002
5	D5	Neg Air Exhaust	During	300	5	1500	0.055	7.006	0.002
6	D6	Inside Work Area	During	300	5	1500	0.15	19.108	0.005
7	D7	Blank					0		
8	D8	Blank					0		

Analyzed by: *[Signature]* on 5/20/00

This report relates ONLY to the sample analysis expressed as fibers/mm2 of filter area. Concentrations presented here are based on client supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm2; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2; Graticule - Walton Bessett; Field Area - 0.00785 mm2; OVI - could not quantify fiber concentration because filter was overbacked with particulate matter. ELAP ID: 11661



**APPENDIX B**

**Jet Environmental Testing Certifications**

**S & B Environmental, LLC Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 800 Canal Road  
Mt. Sinai, NY 11760

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE SHIPPED BY REGISTERED MAIL



CERTIFICATE NUMBER AH 71-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR

CERTIFICATION NUMBER  
76108

LAST NAME  
MANISCALCO

FIRST NAME  
RICHARD

M 49 6- 0 184

SOCIAL SECURITY  
114-40-8958

EXP. DATE:

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Ronde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.***  
***830 Canal Road***  
***Mt. Sinai, NY 11766***  
***(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDINGS 10 & 11**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

**SUBMITTED:      *May 22, 2000***

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing Certifications S & B Environmental, LLC Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Buildings 10 and 11 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed above the ceilings removing asbestos-containing pipe joints respectively on May 19, 2000. The project in each building was minor and air sampling was not required. However, final air sampling was performed to ensure the safety of the environment.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe joints in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56), Applicable Variance (AV) 91 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**

Report #: J0001-051.xls S & B ENVIRONMENTAL, LLC - LABORATORY REPORT

Project: LIDC Building 10 & 11  
 Date received: 20-May-00

Lab Sample #	Client Sample #	Sample Location	Work Phase	Duration (minutes)	Flow Rate (l/min)	Volume (liters)	Fibers		Fibers	
							Field	mm2	Field	cc
1	F1	Bldg 10 East Hall	Final	60	15	900	0.09	11.465	0.005	0.005
2	F2	Bldg 10 West Hall	Final	60	15	900	0.08	10.191	0.004	0.004
3	F3	Bldg 10 Near Lobby	Final	60	15	900	0.07	8.917	0.004	0.004
4	F4	Bldg 11 East Hall	Final	60	15	900	0.1	12.739	0.005	0.005
5	F5	Bldg 11 West Hall	Final	60	15	900	0.07	8.917	0.004	0.004
6	F6	Bldg 11 Near Entrance	Final	60	15	900	0.09	11.465	0.005	0.005
7	F7	Blank								
8	F8	Blank								

Analyzed by: Verna C. Riddle on 5/20/00

This report relates ONLY to the sample analysis expressed as fibers/mm<sup>2</sup> of filler area. Concentrations presented here are based on chest supplied data. NIOSH 7400(A) method is not specific for airborne asbestos fibers. Liability for both real and subsequent damages, which may result from the use and reliance of the analytical results reported here, shall be limited to the cost of sample analysis. Notes: LOD - Limit of Detection = 5.5 fibers per 100 fields or 7 fibers per mm<sup>2</sup>; ND - No fibers Detected; NA - Not Analyzed; NC - No Concentration could be determined for blanks, or samples without volumes; Scope - Olympus CH2; Gradient - Walton Bessetti; Field Area - 0.00785 mm<sup>2</sup>; OVI - could not quantify fiber concentration because filter was overloaded with particulate matter. ELAP ID: 11661

**APPENDIX B**

**Jet Environmental Testing Certifications**

**S & B Environmental, LLC Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

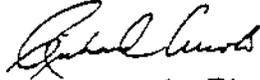
Contractor: Jet Environmental Testing, Inc.

Address: 800 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE SHIPPED OR EXPORTED

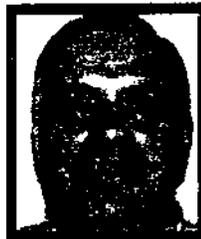


CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE





STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Ronde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 9, 1999

INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below:

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(631) 331-3811**

**EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)**

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 44**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 26, 2000**

**RECEIVED**

**MAR 12 2001**

**OFFICE OF THE SUPERVISOR OF  
DEVELOPMENTAL SERVICES  
AND ENVIRONMENT**

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project.at Building 44 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing ceiling plaster debris on March 10 through March 16, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing ceiling plaster debris in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400 and New York State Industrial Code Rule 56. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, March 15, 2000

Ref Number: LI001681  
Analysis Date: 3/14/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
B1	IWA, IN HALL	3/10/2000	900.00	16.0	100	20.38	0.003	0.009
B2	OWA, OUTSIDE BLDG.	3/10/2000	900.00	6.0	100	7.64	0.003	0.003
B3	BLANK	3/10/2000	0.00	<5.5	100	<7.0		
B4	BLANK	3/10/2000	0.00	<5.5	100	<7.0		

BLANK ID: B3, B4

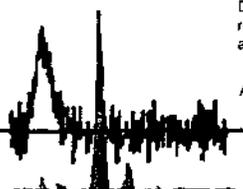
John Bolton

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Wednesday, March 15, 2000

Ref Number: LI001682  
Analysis Date: 3/14/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
P1	IWA, NORTH HALLWAY	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P2	IWA,	3/10/2000	1500.00	6.0	100	7.64	0.002	0.002
P3	IWA,	3/10/2000	1500.00	8.5	100	10.83	0.002	0.003
P4	IWA,	3/10/2000	1500.00	7.0	100	8.92	0.002	0.002
P5	IWA,	3/10/2000	1500.00	9.0	100	11.46	0.002	0.003
P6	OWA, DECON ENTRANCE	3/10/2000	1500.00	6.5	100	8.28	0.002	0.002

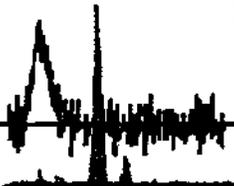
BLANK ID: P11, P12

John Bolton  
\_\_\_\_\_  
Analyst

*Richard M. St.*  
\_\_\_\_\_  
Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Wednesday, March 15, 2000

Ref Number: LI001682  
Analysis Date: 3/14/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
P7	OWA, ISOLATION BARRIER	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P8	OWA, ISOLATION BARRIER	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P9	OWA, OUTSIDE BLDG.	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P10	OWA, NEG AIR EXHAUST	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P11	BLANK	3/10/2000	0.00	<5.5	100	<7.0		
P12	BLANK	3/10/2000	0.00	<5.5	100	<7.0		

BLANK ID: P11, P12

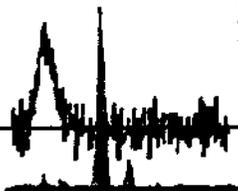
John Bolton

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



Attn.: RICH MANISCALCO

Jet Environmental Testing

830 Canal Road

Mount Sarai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001804

Analysis Date:

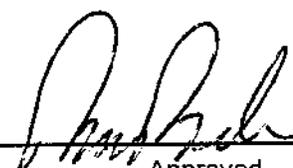
## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CT., BLDG. #44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-01	OWA, OUTSIDE DECON CLEAN ROOM AT DECON INSIDE BLDG.	3/15/2000	1560.00	Sample Was Overloaded				
D-02	OWA, AT CRITICAL ACROSS DECON, INSIDE BLDG.	3/15/2000	1560.00	Sample Was Overloaded				
D-03	OWA, AT CRITICAL BY DECON INSIDE BLDG	3/15/2000	1560.00	20.0	100	25.48	0.002	0.006
D-04	OWA, BY THE EXHAUST IN YARD, OUTSIDE BLDG.	3/15/2000	1560.00	8.0	100	10.19	0.002	0.003
D-05	OWA, AT CRITICAL WITHIN 10' OUTSIDE BLDG.	3/15/2000	1560.00	<5.5	100	<7.0	0.002	<LOD
FB-1	FIELD BLANK	3/15/2000	0.00	<5.5	100	<7.0		

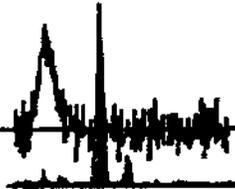
Brian Riedener

Analyst

  
Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

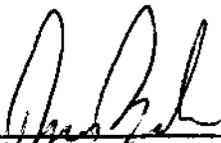
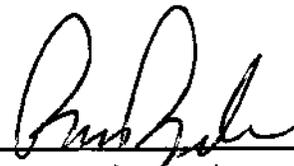
Saturday, March 18, 2000

Ref Number: LI001804  
Analysis Date:

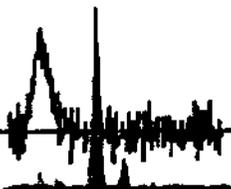
## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CT., BLDG. #44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
FB-2	FIELD BLANK	3/15/2000	0.00	<5.5	100	<7.0		

  
\_\_\_\_\_  
Analyst  
\_\_\_\_\_  
Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001846  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVEL CT. BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-01	BY THE DECON CLEAN ROOM	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-02	BY THE OUTSIDE MICROTRAP M	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-03	BY THE NORTHWEST CORNER W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-04	BY THE NORTHEAST CORNER W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-05	BY THE IN THE MIDDLE OUTSIDE W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-06	FIELD BLANK	3/16/2000	0.00	<5.5	100		0.000	

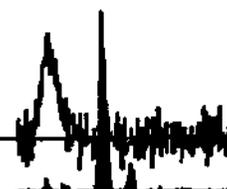
Brian Riedener

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001846  
Analysis Date:

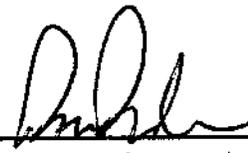
## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVEL CT. BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-07	FIELD BLANK	3/16/2000	0.00	<5.5	100	<7.0		



Analyst

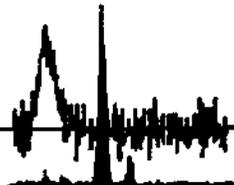


Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Friday, March 17, 2000

Ref Number: LI001847  
Analysis Date: 3/17/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVELOP CENTER BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
01	IWA, BLDG. 44, EAST SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
02	IWA, BLDG. 44, WEST SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
03	IWA, BLDG. 44, SOUTH SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
04	IWA, BLDG. 44, NORTH SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
05	IWA, BLDG. 44, BY THE ENTRANCE TO DECON	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
06	IWA, BLDG. 44, INSIDE THE DECON	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: 10, 11, 12

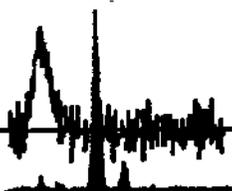
David Chen

Analyst

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Friday, March 17, 2000

Ref Number: LI001847  
Analysis Date: 3/17/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVELOP CENTER BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
07	OWA, BLDG. 44, BY THE AIR EXHAUST	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
08	OWA, BLDG. 44, BY ENTRANCE TO W.A.	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
09	OWA, BLDG. 44, BY THE CRITICAL BARRIER	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
10	OWA, BY THE ENTRANCE TO BLDG.	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
11	FIELD BLANK	3/16/2000	0.00	<5.5	100	<7.0		
12	FIELD BLANK	3/16/2000	0.00	<5.5	100	<7.0		

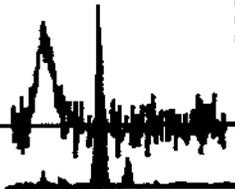
BLANK ID: 10, 11, 12

David Chen  
Analyst

Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**APPENDIX B**

**Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

**MUST BE CARRIED ON ASBESTOS PROJECTS**



CERTIFICATE NUMBER

AH 00-01560

EXPIRES

SOCIAL SECURITY NUMBER

062-86-9910

EYES

BLU

HAIR

BRO

WEIGHT

147 lbs.

HEIGHT

5 ft. 07 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

124334C



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

**ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES**

- C - SAMPLING TECHNICIAN (01/01)
- H - PROJECT MONITOR (01/01)

IGOR LYUSHNEVSKIY  
414 ELMWOOD AVE.  
APT. 5F  
BROOKLYN NY

11230

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE GRANTED OR REISSUED WITHOUT



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 496-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center

The Governor Nelson A. Rockefeller Empire State Plaza

P.O. Box 509

Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It* Fax Note	7671	Date	# of pages > /
To	David Chan	From	
Co./Dept	11469-EMSL	Co.	ELAP
Phone #		Phone #	
Fax #	(518) 997-7528	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
**Phone: 518-485-5570**      **www.wadsworth.org/labcert**      **Fax: 518-485-5568**



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11459

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 208 STONEHENGE LN  
CIRCLE PLAZA NY 11954

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

Version 1.0  
199503  
Date  
Printed 11/19/99

Page 1 of 1

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 16, 1998

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to Section 502 Public Health Law of New York State*

Lab ID No. 10000

Director: MR. BROWN RIEDECKER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 100 CORTLANDT AVENUE  
NEW YORK, NY 10011

LABORATORY APPROVED as an Environmental Laboratory for the category:  
**ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Chromatographic Methods	Asbestos
Asbestos in Filtered Air	Trace Metals Only	
Asbestos in Non-Filtered Air		
Asbestos in Soil		

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has no expiration date.

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "James L. Riedener", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

Certificate of Accreditation

EMSL ANALYTICAL, INC.  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with  
Criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements  
of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of  
calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

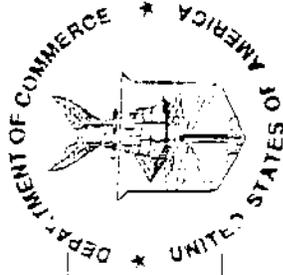
**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

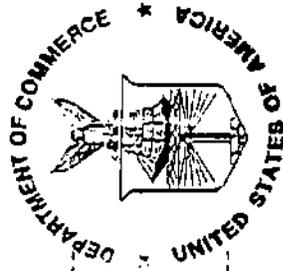


For the National Institute of Standards and Technology



United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766***

***EMail: Jet01@mindspring***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 23**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**RECEIVED**

**MAR 12 2001**

**TO: J. O'NEILL, ESQ.  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
ASBESTOS UNIT**

**SUBMITTED: May 15, 2000**

## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project at Building 22 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing floor mastic on May 9 through May 12, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing floor tile mastic in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Section 56.3 and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400 and New York State Industrial Code Rule 56. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469, the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

# EMSL Analytical, Inc.

208 Stonching Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Wednesday, May 17, 2000

Ref Number: LI003690  
 Analysis Date: 5/15/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
B1	IWA IN HALL BY KITCHEN	5/10/2000	1350.00	<5.5	100	<7.0	0.002	<LOD
B2	IWA IN LOBBY	5/10/2000	1350.00	<5.5	100	<7.0	0.002	<LOD

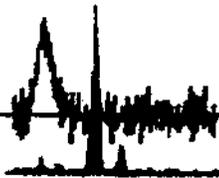
BLANK ID: P11, P12

David Chen  
 Analyst

Approved  
 Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2330, CT PH-0240)



**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, May 17, 2000

Ref Number: LJ003690  
Analysis Date: 5/15/2000**EMSL****PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
P1	IWA IN HALL BY KITCHEN	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P2	IWA IN HALL BY EAST EXIT	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P3	IWA WEST HALL	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P4	IWA NORTH HALL	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P5	IWA SOUTH HALL	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P6	OWA DECON ENTRANCE	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD

BLANK ID: P11, P12

David Chen  
Analyst

  
Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2336, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonhinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, May 17, 2000

Ref Number: LI003690  
Analysis Date: 5/15/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
P7	OWA LOBBY ISOLATION BARRIER	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P8	OWA OUTSIDE BLDG.	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P9	OWA NEAR BATHROOM	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P10	OWA	5/10/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
P11	BLANK	5/10/2000	0.00	<5.5	100	<7.0		
P12	BLANK	5/10/2000	0.00	<5.5	100	<7.0		

BLANK ID: P11, P12

David Chen  
AnalystApproved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2330, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Wednesday, May 17, 2000

Ref Number: LI003746  
Analysis Date: 5/15/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG 23 HALLWAYS

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
D1	OWA. DECON ENTRANCE	5/10/2000	1440.00	15.0	100	19.11	0.002	0.005
D2	ISOLATION BARRIER	5/10/2000	1440.00	<5.5	100	<7.0	0.002	<LOD
D3	OWA ISOLATION BARRIER	5/10/2000	1440.00	10.0	100	12.74	0.002	0.003
D4	OWA IN LOBBY	5/10/2000	1440.00	17.0	100	21.66	0.002	0.006
D5	OWA OUTSIDE BLDG	5/10/2000	1440.00	<5.5	100	<7.0	0.002	<LOD
D6	IWA IN HALL	5/10/2000	1440.00	12.0	100	15.29	0.002	0.004

BLANK ID: D7, D8

David Chen  
Analyst

  
Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2335, DT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11765

Wednesday, May 17, 2000

Ref Number: LI003746  
Analysis Date: 5/15/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC BLDG 23 HALLWAYS

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D7	BLANK	5/10/2000	0.00	<5.5	100	<7.0		
D8	BLANK	5/10/2000	0.00	<5.5	100	<7.0		

BLANK ID: D7, D8

David Chen

Analyst



Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-Q249)





Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, May 17, 2000

Ref Number: LI003803  
Analysis Date: 5/15/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>3</sup>	LOD fib/cc	Fibers/cc
D1	OWA - OUTSIDE BUILDING	5/11/2000	1560.00	7.0	100	8.92	0.002	0.002
D2	OWA - DECON ENTRANCE	5/11/2000	1560.00	<5.5	100	<7.0	0.002	<LOD
D3	OWA - ISOLATION BARRIER	5/11/2000	1560.00	9.5	100	12.1	0.002	0.003
D4	OWA - ISOLATION BARRIER	5/11/2000	1560.00	8.0	100	10.19	0.002	0.003
D5	MVA - INSIDE WORK AREA	5/11/2000	1560.00	11.0	100	14.01	0.002	0.004
D6	FIELD BLANK	5/11/2000	0.00	<5.5	100	<7.0		

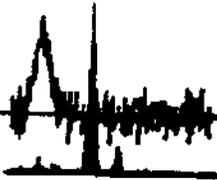
BLANK ID: D6, D7

David Chen  
Analyst

Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, GA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sana, NY 11766

Wednesday, May 17, 2000

Ref Number: LI003803  
Analysis Date: 5/15/2000**EMSL****PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/ mm <sup>2</sup>	LOD fib/cc	Fibers/cc
D7	FIELD BLANK	5/11/2000	0.00	<5.5	100	<7.0		

BLANK ID: D6, D7

David Chen

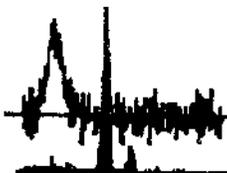
Analyst


Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2336, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stoneking Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, May 16, 2000

Ref Number: LI003802  
 Analysis Date: 5/15/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
F1	IWA - EAST HALL BY EXIT	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F2	IWA - EAST HALL BY KITCHEN	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F3	IWA - SOUTH HALL MIDDLE	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F4	IWA - WEST HALL BY EXIT	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F5	IWA - NORTH HALL MIDDLE	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F6	OWA - IN LOBBY	5/12/2000	1125.00	10.0	100	12.74	0.002	0.004

David Chen

Analyst

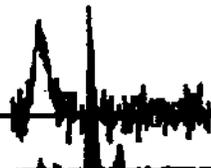


Approved  
 Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2338, CT PH-0243)

7



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sarai, NY 11766

Tuesday, May 16, 2000

Ref Number: LI003802  
 Analysis Date: 5/15/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG. 23

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
F7	OWA - IN KITCHEN	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F8	OWA - ENTRANCE TO BLDG.	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F9	OWA - BATHROOM ENTRANCE	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F10	OWA - 25' FROM DECON	5/12/2000	1125.00	<5.5	100	<7.0	0.002	<LOD
F11	FIELD BLANK	5/12/2000	0.00	<5.5	100	<7.0		
F12	FIELD BLANK	5/12/2000	0.00	<5.5	100	<7.0		

David Chen

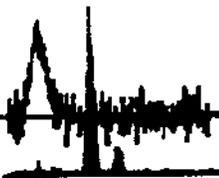
Analyst


Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2338, CT PH-Q249)



**APPENDIX B**

**Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE GRANTED OR REISSUED

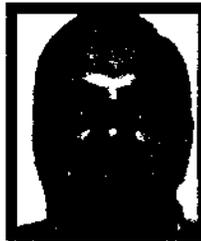


CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center      The Governor Nelson A. Rockefeller Empire State Plaza      P.O. Box 509      Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of pages ▶ /
To	<i>Dorinda Chan</i>	From	
Co./Dept	<i>11469-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>(516) 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
**Phone: 518-485-5570      www.wadsworth.org/labcert      Fax: 518-485-5568**



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 10489

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 200 STONEHENGE LN  
SUNNY PLAGE NY 11584

Is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSIS/AIR AND DISCHARGES

All approved subcategories and/or analytes are listed below.

Division of  
Environmental  
Health  
Systems

Unit 101

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 18, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No. 12345

Director: MR. BERRY RIEDNER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
Address: 300 SPENGLER LN  
ROSELAND NY 11423

LABORATORY APPROVED as an Environmental Laboratory for the category:

**ENVIRONMENTAL ANALYSES, SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Thermodynamic Testing	Water & Air
Asbestos in Drinking Water	Water Metals Only	
Asbestos in Air		
Asbestos in Soil		

Serial No. 135416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conserved and protected. Valid certificate number: 135416

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

*Effective through*

A handwritten signature in black ink, appearing to read "Jan L. Galt", is written over a horizontal line.

*For the National Institute of Standards and Technology*

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

**Certificate of Accreditation**



**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

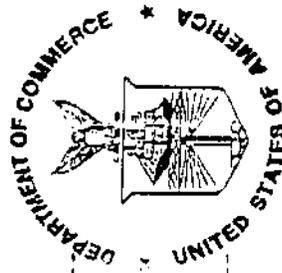
Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: Jet01@mindspring***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B. J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 15**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 22, 2000**

**RECEIVED**

**MAR 12 2001**

**ENVIRONMENTAL TESTING  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
609 WEST 125TH STREET  
NEW YORK, NY 10019**

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion

### **Appendix A**

Air Sample Data Sheets

### **Appendix B**

Jet Environmental Testing Certifications  
EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing (JET), Inc. provided asbestos project management services to S.B.J. Associates, LLC in support of an asbestos abatement project at Building 15 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The asbestos abatement contractor was J.D. Martin Renovation, Inc. The project was performed on the 1st floor of building 15 removing asbestos-containing floor tile mastic on May 122 through May 17, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by Jet's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing floor tile mastic in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56) Section 56.3, In Plant Operations and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

Jet performed background, during and post abatement air sampling for this project. Samples were collected for Phase Contrast Microscopy (PCM) analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by (PCM). Sample analysis for building 20 was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis for building 21 was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**Appendix A**  
**Air Sample Data Sheets**

**EMSL Analytical, Inc.**

208 Stonehinge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Tuesday, May 23, 2000

Ref Number: LI004149  
 Analysis Date: 5/23/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: BLDG. 15

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
B1	IWA MIDDLE OF EAST HALL	5/12/2000	1350.00	<5.5	100	<7.0	0.002	<LOD

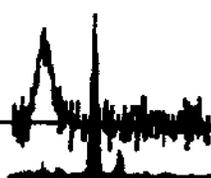
Keith McWilliams

Analyst

Approved  
 Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2330, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11756

Wednesday, May 17, 2000

Ref Number: L1003804  
 Analysis Date: 5/15/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

EL 00 4149

Project: BLDG. 16

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/mm <sup>3</sup>	LOD fib/cc	Notes
B1	IWA - MIDDLE OF EAST HALL	5/12/2000	1350.00	Sample Was Not Submitted				
B2	OWA- OUTSIDE FRONT DOOR	5/12/2000	1350.00	0.5	100	0.28	0.002	0.002
B3	BLANK	5/12/2000	0.00	<0.5	100	<7.0		
B4	BLANK	5/12/2000	0.00	<0.5	100	<7.0		

RECEIVED  
 MAY 22 AM 9:30  
 David Chen  
 Analyst

*[Signature]*  
 Approved Signatory

Caution: LOD = Limit of Detection. The method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 1146), CA ELAP 2308, CT PM-0249



**EMSL Analytical, Inc.**

208 Stonehinge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO

Jet Environmental Testing

830 Canal Road

Mount Sanai, NY 11766

Sunday, May 21, 2000

Ref Number: LI003963

Analysis Date: 5/21/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: L.I.O.C. BUILDING 15 SUFFOLK

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/ mm <sup>2</sup>	LOD fib/cc	Fibers/cc
D-01	DECON CLEAN ROOM	5/16/2000	720.00	<5.5	100	<7.0	0.004	<LOD
D-02	NEXT TO DECON	5/16/2000	720.00	<5.5	100	<7.0	0.004	<LOD
D-03	IN PHONE ROOM	5/16/2000	720.00	<5.5	100	<7.0	0.004	<LOD
D-04	OUTSIDE BUILDING LEFT WING	5/16/2000	720.00	<5.5	100	<7.0	0.004	<LOD
D-05	OUTSIDE BUILDING RIGHT WING	5/16/2000	720.00	<5.5	100	<7.0	0.004	<LOD
D-06	FIELD BLANK	5/16/2000	0.00	<5.5	100	<7.0		

BLANK ID: D-06

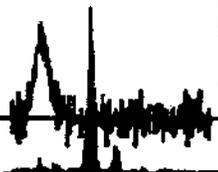
David Chen

Analyst


Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11486, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, May 23, 2000

Ref Number: LI003961  
Analysis Date: 5/23/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BUILDING 15

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-01	DECON CLEAN ROOM	5/17/2000	780.00	<5.5	100	<7.0	0.004	<LOD
D-02	NEXT TO DECON	5/17/2000	780.00	<5.5	100	<7.0	0.004	<LOD
D-03	IN PHONE ROOM	5/17/2000	780.00	<5.5	100	<7.0	0.004	<LOD
D-04	OUTSIDE OF BUILDING LEFT WING	5/17/2000	780.00	<5.5	100	<7.0	0.004	<LOD
D-05	OUTSIDE OF BUILDING RIGHT WING	5/17/2000	780.00	<5.5	100	<7.0	0.004	<LOD

Keith McWilliams

Analyst

Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11449, CA ELAP 2339, CT PH-0245)



**EMSL Analytical, Inc.**

The Empire State Building, 350 5th Ave., Suite 15  
New York, NY 10118

Phone: (212) 290-0051 Fax: (212) 290-0058



Attn.:

**JET Environmental Testing**  
830 Canal Road  
Mt. Sinai, NY 11766

Monday, May 22, 2000

Ref Number: NY004576  
Analysis Date: 5/22/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

**Project: LIDC OLD EAST RD METVILLE - BLDG 15**

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-02	BY DECON	5/18/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
D-03	BY NORTH WALL	5/18/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
D-04	BY SOUTH WALL	5/18/2000	1200.00	6.0	100	7.64	0.002	0.003
D-05	BY WEST WALL	5/18/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
D-06	BY POLE OF EAST SIDE	5/18/2000	1200.00	<5.5	100	<7.0	0.002	<LOD
D-07	FIELD BLANK	5/18/2000	0.00	<5.5	100	<7.0		

BLANK ID: F-11, D-07

Omar Sanchez

Analyst

*José Arriaga*

Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

3

Analysis performed by EMSL, Manhattan (E-4-AP #11506)



**EMSL Analytical, Inc.**

The Empire State Building, 350 5th Ave., Suite 13  
New York, NY 10118

Phone: (212) 290-0051 Fax: (212) 290-0058

**EMSL**

Attn.:

JET Environmental Testing  
830 Canal Road  
Mt. Sinai, NY 11766

Monday, May 22, 2000

Ref Number: NY004576

Analysis Date: 5/22/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

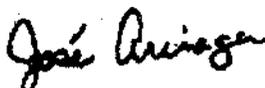
Project: LIDC OLD EAST RD METVILLE - BLDG 15

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
F-01	BY POLE IN CENTER WA	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-02	BY THE NORTH SIDE OF BLDG	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-03	BY THE SOUTH SIDE OF BLDG	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-04	BY THE WEST SIDE OF BLDG	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-05	BY THE EAST SIDE OF BLDG	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-06	BY THE DECON	5/18/2000	900.00	5.5	100	7.01	0.003	0.003

BLANK ID: F-11, D-07

Omar Sanchez

Analyst



Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Method (E-LAP #11506)

**EMSL Analytical, Inc.**

The Empire State Building, 350 5th Ave., Suite 15  
New York, NY 10118

Phone: (212) 290-0051 Fax: (212) 290-0058



Attn.:

**JET Environmental Testing**  
830 Canal Road  
Mt. Sinai, NY 11766

Monday, May 22, 2000

Ref Number: NY004576

Analysis Date: 5/22/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

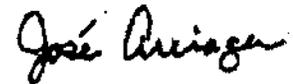
Project: LIDC OLD EAST RD METVILLE - BLDG 15

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
F-07	BY THE NORTH WALL	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-08	BY THE SOUTH WALL	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-09	BY THE WEST WALL	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-10	BY THE ENTRANCE OF BLDG	5/18/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-11	FIELD BLANK	5/18/2000	0.00	<5.5	100	<7.0		
D-01	BY POLE CENTER WA	5/18/2000	1200.00	<5.5	100	<7.0	0.002	<LOD

BLANK ID: F-11, D-07

Omar Sanchez

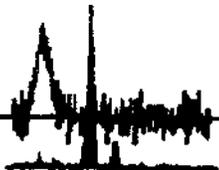
Analyst



Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Manhattan (E-LAP #11506)



**Appendix B**

**Jet Environmental Testing Certifications**

**EMSL Analytical, Inc. Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read 'Richard Cucolo'.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

MUST BE CARRIED ON PROTECTED RECEIPT



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6- 0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center The Governor Nelson A. Rockefeller Empire State Plaza P.O. Box 509 Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7871	Date	# of pages ▶ /
To	David Chen	From	
Co./Dept.	11469-EMSL	Co.	ELAP
Phone #		Phone #	
Fax #	(516) 997-7528	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
Phone: 518-485-5570 [www.wadsworth.org/labcert](http://www.wadsworth.org/labcert) Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER

Lab Name: ELECTRON MICROSCOPY SERVICES LABS

Address : 208 STONEHENGE LN  
CABLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

Wadsworth Center  
1625 Broadway  
Albany, NY 12242  
518-487-2300

Health Commissioner

Serial No: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 19, 1998

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 10408

Director: MR. ERIN REINER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
Address: 608 STONEMEN LN  
CARDEN PLACE NY 11611

is hereby APPROVED as an Environmental Laboratory for the category:

ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

- |                                  |                         |              |
|----------------------------------|-------------------------|--------------|
| Miscellaneous:                   | Characteristic Testing: | Metals I-III |
| Asbestos on Friable Material     | TCDF Metals Only        |              |
| Asbestos on Non-Friable Material |                         |              |

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

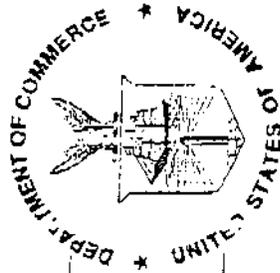
Effective through

A handwritten signature in black ink, appearing to read "James L. Goff".

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1-90  
ISO 9002:1987

**Certificate of Accreditation**

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

**Certificate of Accreditation**

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 13**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

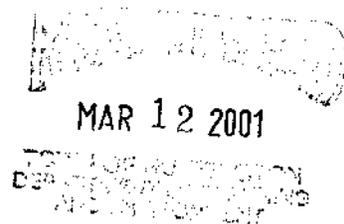
*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 25, 2000**



## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology

### **Appendix A**

Sample Analysis

### **Appendix B**

Jet Environmental Testing Certifications  
EMSL Analytical Certifications

### **Appendix C**

Definitions

## 1.0 Executive Summary

On May 22, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey of Building 13 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The building is one story cinder block construction with ceramic tile and concrete ceilings used for a kitchen. The buildings were inspected and sampled for asbestos containing materials. The asbestos survey has revealed that **no** asbestos containing materials (ACM) are present in the areas inspected. The type of materials sampled, locations and quantities are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Kitchen	Wall Plaster	<1000 SF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Building 13. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified **no** suspect asbestos containing materials on the site. The building is constructed of ceramic tile floors, cinder block walls and concrete ceilings.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

**EMSL Analytical, Inc.**208 Stonching Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11786

Tuesday, May 23, 2000

Ref Number: LI004159

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

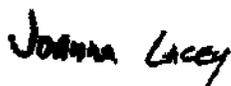
Performed by EPA 600/R-93/116 Method\*

Project: LIDC BLDG. 13 - MAIN FLOOR

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
2	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
3	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.



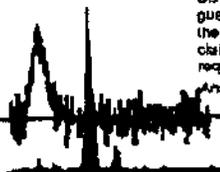
Joanna Lacey  
Analyst



Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11488, CA ELAP 2539, CT PH-0249)



**Appendix B**

**Jet Environmental Testing Certifications**

**EMSL Analytical Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 800 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read "Richard Cucolo".

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT TO BE CARRIED OR DISPLAYED PROMINENTLY



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 667, New York, NY 10014-0667

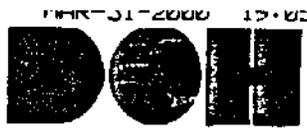
114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE:

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center    The Governor Nelson A. Rockefeller Empire State Plaza    P.O. Box 509    Albany, New York 12201-0509

Antonio C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of pages ▶ /
To	<i>Dorinda Whalen</i>	From	
Co./Dept	<i>11469-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>(516) 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
Phone: 518-485-5570    [www.wadsworth.org/labcert](http://www.wadsworth.org/labcert)    Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11489

Director: MR. BRIAN RIEDENER

Lab Name: ELECTRON MICROSCOPY SERVICES LABS

Address: 208 STONEMENSE LN  
CARLE PLACE NY 11554

is hereby APPROVED as an Environmental Laboratory for the category

ENVIRONMENTAL CHEMISTRY, AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below.

Issued At: Albany, NY  
Date: 08/19/99  
Signed: Commissioner

Valid At: NY

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.

Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 18, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No. 10000

Director: DR. BRIAN REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
Address: 200 SPANERIDGE LN  
GLEN PLAZA NY 10011

LABORATORY APPROVED as an Environmental Laboratory for the category:  
**ENVIRONMENTAL ANALYSES, SOLED AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Environmental Dept.:	Health C. Unit
Director of Health	1000 West 161st St	
Assistant Dir. of Health	1000 West 161st St	
Assistant Dir. of Health	1000 West 161st St	
Assistant Dir. of Health	1000 West 161st St	

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conserved, unaltered. Valid certificate has \_\_\_\_\_

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

**BULK ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 101048-10**

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "Jan L. G...", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1:90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

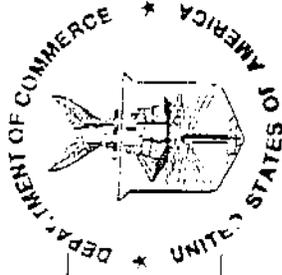
### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through



For the National Institute of Standards and Technology



United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Certificate of Accreditation

EMSL ANALYTICAL, INC.  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 1**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 23, 2000**



## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
<b>Appendix A</b>	
	Sample Analysis
<b>Appendix B</b>	
	Jet Environmental Testing's Certifications
	EMSL Analytical's Certifications
<b>Appendix C</b>	
	Definitions

## 1.0 Executive Summary

On March 10, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at Building 1 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The building contained three stories. The building was inspected and sampled for asbestos containing materials (ACM). The asbestos survey has revealed that asbestos containing materials (ACM) are present in the areas sampled. The locations, types and estimated quantities of ACM are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Tank Room	Pipe Joints	150 Joints
Pipe Chases	Pipe Insulation	80 LF
All Floors	9x9 Floor Tile	6,000 SF
Roof	Roof Membrane	4,000 SF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates LLC to perform an asbestos survey at Building 1 of the Long Island Developmental Center. The purpose of the survey was to identify the presence of asbestos containing materials in the building prior to building demolition. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified asbestos containing pipe joints on fiberglass pipe insulation in the tank room,, pipe insulation in the pipe chases, floor tiles on all floors and roof membrane.

### 3.1 INSPECTION RESULTS - Building 1

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
1	Tank Room	Pipe Joint Insulation	12% Chrysotile	150 Joints	-----
2	Tank Room	Pipe Joint Insulation	Not Analyzed	-----	-----
3	Tank Room	Pipe Joint Insulation	Not Analyzed	-----	-----
4	Basement Hall	9x9 Tan Floor Tile	9.4% Chrysotile	6,000 SF	Material is on all floors
5	Basement Hall	Floor Tile Mastic	None Detected	-----	Material is on all floors
6	Roof	Roof Membrane	1.6% Chrysotile	4,000 SF	-----
7	2nd Floor Rooms	1x1 Ceiling Tile	None Detected	-----	-----
8	2nd Floor Rooms	1x1 Ceiling Tile	None Detected	-----	-----
9	2nd Floor Rooms	1x1 Ceiling Tile	None Detected	-----	-----
10	Men & Women's Room	Ceiling Plaster	None Detected	-----	-----
11	Men & Women's Room	Ceiling Plaster	None Detected	-----	-----
12	Men & Women's Room	Ceiling Plaster	None Detected	-----	-----
13	1st & 2nd Floor	Sheetrock	None Detected	-----	-----
14	1st & 2nd Floor	Sheetrock	None Detected	-----	-----
15	1st & 2nd Floor	Sheetrock	None Detected	-----	-----
16	1st Floor	Wall Plaster	None Detected	-----	-----
17	1st Floor	Wall Plaster	None Detected	-----	-----
18	1st Floor	Wall Plaster	None Detected	-----	-----
1	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----
2	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----
3	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----
1A	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----
2A	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----
3A	2nd Floor	Wall & Ceiling Plaster	None Detected	-----	-----

#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, May 03, 2000

Ref Number LI003482

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

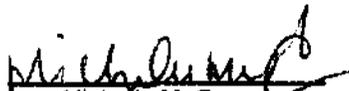
Performed by EPA 600/R-93/116 Method\*

Project: BLDG 1

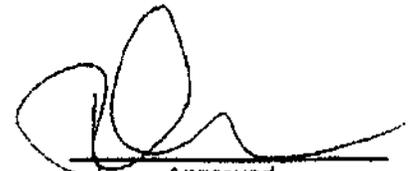
Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS		
				%	Type	%	Fibrous	% Non-Fibrous
1	TANK RM. PIPE JOINT	Grey Fibrous Homogeneous	Crushed	12.%	Chrysotile	30.0% 10.0%	Cellulose Fiber Glass	48.0% Matrix
2	TANK RM. PIPE JOINT			Not Analyzed				
3	TANK RM. PIPE JOINT			Not Analyzed				
7	2ND FLOOR RMS IVI CEILING TILE	Grey/White Fibrous Heterogeneous	Teased/Crushed	None Detected		40.0% 40.0%	Cellulose Fiber Glass	20.0% Matrix
8	2ND FLOOR RMS IVI CEILING TILE	Grey/White Fibrous Heterogeneous	Teased/Crushed	None Detected		40.0% 40.0%	Cellulose Fiber Glass	20.0% Matrix
9	2ND FLOOR RMS IVI CEILING TILE	Grey/White Fibrous Heterogeneous	Teased/Crushed	None Detected		40.0% 40.0%	Cellulose Fiber Glass	20.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "% of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.



Michelle McGowan  
Analyst



Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as 11% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11489, CA ELAP 2339, CT PH-0248)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Wednesday, May 03, 2000

Ref Number: LI003482

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

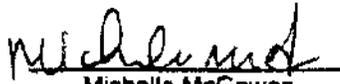
Performed by EPA 600/R-93/116 Method\*

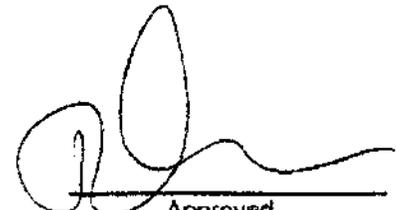
Project: BLDG 1

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
16	1ST FLOOR WALL PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
17	1ST FLOOR WALL PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
18	2ND FL WALL PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
19	2ND FL WALL PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
20	2ND FL WALL PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

  
Michelle McGowan  
Analyst

  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP for any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11489, CA ELAP 2339, CT PH-0248)

**EMSL Analytical, Inc.**

208 Stonehinge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Wednesday, May 03, 2000

Ref Number: LI003482

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

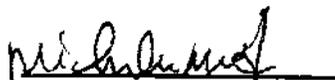
Performed by EPA 600/R-93/116 Method\*

Project: BLDG 1

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
10	MENS & WOMENS RM CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
11	MENS & WOMENS RM CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Matrix
12	MENS & WOMENS RM CEILING PLASTER	White Non-Fibrous Homogeneous	Crushed		None Detected		30.% Ca Carbonate 70.% Other
13	1ST & 2ND FLOOR SHEETROCK	Grey Fibrous Heterogeneous	Teased/Crushed		None Detected	10.% Cellulose	40.% Gypsum 50.% Matrix
14	1ST & 2ND FLOOR SHEETROCK	Grey Fibrous Heterogeneous	Teased/Crushed		None Detected	10.% Cellulose	40.% Gypsum 50.% Matrix
15	1ST & 2ND FLOOR SHEETROCK	Grey Fibrous Heterogeneous	Teased/Crushed		None Detected	10.% Cellulose	40.% Gypsum 50.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

  
 Michelle McGowan  
 Analyst

  
 Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0248)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Thursday, May 04, 2000

Ref Number: LI003315

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG#1 - 2ND FLOOR

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	WALL & CEILING / BROWN COAT	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
2	WALL & CEILING / BROWN COAT	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
3	WALL & CEILING / BROWN COAT	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
1A		Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose	25.0%	Quartz 75.0% Matrix
2A		White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose	30.0%	Quartz 70.0% Matrix
3A		White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose	30.0%	Quartz 70.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "W of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 158.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*  
 Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYS or any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NYS Air and Bulk #101045-10, NY ELAP 11469, CA ELAP 2309, CT PH-0349)



**EMSL Analytical, Inc.**

208 Stonehenge Lane  
 Carl Place, New York  
 Ph: (516) 997-7251 F: 997-7528

**EMSL**

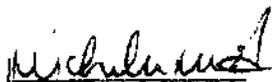
Jet Environmental Services Inc.  
 830 Canal Road  
 Mount Saui, NY 11766

May 4, 2000  
 Ref Number: LI00-3482  
 ELAP 11469  
 NVLAP 101048-10

Project: BUILDING 1

**PLM NOB Analysis Results (ELAP 198.1 Method)\***

SAMPLE ID	SAMPLE DESCRIPTION	COLOR	NON-FIBROUS MATRIX MATERIAL	NON-ASBESTOS FIBROUS MATERIAL	PERCENT ASBESTOS
4	FLOOR TILE	TAN	90.6%	None Detected	9.4% Chrysotile
5	FLOOR TILE MASTIC	BLACK	100%	None Detected	INCONCLUSIVE
6	MEMBRANE	BLACK	98.4%	None Detected	1.6% Chrysotile

  
 Analyst

  
 Approved Signatory

\*Polarized Light Microscopy (PLM) is not reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials (NOBs). Results <1% asbestos are inconclusive and quantitative Transmission Electron Microscopy (TEM) is currently the only method which can be used to determine if this material can be considered or treated as non-asbestos containing.



**Appendix B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

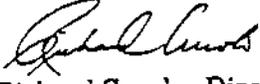
LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

  
Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY 11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

MUST BE WORN BY PERSONS WHOSE WORK



CERTIFICATE NUMBER AH 91-03B36	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center    The Governor Nelson A. Rockefeller Empire State Plaza    P.O. Box 509    Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of pages /
To	<i>David Chan</i>	From	
Co./Dept.	<i>11469-EMSL</i>	Co.	<i>ELAP</i>
Phone #		Phone #	
Fax #	<i>(516) 997-7528</i>	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
Phone: 518-485-5570    [www.wadsworth.org/labcert](http://www.wadsworth.org/labcert)    Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11988

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
ADDRESS: 208 STONEHENGE LN  
ORLEANS PLACE NY 11954

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL CHEMICALS, AIR AND DUSTS**

All approved subcategories and/or analytes are listed below.

Version 1.0  
1999  
2000  
2001  
2002

Page 1 of 1

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1998  
REVISED August 19, 1998

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 802 Public Health Law of New York State

Lab ID No. 10000

Director: DR. ERIN REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 300 JEFFERSON AV  
STATE HOUSE NY 12241

is hereby APPROVED as an Environmental Laboratory for the category:  
ENVIRONMENTAL SERVICES SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

- |                          |                     |            |
|--------------------------|---------------------|------------|
| Miscellaneous:           | Microscopic Testing | Water: All |
| Asbestos in Friction     | Lead Metals Only    |            |
| Asbestos in Non-Friction |                     |            |
| Asbestos in Soil         |                     |            |

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conserved and used. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "Jan L. G...", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

EMSL ANALYTICAL, INC.  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

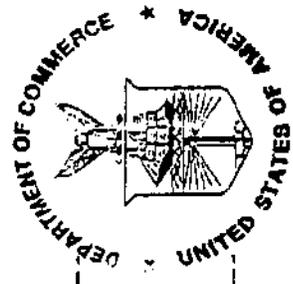
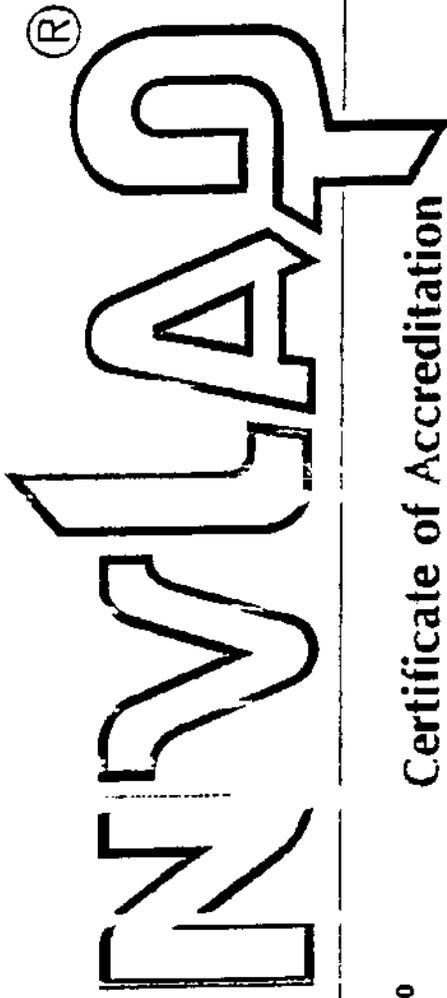
June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology



ISO/IEC GUIDE 2:1990  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### BULK ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 44**

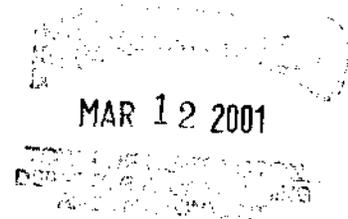
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: March 27,2000**



## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
I	Introduction
II	Project Monitoring
III	Air Monitoring
IV	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc. Certifications

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project at Building 44 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing ceiling plaster debris on March 10 through March 16, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing ceiling plaster debris in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, work area preparation, during and post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400 and New York State Industrial Code Rule 56. Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**  
**Air Sample Data Sheets**

# EMSL Analytical, Inc.

208 Stoneking Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251

Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanal, NY 11766

Wednesday, March 15, 2000

Ref Number: LI001681  
Analysis Date: 3/14/2000

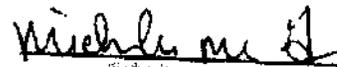
## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
B1	IWA, IN HALL	3/10/2000	900.00	15.0	100	20.38	0.003	0.009
B2	OWA, OUTSIDE BLDG	3/10/2000	900.00	6.0	100	7.64	0.003	0.003
B3	BLANK	3/10/2000	0.00	<5.5	100	<7.0		
B4	BLANK	3/10/2000	0.00	<5.5	100	<7.0		

BLANK ID: B3, B4

John Bolton  
Analyst

  
Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2330, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

EMSL

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Senai, NY 11768

Wednesday, March 15, 2000

Ref Number: L1001682  
Analysis Date: 3/14/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>3</sup>	LOD fib/cc	fibers/cc
P1	IWA, NORTH HALLWAY	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P2	IWA,	3/10/2000	1500.00	6.0	100	7.64	0.002	0.002
P3	IWA,	3/10/2000	1500.00	8.5	100	10.83	0.002	0.003
P4	IWA,	3/10/2000	1500.00	7.0	100	8.92	0.002	0.002
P5	IWA,	3/10/2000	1500.00	9.0	100	11.46	0.002	0.003
P6	OWA, DECON ENTRANCE	3/10/2000	1500.00	6.5	100	8.28	0.002	0.002

BLANK ID: P11, P12

John Bolton

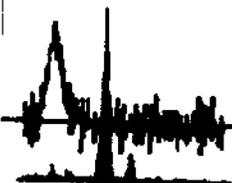
Analyst

*Richard M. J.*

Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependant on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2338, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonelinge Lane  
 Curle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Wednesday, March 15, 2000

Ref Number: LI001682  
 Analysis Date: 3/14/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LIDC- BLDG. 44- 1ST FLOOR

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>3</sup>	LOD fib/cc	fibers/cc
P7	OWA, ISOLATION BARRIER	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P8	OWA, ISOLATION BARRIER	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P9	OWA, OUTSIDE BLDG.	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P10	OWA, NEG AIR EXHAUST	3/10/2000	1500.00	<5.5	100	<7.0	0.002	<LOD
P11	BLANK	3/10/2000	0.00	<5.5	100	<7.0		
P12	BLANK	3/10/2000	0.00	<5.5	100	<7.0		

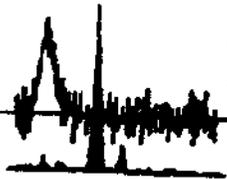
BLANK ID: P11, P12

John Bolton  
 Analyst

*[Signature]*  
 Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**

206 Stonetinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001804  
Analysis Date:

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LI DEVELOPMENT CT., BLDG. #44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-01	OWA, OUTSIDE DECON CLEAN ROOM AT DECON INSIDE BLDG.	3/15/2000	1560.00	Sample Was Overloaded				
D-02	OWA, AT CRITICAL ACROSS DECON, INSIDE BLDG.	3/15/2000	1560.00	Sample Was Overloaded				
D-03	OWA, AT CRITICAL BY DECON INSIDE BLDG	3/15/2000	1550.00	20.0	100	25.48	0.002	0.006
D-04	OWA, BY THE EXHAUST IN YARD, OUTSIDE BLDG.	3/15/2000	1560.00	8.0	100	10.19	0.002	0.003
D-05	OWA, AT CRITICAL WITHIN 10' OUTSIDE BLDG.	3/15/2000	1560.00	<5.5	100	<7.0	0.002	<LOD
FB-1	FIELD BLANK	3/15/2000	0.00	<5.5	100	<7.0		

Brian Riedener

Analyst

  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001804

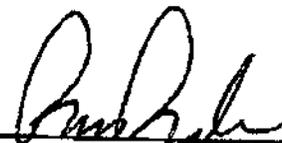
Analysis Date:

**EMSL****PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LI DEVELOPMENT CT., BLDG. #44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
FB-2	FIELD BLANK	3/15/2000	0.00	<5.5	100	<7.0		


  
Analyst


  
Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11468, CA ELAP 2330, CT PH-0248)



**EMSL Analytical, Inc.**

208 Stonehenge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn.: RICH MANISCALCO  
**Jet Environmental Testing**  
 830 Canal Road  
 Mount Sinai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001846

Analysis Date:

**EMSL**

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LONG ISLAND DEVEL CT, BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	Fibers/cc
D-01	BY THE DECON CLEAN ROOM	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-02	BY THE OUTSIDE MICROTRAP M	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-03	BY THE NORTHWEST CORNER W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-04	BY THE NORTHEAST CORNER W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-05	BY THE IN THE MIDDLE OUTSIDE W.A.	3/16/2000	1260.00	<5.5	100	<7.0	0.002	<LOD
D-06	FIELD BLANK	3/16/2000	0.00	<5.5	100		0.000	

Brian Riedener

Analyst

  
 Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stonzhilge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

Attn: RICH MANISCALCO

Jet Environmental Testing

830 Canal Road

Mount Sinai, NY 11766

Saturday, March 18, 2000

Ref Number: LI001846

Analysis Date:

**EMSL****PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LONG ISLAND DEVEL CT. BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-07	FIELD BLANK	3/16/2000	0.00	<6.5	100	<7.0		



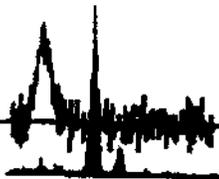
Analyst


Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11455, CA ELAP 2336, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Saturday, March 18, 2000.

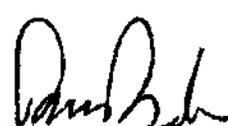
Ref Number: LI001845  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVEL CT. BLDG. 44

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>3</sup>	LOD fib/cc	fibers/cc
D-01	OWA, BY THE DECON CLEAN ROOM	3/16/2000	1170.00	Sample Was Overloaded				
D-02	OWA, BY THE OUTSIDE MICROTRAP MASH	3/16/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
D-03	OWA, BY THE NORTHWEST CORNER W.A.	3/16/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
D-04	OWA, BY THE NORTHEAST CORNER W.A.	3/16/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
D-05	OWA, IN THE MIDDLE OUT SIDE WORK	3/18/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
D-06	F.B.	3/18/2000	0.00	<5.5	100	<7.0		

Brian Riedener  
Analyst

  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>3</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11488, CA ELAP 2338, CT PH-0248)



# EMSL Analytical, Inc.

208 Stonetridge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Saturday, March 18, 2000

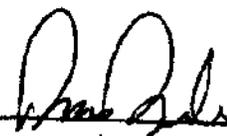
Ref Number: LI001845  
Analysis Date:

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LONG ISLAND DEVEL CT. BLDG. 44

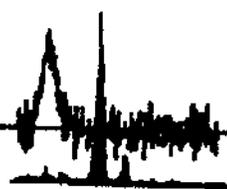
Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
D-07	F.B.	3/16/2000	0.00	<5.5	100	<7.0		

Brian Riedener  
Analyst

  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0245)



**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

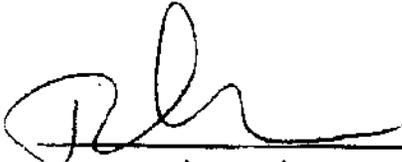
**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Friday, March 17, 2000

Ref Number: LI001847  
Analysis Date: 3/17/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94****Project: LONG ISLAND DEVELOP CENTER BLDG. 44**

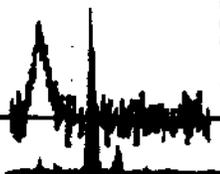
Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
01	IWA, BLDG. 44, EAST SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
02	IWA, BLDG. 44, WEST SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
03	IWA, BLDG. 44, SOUTH SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
04	IWA, BLDG. 44, NORTH SIDE OF ROOM	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
05	IWA, BLDG. 44, BY THE ENTRANCE TO DECON	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
06	IWA, BLDG. 44, INSIDE THE DECON	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: 10, 11, 12

David Chen  
Analyst

  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11499, CA ELAP 2336, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11755

Friday, March 17, 2000

Ref Number: LI001847  
Analysis Date: 3/17/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94****Project: LONG ISLAND DEVELOP CENTER BLDG. 44**

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/ mm <sup>2</sup>	LOD fib/cc	Fibers/cc
07	OWA, BLDG. 44, BY THE AIR EXHAUST	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
08	OWA, BLDG. 44, BY ENTRANCE TO W.A.	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
09	OWA, BLDG. 44, BY THE CRITICAL BARRIER	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
10	OWA, BY THE ENTRANCE TO BLDG.	3/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
11	FIELD BLANK	3/16/2000	0.00	<5.5	100	<7.0		
12	FIELD BLANK	3/16/2000	0.00	<5.5	100	<7.0		

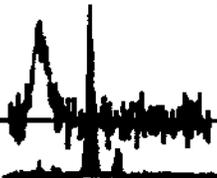
BLANK ID: 10, 11, 12

David Chen  
Analyst
  
Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2339, CT PH-0249)



**APPENDIX B**

**Jet Environmental Testing's Certifications  
EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

### ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

**MUST BE CARRIED ON ASBESTOS PROJECTS**



CERTIFICATE NUMBER	
AH 00-01560	
EXPIRES	
SOCIAL SECURITY NUMBER	
062-86-9910	
EYES	HAIR
BLU	BRD
WEIGHT	HEIGHT
147 lbs.	5 ft. 07 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 887, New York, NY 10014-0887

124334C



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

**ASBESTOS HANDLING CERTIFICATE**  
**AUTHORIZED CLASSES**

- C - SAMPLING TECHNICIAN (01/01)
- H - PROJECT MONITOR (01/01)

IGOR LYUSHNEVSKIY  
414 ELMWOOD AVE.  
APT. 5F  
BROOKLYN NY

11230

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)



EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: 5/24/01



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER

Lab Name: ELECTRON MICROSCOPY SERVICES LABS

Address: 208 STONEHENGE LN  
CIRCLE PLAZA NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

Managers Mr.  
Doctors  
Nurses  
Special Procedures

Metals (M)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1,  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11459

Director: MR. BRIAN REEDNER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 609 SPRINGFIELD AVENUE  
GARDEN PLAZA NY 11530

is hereby APPROVED as an Environmental Laboratory for the category:

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

- |                                  |                          |               |
|----------------------------------|--------------------------|---------------|
| Miscellaneous :                  | Characteristic Testing : | Metals I (M1) |
| Asbestos in Friable Material     | TCDF Metals Only         |               |
| Asbestos in Non-Friable Material |                          |               |

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

**BULK ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 101048-10**

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

**NVLAP Code**

18/A01

**Designation**

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

A handwritten signature in black ink, appearing to read "Jan L. G.", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through



for the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

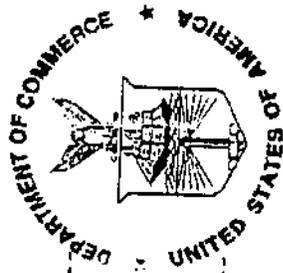


United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

**Certificate of Accreditation**



**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**

**EMail: [Jet01@mindspring](mailto:Jet01@mindspring)**

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 61**

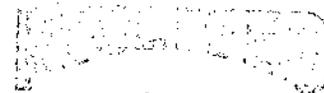
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: June 26, 2000**



**MAR 12 2001**

**LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	S & B Environmental, LLC

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project at Building 8 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing pipe joint insulation on May 8, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing pipe joint insulation in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed post abatement air sampling for this project. Samples were collected for PCM analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A and New York Codes Rules and Regulations Title 12 Part 56, (12NYCRR 56). Air samples were analyzed by Phase Contrast Microscopy (PCM). Sample analysis was performed by S & B Environmental, LLC. Environmental Laboratory Approval Program (ELAP) #11661. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

## **APPENDIX A**

### **Air Sample Data Sheets**



**APPENDIX B**

**Jet Environmental Testing's Certifications**

**S & B Environmental, LLC Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0900  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 889 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE DRINKED OR USED FOR RECEIPTS



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

114591C

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0324  
DATE OF ISSUE: 5/24/99  
EXPIRATION DATE: 4/30/00

Contractor: S & B Environmental LLC  
40 Valley Field Rd. S  
Address: Sandy Hook CT 06482

Duly Authorized Representative: Vernon C. Rohde II

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cuccolo, Director  
FOR THE COMMISSIONER OF LABOR

NEW YORK STATE DEPARTMENT OF HEALTH

ANTONIA C. NOVELLO, M.D., M.P.H. *Commissioner*



*Expires 12:01 AM April 1, 20*  
*ISSUED April 1, 1999*  
*REVISED August 9, 1999*

**INTERIM CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11661

Director: MR. VERNON ROHDE II  
Lab Name: S&B ENVIRONMENTAL LLC  
Address : 40 VALLEY FIELD ROAD SOUTH  
SANDY HOOK CT 06482

*is hereby APPROVED as an Environmental Laboratory for the category*

**ENVIRONMENTAL ANALYSES/AIR AND EMISSIONS**

*All approved subcategories and/or analytes are listed below:*

Miscellaneous Air :  
Fibers

Serial No.: 036297

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: Jet01@mindspring***

**ASBESTOS PROJECT MANAGEMENT REPORT**

*for*

**S.B.J. ASSOCIATES LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

*performed at*

**BUILDING 19**

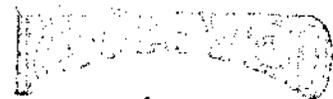
*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: June 26, 2000**



MAR 12 2001

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
BUREAU OF ASBESTOS ABATEMENT  
101 WEST STREET, 10TH FLOOR  
ALBANY, NY 12242-5500

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>
<b>I</b>	Introduction
<b>II</b>	Project Monitoring
<b>III</b>	Air Monitoring
<b>IV</b>	Conclusion
	<b>Appendix A</b>
	Air Sample Data Sheets
	<b>Appendix B</b>
	Jet Environmental Testing, Inc., Certifications
	EMSL Analytical, Inc., Certifications

## **I. Introduction**

Jet Environmental Testing, Inc. (JET) provided asbestos project management services to S.B.J. Associates.LLC, 377 Oak Street, Garden City, NY in support of an asbestos abatement project at Building 19 of the Long Island Development Center. The asbestos abatement contractor was J.D.Martin Renovation. The project was performed on first floor removing asbestos containing floor tile and pipe insulation on June 17 through June 23, 2000.

## **II. Project Monitoring**

JET provided personnel experienced in the on-site monitoring of asbestos projects and certified by the New York State Department of Labor to oversee the conduct of the project. These project monitors were supervised by JET's Project Management Staff.

J.D. Martin performed the removal of the asbestos-containing floor tile and pipe insulation in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York and the OSHA Standard 1926.1101 (Asbestos).

## **III. Air Monitoring**

JET performed background, during and post abatement air sampling for this project. Samples were collected for Phase Contrast Microscopy (PCM) analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400A. Air samples were analyzed by PCM analysis. Sample analysis was performed by EMSL Analytical, Inc. Environmental Laboratory Approval Program (ELAP) #11469 and the National Voluntary Laboratory Accreditation Program (NVLAP) #101048-10. Copies of the field data sheets and analytical results are found in Appendix B.

## **IV. Conclusion**

The asbestos project identified and discussed in this report satisfied applicable clearance criteria, and may be considered complete.

**APPENDIX A**

**Air Sample Data Sheets**

**EMSL Analytical, Inc.**

208 Stonehinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sarai, NY 11766

Monday, June 19, 2000

Ref Number: LI005067  
Analysis Date: 6/19/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LIDC BLDG #19 &amp; HOSPITAL / ALL FLOORS

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
B1	HOSPITAL 1ST FLOOR	6/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
B2	OUTSIDE BLDG	6/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
B3	BLDG 19 EAST HALL	6/16/2000	900.00	7.0	100	8.92	0.003	0.004
B4	OUTSIDE BLDG	6/16/2000	900.00	<5.5	100	<7.0	0.003	<LOD
B5	BLANK	6/16/2000	0.00	<5.5	100	<7.0		
B6	BLANK	6/16/2000	0.00	<5.5	100	<7.0		

BLANK ID: B5, B6

David Chen  
\_\_\_\_\_  
Analyst

  
\_\_\_\_\_  
Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11468, CA ELAP 2339, CT PH-0249)

**EMSL Analytical, Inc.**

208 Stonehenge Lane

Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
**Jet Environmental Testing**  
 830 Canal Road  
 Mount Sinai, NY 11766

Wednesday, June 21, 2000

Ref Number: LI005178

Analysis Date: 6/20/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: L.I. DEVELOPMENT CENTER BUILDING 19-0 1 FLOOR H

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
19D-01	OWA, OUTSIDE OF BUILDING	6/19/2000	1170.00	7.0	100	8.92	0.002	0.003
19D-02	OWA, DECON CLEAN ROOM	6/19/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
19D-03	OWA, NEXT TO WORK AREA	6/19/2000	1170.00	10.0	100	12.74	0.002	0.004
19D-04	OWA, NEXT TO DECON	6/19/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
19D-05	OWA, 50 FT FROM NEGATIVE AIR EXHAUST	6/19/2000	1170.00	<5.5	100	<7.0	0.002	<LOD
19D-06	IWA, INSIDE WORK AREA WEST BANK OF BUILDING	6/19/2000	1170.00	8.0	100	10.19	0.002	0.003

BLANK ID: 19D-07, 19D-08

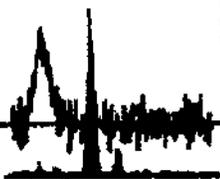
David Chen

Analyst

  
 Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 1146B, CA ELAP 2332, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
 Curie Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Wednesday, June 21, 2000  
 Ref Number: LI005178  
 Analysis Date: 6/20/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: L.I. DEVELOPMENT CENTER BUILDING 19-0 1 FLOOR H

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	Fibers/mm <sup>2</sup>	LOD fib/cc	Fibers/cc
19D-07	FIELD BLANK	6/19/2000	0.00	<5.5	100	<7.0		
19D-08	FIELD BLANK	6/19/2000	0.00	<5.5	100	<7.0		

BLANK ID: 19D-07, 19D-08

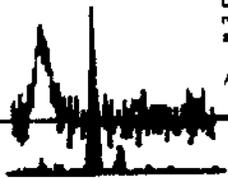
David Chen  
 Analyst



Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. The report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2936, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Thursday, June 22, 2000

Ref Number: LI005245  
Analysis Date: 6/21/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LI DEVELOPMENT CENTER

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
19D-01	OWA, NEXT TO BUILDING	6/21/2000	840.00	10.0	100	12.74	0.003	0.006
19D-02	OWA, IN THE HALL	6/21/2000	840.00	12.0	100	15.29	0.003	0.007
19D-03	OWA, NEXT TO DECON	6/21/2000	840.00	13.0	100	16.55	0.003	0.008
19D-04	OWA, NEXT TO WORK AREA	6/21/2000	840.00	12.0	100	15.29	0.003	0.007
19D-05	OWA, NEXT TO NEG EXHAUST	6/21/2000	840.00	7.0	100	8.92	0.003	0.004
19D-06	IWA, INSIDE WORK AREA NEXT TO BOILER	6/21/2000	840.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: 19D-07, 19D-08

Keith McWilliams

Analyst


Approved  
Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
 Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
**Jet Environmental Testing**  
 830 Canal Road  
 Mount Sanai, NY 11766

Thursday, June 22, 2000

Ref Number: LI005245  
 Analysis Date: 6/21/2000

## PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94

Project: LI DEVELOPMENT CENTER

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
19D-07	FIELD BLANK	6/21/2000	0.00	<5.5	100	<7.0		
19D-08	FIELD BLANK	6/21/2000	0.00	<5.5	100	<7.0		

BLANK ID: 19D-07, 19D-08

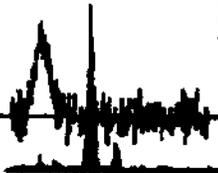
Keith McWilliams

Analyst

Approved Signatory

Disclaimers: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11489, CA ELAP 2339, CT PH-0240)



**EMSL Analytical, Inc.**

208 Stonehinge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Thursday, June 22, 2000

Ref Number: LI005236  
 Analysis Date: 6/21/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LI DEVELOPMENT CENTER BUILDING 19

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
19D-01	OUTSIDE BUILDING NEXT TO EXIT	6/20/2000	1290.00	<5.5	100	<7.0	0.002	<LOD
19D-02	NEGT AIR EXHAUST NEXT TO	6/20/2000	1290.00	7.0	100	8.92	0.002	0.003
19D-03	NEXT TO DECON	6/20/2000	1290.00	<5.5	100	<7.0	0.002	<LOD
19D-04	NEXT TO WORK AREA SOUTH SIDE	6/20/2000	1290.00	9.0	100	11.46	0.002	0.003
19D-05	NEXT TO W.A. BARRIER NORTH SIDE	6/20/2000	1290.00	<5.5	100	<7.0	0.002	<LOD
19D-06	INSIDE WORK AREA IN CORRIDOR	6/20/2000	1290.00	12.0	100	15.29	0.002	0.005

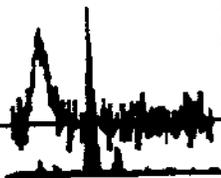
BLANK ID: 19D-07, 19D-08

David Chen  
 Analyst

  
 Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stonehinge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Thursday, June 22, 2000

Ref Number: LI005236  
 Analysis Date: 6/21/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

**Project: LI DEVELOPMENT CENTER BUILDING 19**

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
19D-07	FIELD BLANK	6/20/2000	0.00	<5.5	100	<7.0		
19D-08	FIELD BLANK	6/20/2000	0.00	<5.5	100	<7.0		

BLANK ID: 19D-07, 19D-08

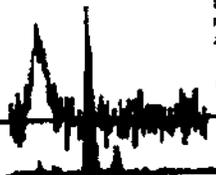
David Chen  
 Analyst

  
 Approved Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

2

Analysis performed by EMSL Long Island (NY ELAP 11459, CA ELAP 2309, CT PH-0249)



**EMSL Analytical, Inc.**

208 Stoneking Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11756

Thursday, June 22, 2000

Ref Number: LI005241  
 Analysis Date: 6/21/2000

**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
 NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94**

Project: LI DEVELOPMENT CENTER BUILDING 19

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/mm <sup>2</sup>	LOD fib/cc	fibers/cc
F-01	OWA, NEXT TO BUILDING	6/21/2000	840.00	<5.5	100	<7.0	0.003	<LOD
F-02	OWA, NEXT TO NEG AIR EXHAUST	6/21/2000	840.00	7.0	100	8.92	0.003	0.004
F-03	OWA, NEXT TO DECON	6/21/2000	870.00	<5.5	100	<7.0	0.003	<LOD
F-04	OWA, NEXT TO WORK AREA	6/21/2000	870.00	<5.5	100	<7.0	0.003	<LOD
F-05	OWA, NEXT TO WORK AREA EAST SIDE	6/21/2000	900.00	<5.5	100	<7.0	0.003	<LOD
F-06	IWA, NEXT TO DECON BEHIND BOILER	6/21/2000	870.00	<5.5	100	<7.0	0.003	<LOD

BLANK ID: F-11, F-12

David Chen  
 Analyst

Approved  
 Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11488, CA ELAP 2339, CT PH-0249)



**EMSL Analytical, Inc.**208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Thursday, June 22, 2000

Ref Number: LI005241  
Analysis Date: 6/21/2000**PHASE CONTRAST MICROSCOPY (PCM) FIBER COUNT BY  
NIOSH METHOD 7400, ISSUE 2, 4TH EDITION, 8/15/94****Project: LI DEVELOPMENT CENTER BUILDING 19**

Sample	Location	Sample Date	Volume (liters)	Fibers	Fields	fibers/ mm <sup>2</sup>	LOD fib/cc	fibers/cc
F-07	IWA, IN CORRIDOR EASTSIDE	6/21/2000	840.00	<5.5	100	<7.0	0.003	<LOD
F-08	IWA, IN CORRIDOR WESTSIDE	6/21/2000	840.00	9.0	100	11.46	0.003	0.005
F-09	IWA, IN ROOM 103	6/21/2000	840.00	13.0	100	16.56	0.003	0.008
F-10	IWA, IN ROOM 111	6/21/2000	870.00	6.0	100	7.64	0.003	0.003
F-11	FIELD BLANK	6/21/2000	0.00	<5.5	100	<7.0		
F-12	FIELD BLANK	6/21/2000	0.00	<5.5	100	<7.0		

BLANK ID: F-11, F-12

David Chen

Analyst

Approved  
Signatory

Disclaimer: LOD = Limit of Detection. This method assumes the limit of detection is 7 fibers/mm<sup>2</sup>. The laboratory is not responsible for data reported in fibers/cc, which is dependent on volume collected by non-laboratory personnel. This report relates only to the samples reported above. This report may not be reproduced, except in full, without written approval by EMSL.

Analysis performed by EMSL Long Island (NY ELAP 11459, CA ELAP 2338, CT PH-0249)

**APPENDIX B**

**Jet Environmental Testing Certifications**

**EMSL Analytical Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 830 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR

MUST BE CARRIED ON ASBESTOS PROJECTS



CERTIFICATE NUMBER AH 99-08085	
EXPIRES	
SOCIAL SECURITY NUMBER 060-82-6694	
EYES BLU	HAIR BRO
WEIGHT 150 lbs.	HEIGHT 5 ft. 10 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

046233C



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

- C - SAMPLING TECHNICIAN (07/00)
- H - PROJECT MONITOR (07/00)

VLADIMIR PANKOV  
62-65 42F  
SAUNDERS REGD PARK NY 11374

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

THIS IS A SUMMARY OF THE INFORMATION PROVIDED



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]



# STATE OF NEW YORK

## DEPARTMENT OF HEALTH

Wadsworth Center

The Governor Nelson A. Rockefeller Empire State Plaza

P.O. Box 509

Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7871	Date	# of pages 1
To	Dorinda Chan	From	
Co./Dept	11469-EMSL	Co.	ELAP
Phone #		Phone #	
Fax #	518 997-7538	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**

Phone: 518-485-5570

[www.wadsworth.org/labcert](http://www.wadsworth.org/labcert)

Fax: 518-485-5568



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11435

Director: MR. BRIAN RIEDEBER  
Lab Name: ELECTRON MICROSCOPY SERVICES LAB  
ADDRESS: 300 STONEMAN LN  
CARLE PLACE NY 11514

IS HEREBY APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved substances and/or analytes are listed below.

Approved Substances  
Emissions  
Air  
Environmental

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1999  
REVISED August 19, 1999

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

LAB ID NO. 105416

Director: DR. BRIM REEDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 600 STONEMASS BLVD  
WADSWORTH CENTER

Laboratory APPROVED as an Environmental Laboratory for the category:

**ENVIRONMENTAL ANALYSES, SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

Miscellaneous	Environmental Category	Units / Vol
Asbestos	Asbestos	mg/m <sup>3</sup>
Lead	Lead	µg/m <sup>3</sup>
Mercury	Mercury	µg/m <sup>3</sup>
...	...	...

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be transferred to the recipient. Valid certificate has no expiration date.

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18/A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

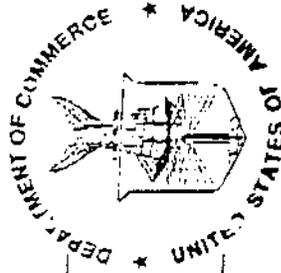
Effective through

A handwritten signature in black ink, appearing to read "James L. Galt", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1:90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with  
Criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements  
of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of  
calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

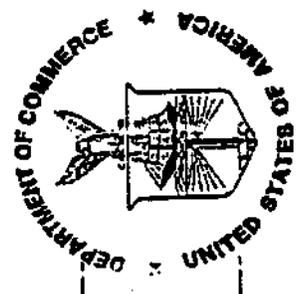
Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



## Certificate of Accreditation

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology  
NVLAP Lab Code: 101048-10

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(631) 331-3811**

**EMail: [Jet01@mindspring](mailto:Jet01@mindspring)**

# **ASBESTOS INSPECTION**

*performed at*

**BUILDING 24**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
OLD EAST NECK ROAD  
MELVILLE, NEW YORK**

*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811**

**SUBMITTED: May 25, 2000**



MAR 12 2001

DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
STATE OF NEW YORK

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Title</u></b>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology
	<b>Appendix A</b>
	Sample Analysis
	<b>Appendix B</b>
	Jet Environmental Testing Certifications
	EMSL Analytical Certifications
	<b>Appendix C</b>
	Definitions

## 1.0 Executive Summary

On May 22, 2000 Jet Environmental Testing (JET), Inc. conducted an asbestos survey of Building 24 of the Long Island Developmental Center, Old East Neck Road, Melville, New York. The building is one story cinder block construction with ceramic tile and concrete ceilings used for a kitchen. The buildings were inspected and sampled for asbestos containing materials. The asbestos survey has revealed that **no** asbestos containing materials (ACM) are present in the areas inspected. The type of materials sampled, locations and quantities are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Kitchen	Wall Plaster	<1000 SF

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Building 24. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified **no** suspect asbestos containing materials on the site. The building is constructed of ceramic tile floors, cinder block walls and concrete ceilings.



#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM).

**Appendix A**  
**Sample Analysis**

**EMSL Analytical, Inc.**

208 Stonching Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, May 23, 2000

Ref Number: LI004158

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**

Performed by EPA 600/R-93/116 Method\*

Project: LIDC BLDG. 24 - MAIN FLOOR

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
1	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		20.% Quartz 80.% Matrix
2	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		20.% Quartz 80.% Matrix
3	KITCHEN WALL	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		20.% Quartz 80.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 196.1 Method.

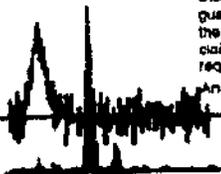
*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101046-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)



**Appendix B**  
**Jet Environmental Testing Certifications**  
**EMSL Analytical Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.

Address: 800 Canal Road  
Mt. Sinai, NY 11766

Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES

C (06/01), D (06/01), E (06/01)  
G (06/01), H (06/01), I (06/01)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

NOT BE CARRIED OR USED TO PROTECT



CERTIFICATE NUMBER AH 91-03836	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRD
WEIGHT 175 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

1145910

CITY OF  
NEW YORK



INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 49 6- 0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: [REDACTED]

ASBESTOS CERTIFICATE



# STATE OF NEW YORK DEPARTMENT OF HEALTH

Wadsworth Center

The Governor Nelson A. Rockefeller Empire State Plaza

P.O. Box 509

Albany, New York 12201-0509

Antonia C. Novello, M.D., M.P.H.  
Commissioner

Dennis P. Whalen  
Executive Deputy Commissioner

MARCH 10, 2000

Post-It® Fax Note	7671	Date	# of pages ▶ /
To	David Chen	From	
Co./Dept	11469-EMSL	Co.	ELAP
Phone #		Phone #	
Fax #	(516) 997-7528	Fax #	

Dear Laboratory Director:

Please note that although your ELAP Certificate of Approval expires on 12:01 AM April 1, 2000, it is still valid until June 30, 2000, as per ELAP Certification Manual, No. 140, Page 13 of 42, dated 12/6/95, Part 55-2.4e NYCRR. "...during any extension or grace period permitted by this Subpart, a laboratory approval shall remain in force beyond the expiration date of the certificate of approval, unless such approval is specifically terminated or suspended in writing."

Further verification of your laboratory's approved ELAP status is available by calling the Program Office at (518) 485-5570.

Sincerely,

Linda L. Madlin  
Administrative Assistant  
Environmental Laboratory  
Approval Program

LLM:da

**NYS DOH - WADSWORTH CENTER - ELAP - PO BOX 509 - ALBANY NY 12201-0509**  
**Phone: 518-485-5570**      **www.wadsworth.org/labcert**      **Fax: 518-485-5568**



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11459

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 308 STONEHENGE LN  
CARLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
**ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS**

All approved subcategories and/or analytes are listed below.

Division of  
Environmental  
Health  
Services

Page 1 of 1

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.



Expires 12:01 AM April 1, 1999  
ISSUED April 1, 1998  
REVISED August 19, 1998

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 702 Public Health Law of New York State

Lab ID No. 10000

Director: DR. ERIN REIDER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 200 CORTLANDT ST.  
NEW YORK, NY 10014

LABORATORY APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSIS, TOXIC AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:	Chemical Testing	Water
Asbestos in Soils	and Metals	
Asbestos in Air		
Asbestos in Non-Asbestos		

Serial No. 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate number 105416

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



Page: 1 of 1

BULK ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101048-10

EMSL ANALYTICAL, INC.

208 Stone Henge Road

Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

*NVLAP Code*

18:A01

*Designation*

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

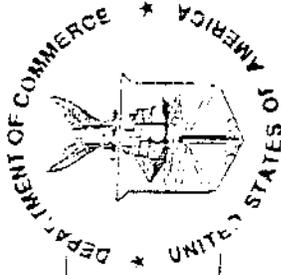
Effective through

A handwritten signature in black ink, appearing to read "Joe L. Galt", is written over a horizontal line.

For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

**NVLAP**<sup>®</sup>



ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### AIRBORNE ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>



ISO/IEC GUIDE 2 : 1990  
ISO 9002:1987

## Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**BULK ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

***Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(631) 331-3811***

***EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)***

# **ASBESTOS INSPECTION**

*performed at*

**BUILDINGS 43, 45, 46, 47, 49  
50, 53, 54, 55, 56**

*of the*

**LONG ISLAND DEVELOPMENTAL CENTER  
MELVILLE, NEW YORK**

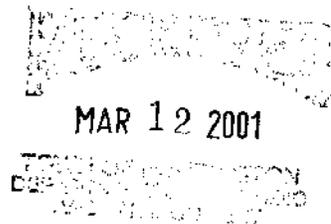
*performed for*

**S.B.J. ASSOCIATES, LLC  
377 OAK STREET  
GARDEN CITY, NY 11530**

**PREPARED BY:**

**Jet Environmental Testing, Inc.  
830 Canal Road  
Mt. Sinai, NY 11766  
(516) 331-3811**

**SUBMITTED: February 28, 2000**



## TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>
1.0	Executive Summary
2.0	Background and Objectives
3.0	Inspection
3.1	Inspection Results
4.0	Sample Methodology

### **Appendix A**

Sample Analysis

### **Appendix B**

Jet Environmental Testing Certifications  
EMSL Analytical Certifications

### **Appendix C**

Definitions

## 1.0 Executive Summary

On February 10, 1999 Jet Environmental Testing (JET), Inc. conducted an asbestos survey at Buildings 43, 45, 46, 47, 49, 50, 53, 54, 55, and 56 of the Long Island Developmental Center, Melville, New York. The buildings were one story cinder block construction slab on grade. The buildings were inspected and sampled for asbestos containing materials. The asbestos survey has revealed that asbestos containing materials (ACM) are **not** present in the areas sampled. The of materials sampled and locations are listed below:

<u>Location</u>	<u>Material</u>	<u>Quantity</u>
Lobby and Small Rooms	Ceiling Plaster (White & Brown Coat)	<5000 sq ft

## 2.0 Background and Objectives

Jet Environmental Testing was retained by S.B.J. Associates to perform an asbestos survey at Buildings 43, 45, 46, 47, 49, 50, 53, 54, 55 and 56. The purpose of the survey was to identify the presence of asbestos containing materials in the building. The survey was designed to meet all requirements specified in Subpart 1.9, paragraph (b), Building Survey Requirements, of Part 56 of Title 12 of the State of New York Official Compilation of Codes, Rules and Regulations (12NYCRR 56).

## 3.0 INSPECTION

The building was inspected by Richard Maniscalco, a NYS certified Asbestos Inspector (Certificate #AH91-03836). Certifications are provided in Appendix B.

JET has identified no asbestos containing material in these buildings.



### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
53-42	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
53-42A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
53-43	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
53-43A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
53-44	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
53-44A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
53-45	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
53-45A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
54-46	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
54-46A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
54-47	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
54-47A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
54-48	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
54-48A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
54-49	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
54-49A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
54-50	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
54-50A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
55-51	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
55-51A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
55-52	Lobby Ceiling West	Ceiling Plaster White Coat	ND	-----	-----
55-52A	Lobby Ceiling West	Ceiling Plaster Brown Coat	ND	-----	-----
55-53	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
55-53A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----

### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
47-30	East Room Ceiling	Ceiling Plaster White Coat	ND	-----	-----
47-30A	East Room Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
49-31	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
49-31A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
49-32	Lobby Ceiling West	Ceiling Plaster White Coat	ND	-----	-----
49-32A	Lobby Ceiling West	Ceiling Plaster Brown Coat	ND	-----	-----
49-33	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
49-33A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
49-34	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
49-34A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
49-35	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
49-35A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-36	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-36A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-37	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-37A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-38	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-38A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-39	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-39A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-40	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-40A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
50-41	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
50-41A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----

### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
45-9	West Rm Ceiling	Ceiling Plaster White Coat	<1% Chrvsotile	-----	-----
45-9A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
45-10	Lobby Ceiling	Ceiling Plaster White Coat	<1% Chrvsotile	-----	-----
45-10A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
46-11	Lobby Ceiling South	Ceiling Plaster White Coat	<1% Chrvsotile	-----	-----
46-11A	Lobby Ceiling South	Ceiling Plaster Brown Coat	ND	-----	-----
46-12	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
46-12A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
47-13	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
47-13A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
47-14	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
47-14A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
47-15	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
47-15A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
45-25	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
45-25A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
45-26	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
45-26A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
46-27	Lobby Ceiling West	Ceiling Plaster White Coat	ND	-----	-----
46-27A	Lobby Ceiling West	Ceiling Plaster Brown Coat	ND	-----	-----
46-28	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
46-28A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
47-29	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
47-29A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----

### 3.1 INSPECTION RESULTS

Sample Number	Location	Material	Results	Affected ACM Total Quantity	Notes
43-1	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
43-1A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
43-2	Small Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
43-2A	Small Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
43-3	East Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
43-3A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
43-21	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
43-21A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
43-22	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
43-22A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
44-4	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
44-4A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
44-5	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
44-5A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
44-6	Small Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
44-6A	Small Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
44-23	West Rm Ceiling	Ceiling Plaster White Coat	ND	-----	-----
44-23A	West Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
44-24	Lobby Ceiling West	Ceiling Plaster White Coat	ND	-----	-----
44-24A	Lobby Ceiling West	Ceiling Plaster Brown Coat	ND	-----	-----
45-7	Lobby Ceiling	Ceiling Plaster White Coat	ND	-----	-----
45-7A	Lobby Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----
45-8	East Rm Ceiling	Ceiling Plaster White Coat	<1% Chrysotile	-----	-----
45-8A	East Rm Ceiling	Ceiling Plaster Brown Coat	ND	-----	-----

#### **4.0 SAMPLING METHODOLOGY**

Samples of suspect asbestos materials were collected in accordance with United States Environmental Protection Agency guidelines as outlined below:

Samples were collected in unoccupied areas.

A half-face respirator was worn during bulk sample collection.

Surfaces of the material to be sampled were wetted with water mist prior to collection.

Samples were collected with a cork borer, knife, or other approved sampling tool.

Sampling tools were decontaminated between each sample.

Individual sealable containers were used to contain each of the collected samples. Samples were double-bagged for transportation to the laboratory.

Sample containers were labeled with a date and unique sample ID number using a permanent marker.

Sampling locations were repaired with duct tape and marked with the date of sampling and the sample ID number.

All sampling locations were identified and mapped on the floor plan.

These sampling procedures were implemented in an effort to minimize the release of asbestos fibers during sampling and to provide control of samples through analysis and reporting.

At the completion of sampling activities, bulk samples were transported and relinquished to EMSL Analytical, Inc. for analysis. EMSL is a New York State accredited environmental testing laboratory which participates in both the New York State Department of Health Environmental Laboratory Accreditation Program (ELAP #11469), the National Voluntary Laboratory Accreditation Program (NVLAP #101048-9) and the American Industrial Hygiene Association (AIHA) proficiency testing program. All asbestos bulk samples were analyzed via Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM). As per the Environmental Laboratory Approval Program (ELAP) 198.1.6.3.3.1. samples determined to be negative by Polarized Light Microscopy (PLM) analysis must be analyzed by Transmission Electron Microscopy (TEM) in order to report true negative results of Non-Friable Organically Bound (NOB) samples.

**Appendix A**  
**Sample Analysis**

# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

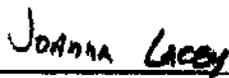
## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
43-1	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	
43-1A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	
43-2	SMALL ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	
43-2A	SMALL ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	
43-3	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	
43-3A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.% Matrix	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "% of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

  
Joanna Lacey  
Analyst

  
Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP for any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11462, CA ELAP 2339, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanaj, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
44-4	LOBBY CEILING	White Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
44-4A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
44-5	WEST ROOM CEILING	White Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
44-5A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
44-6	SMALL ROOM CEILING	White Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
44-6A	SMALL ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 128.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. This above test/report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0349)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
45-7	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
45-7A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
45-8	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	< 1% Chrysotile			100.% Matrix
45-8A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
45-9	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	< 1% Chrysotile			100.% Matrix
45-9A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount SanaI, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
46-10	LOBBY CEILING	White Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
46-10A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
46-11	LOBBY CEILING SOUTH	White Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
46-11A	LOBBY CEILING SOUTH	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
46-12	EAST ROOM CEILING	White Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
46-12A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method

*Joanna Lacey*

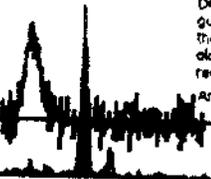
Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP AF and Buk #101046-10, NY ELAP 11468, CA ELAP 2329, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Senai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
47-13	BY DOOR - EAST ROOM	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
47-13A	BY DOOR - EAST ROOM	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
47-14	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
47-14A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
47-15	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
47-15A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*  
 Approved  
 Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relies only on the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11469, CA ELAP 2226, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Curle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
43-21	LOBBY WEST CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
43-21A	LOBBY WEST CEILING	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose		100.% Matrix
43-22	WEST ROOM CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
43-22A	WEST ROOM CEILING BY DOOR	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose		100.% Matrix
44-23	WEST ROOM CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	< 1% Chrysotile			100.% Matrix
44-23A	WEST ROOM CEILING BY DOOR	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected	5.% Cellulose		95.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "N of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*  
 Approved Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Ak and Bk #101048-10, NY ELAP 11469 CA ELAP 2309, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Curle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
44-24	LOBBY CEILING WEST	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
44-24A	LOBBY CEILING WEST	Brown Fibrous Homogeneous	Crushed/Dissolved		None Detected	Trace Cellulose	100.% Matrix
45-25	LOBBY CEILING BY EXIT	White Non-Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
45-25A	LOBBY CEILING BY EXIT	Brown Fibrous Homogeneous	Crushed/Dissolved		None Detected	Trace Cellulose	100.% Matrix
45-26	LOBBY CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	< 1%	Chrysotile		100.% Matrix
45-26A	LOBBY CEILING BY DOOR	Brown Fibrous Homogeneous	Crushed/Dissolved		None Detected	< 1% Cellulose	100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "% of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*JOANNA LACEY*

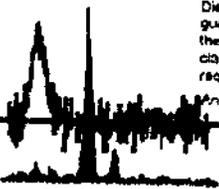
Joanna Lacey  
 Analyst

*[Signature]*

Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with other SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11465, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				% Type	%	Fibrous	% Non-Fibrous
46-27	LOBBY CEILING CENTER	White Fibrous Homogeneous	Crushed/Dissolved	< 1% Chrysotile			100.0% Matrix
46-27A	LOBBY CEILING CENTER	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.0% Matrix
46-28	EAST ROOM CEILING BY DOOR	White Fibrous Homogeneous	Crushed/Dissolved	< 1% Chrysotile			100.0% Matrix
46-28A	EAST ROOM CEILING BY DOOR	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.0% Matrix
47-29	LOBBY CEILING CENTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.0% Matrix
47-29A	LOBBY CEILING CENTER	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.0% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*  
 Joanna Lacey  
 Analyst

*[Signature]*  
 Approved Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM result cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP AP and BUK #101048-10, NY ELAP 11489, CA ELAP 2229, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528

**EMSL**

Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
47-30	EAST ROOM CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
47-30A	EAST ROOM CEILING BY DOOR	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
49-31	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
49-31A	LOBBY CEILING	Brown Fibrous Homogeneous	Crushed/Dissolved	None Detected	1.% Cellulose		99.% Matrix
49-32	LOBBY CEILING WEST	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
49-32A	LOBBY CEILING WEST	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items listed. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

\* Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11449, CA ELAP 2339, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00989

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 43,44,45,46,47,49

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
49-33	WEST CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	
49-33A	WEST CEILING BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	
49-34	WEST ROOM CEILING BY WINDOW	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	
49-34A	WEST ROOM CEILING BY WINDOW	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	
49-35	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	
49-35A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0% Matrix	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

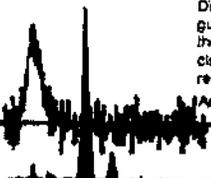
*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TSM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-1Q, NY ELAP 11489, CA ELAP 2339, CT PH-0249)



# EMSL Analytical, Inc.

208 Stonehinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: L100988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
50-36	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100. % Matrix	
50-36A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose	100. % Matrix	
50-37	LOBBY CEILING CENTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100. % Matrix	
50-37A	LOBBY CEILING CENTER	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100. % Matrix	
50-38	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100. % Matrix	
50-38A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100. % Matrix	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Az and Buk #101048-10, NY ELAP 11469, CA ELAP 2339, CT PH-0248)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
50-39	EAST ROOM BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
50-39A	EAST ROOM BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
50-40	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
50-40A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
53-41	LOBBY CEILING WEST	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
53-41A	LOBBY CEILING WEST	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*

Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NYLAP Air and Bulk #101045-10, NY ELAP 11469, CA ELAP 2339, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sanai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
53-42	LOBBY CEILING CENTER	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
53-42A	LOBBY CEILING CENTER	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
53-43	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
53-43A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
53-44	EAST ROOM BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix
53-44A	EAST ROOM BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected		100.0%	Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NPLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NPLAP Av and Bunk #101048-10, NY ELAP 11468, CA ELAP 2339, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
 Curie Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
53-45	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
53-45A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
54-46	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
54-46A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected	Trace Cellulose		100.% Matrix
54-47	LOBBY CEILING WEST	White Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix
54-47A	LOBBY CEILING WEST	Brown Non-Fibrous Homogeneous	Crushed/Dissolved	None Detected			100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*  
 Joanna Lacey  
 Analyst

*[Signature]*  
 Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #1D1048-10, NY ELAP 11468, CA ELAP 2338, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
 Carle Place, NY 11514  
 Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
54-48	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
54-48A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
54-49	EAST ROOM BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
54-49A	EAST ROOM BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
54-50	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
54-50A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
 \* NY samples analyzed by ELAP 108.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*

Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. This negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NULAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

\*Analysis performed by EMSL Long Island (NULAP Air and Bulk #101048-10, NY ELAP 11489, CA ELAP 2338, CT PH-0248)



Attn: RICH MANISCALCO  
 Jet Environmental Testing  
 830 Canal Road  
 Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

**POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT**  
 Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
55-51	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-51A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-52	LOBBY CEILING WEST	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-52A	LOBBY CEILING WEST	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-53	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-53A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
 Analyst

*[Signature]*

Approved  
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11465, CA ELAP 2329, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonelinge Lane  
Carle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
55-54	EAST ROOM BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-54A	EAST ROOM BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-55	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
55-55A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-56	LOBBY CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-56A	LOBBY CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 195.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*  
Approved  
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.  
Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11468, CA ELAP 2338, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonington Lane  
Curle Place, NY 11514

Phone: (516) 997-7251 Fax: (516) 997-7528



Attn: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sinai, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00968

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT

Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
56-57	LOBBY CEILING BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-57A	LOBBY CEILING BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-58	EAST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-58A	EAST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-59	EAST ROOM BY DOOR	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-59A	EAST ROOM BY DOOR	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*  
Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the name tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NULAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Long Island (NULAP) and Bulk #101048-10, NY ELAP 11469, CA ELAP 2039, CT PH-0249)

# EMSL Analytical, Inc.

208 Stonehenge Lane  
Carle Place, NY 11514  
Phone: (516) 997-7251 Fax: (516) 997-7528



Attn.: RICH MANISCALCO  
Jet Environmental Testing  
830 Canal Road  
Mount Sanal, NY 11766

Tuesday, February 22, 2000

Ref Number: LI00988

## POLARIZED LIGHT MICROSCOPY (PLM) - POINT COUNT Performed by EPA 600/R-93/116 Method\*

Project: BLDG. 50, 53, 54, 55

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
56-60	WEST ROOM CEILING	White Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix
56-60A	WEST ROOM CEILING	Brown Non-Fibrous Homogeneous	Crushed/Dissolved		None Detected		100.% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.  
\* NY samples analyzed by ELAP 198.1 Method.

*Joanna Lacey*

Joanna Lacey  
Analyst

*[Signature]*

Approved  
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.  
Analysis performed by EMSL Long Island (NVLAP Air and Bulk #101048-10, NY ELAP 11489, CA ELAP 2339, CT PH-0249)

9

**Appendix B**

**Jet Environmental Testing's Certifications**

**EMSL Analytical's Certifications**



STATE OF NEW YORK - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
License and Certificate Unit  
BUILDING 12, STATE CAMPUS  
ALBANY, NY 12240

## ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0902  
DATE OF ISSUE: 10/18/99  
EXPIRATION DATE: 10/31/00

Contractor: Jet Environmental Testing, Inc.  
Address: 830 Canal Road  
Mt. Sinai, NY 11766

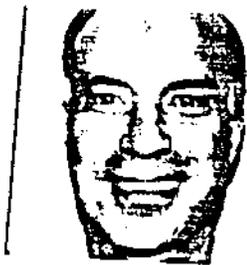
Duly Authorized Representative: Richard Maniscalco

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in cursive script, appearing to read "Richard Cucolo".

Richard Cucolo, Director  
FOR THE COMMISSIONER OF LABOR



AH 71-03830	
EXPIRES	
SOCIAL SECURITY NUMBER 114-40-8958	
EYES GRN	HAIR BRN
WEIGHT 184 lbs.	HEIGHT 6 ft. 00 in.

ADDRESS CORRESPONDENCE TO:  
(include certificate number)  
NYS Department of Labor  
DOSH - License and Certificate Unit  
PO Box 687, New York, NY 10014-0687

0420220



STATE OF NEW YORK  
DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE  
AUTHORIZED CLASSES  
C (06/00), D (06/00), E (06/00)  
G (06/00), H (06/00), I (06/00)

RICHARD J MANISCALCO  
830 CANAL ROAD  
MT SINAI, NY

11766

RICHARD CUCOLO, Director - For the Commissioner of Labor  
DOSH-442 (01/91)

CITY OF  
NEW YORK



ASBESTOS CERTIFICATE

INVESTIGATOR  
CERTIFICATION NUMBER  
76108  
LAST NAME  
MANISCALCO  
FIRST NAME  
RICHARD  
M 496-0 184  
SOCIAL SECURITY  
114-40-8958  
EXP. DATE: 06/24/01



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No.: 11469

Director: MR. BRIAN RIEDENER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 206 STONEHENGE LN  
CIRCLE PLACE NY 11514

is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES, AIR AND EMISSIONS

All approved subcategories and/or analytes are listed below:

General Air  
Asbestos  
Lead  
Soil Contaminants

Metals I (ML)

Serial No.: 105415

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has a red serial number.

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2000  
ISSUED April 1, 1999  
REVISED August 19, 1999

### CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

Lab ID No.: 11465

Director: MR. BRIAN REEDNER  
Lab Name: ELECTRON MICROSCOPY SERVICES LABS  
Address: 200 STONEMEN LN  
CIRCLE PLAZA NY 11011

is hereby APPROVED as an Environmental Laboratory for the category

**ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE**

All approved subcategories and/or analytes are listed below:

- |                                  |                          |                |
|----------------------------------|--------------------------|----------------|
| Miscellaneous :                  | Characteristic Testing : | Metals I (MLI) |
| Asbestos in Friable Material     | TCDF Metals Only         |                |
| Asbestos in Non-Friable Material |                          |                |

Serial No.: 105416

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.  
Must be conspicuously posted. Valid certificate has...

National Institute  
of Standards and Technology



National Voluntary  
Laboratory Accreditation Program

ISO/IEC GUIDE 25:1990  
ISO 9002:1987

## Scope of Accreditation



**BULK ASBESTOS FIBER ANALYSIS**

Page: 1 of 1  
NVLAP LAB CODE 101048-10

**EMSL ANALYTICAL, INC.**

208 Stone Henge Road  
Carle Place, NY 11514

Brian Riedener

Phone: 516-997-7251 Fax: 516-997-7528

URL: <http://www.emsl.com>

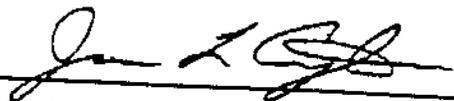
**NVLAP Code**  
18/A01

**Designation**

U.S. EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in 40 CFR, Part 763, Subpart F, App. A, or the current U.S. EPA method for the analysis of asbestos in building material.

June 30, 2000

Effective through

  
For the National Institute of Standards and Technology

United States Department of Commerce  
National Institute of Standards and Technology

# NVLAP<sup>®</sup>

ISO/IEC GUIDE 25:1: 90  
ISO 9002:1987

## Certificate of Accreditation

EMSL ANALYTICAL, INC.  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

**AIRBORNE ASBESTOS FIBER ANALYSIS**

June 30, 2000

Effective through

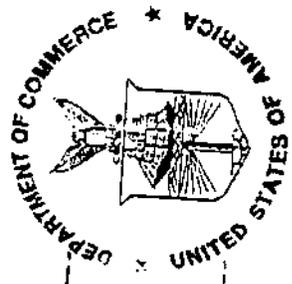
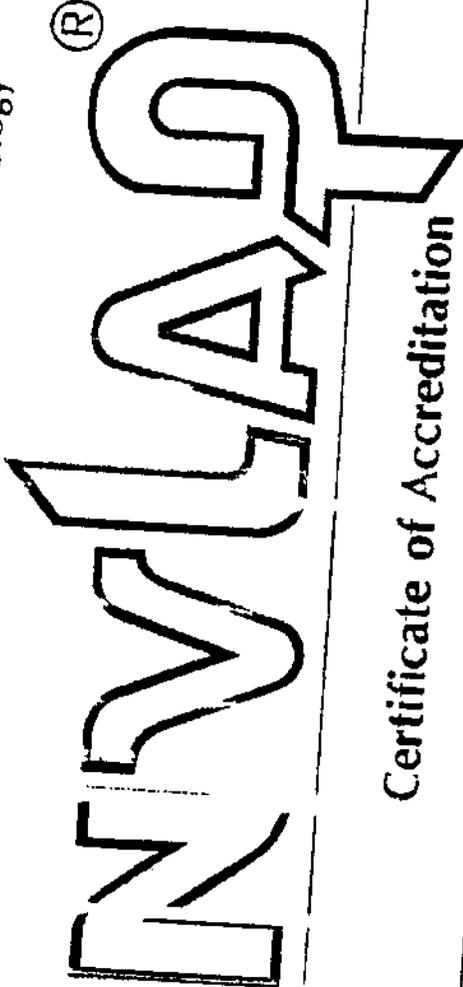


For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10



United States Department of Commerce  
National Institute of Standards and Technology



ISO/IEC GUIDE 2 : 1990  
ISO 9002:1987

### Certificate of Accreditation

**EMSL ANALYTICAL, INC.**  
CARLE PLACE, NY

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

### BULK ASBESTOS FIBER ANALYSIS

June 30, 2000

Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-10

## **Appendix C**

### **Definitions**

## Definitions

**Abatement:** Procedures to control fiber release from asbestos containing materials. Includes encapsulation, enclosure, repair, removal and operations & maintenance programs.

**Air Cell Insulation:** Corrugated insulation used on pipes and ductwork that is usually comprised of asbestos with cellulose or refractory binders.

**Air Monitoring:** The process of measuring the fiber content of a specific volume of air in a stated period of time.

**Amended Water:** Water containing a non ionic wetting agent, surfactant or encapsulant to allow thorough wetting of asbestos fibers.

**Asbestos:** The asbestiform varieties of serpentine (Chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

**Asbestos-Containing Material (ACM):** Any material containing more than 1% by weight of asbestos of any type or mixture of types.

**Asbestos-Containing Waste Material:** Any material which is or is suspected of being or any material contaminated with an asbestos-containing material which is to be removed from a work area for disposal.

**Asbestos Debris:** Pieces of ACM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

**Asbestos Control Area/Work Area:** An area where asbestos removal operations are performed and which is isolated by physical boundaries to prevent the spread of asbestos dust, fibers or debris.

**Asbestos Project:** Work undertaken by a contractor which at any time involves any aspect of the removal, encapsulation, enclosure, or disturbance of friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber, except work in an owner-occupied single family dwelling performed by the owner of such a dwelling. An asbestos project shall include the planning, design, monitoring, inspection, and air sampling of abatement work, as well as the supervising of such activities.

**Demolition:** The wrecking or taking out of any load supporting structural member and any related razing, removing or stripping of asbestos products.

**Encapsulant:** A liquid material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent release of fibers.

**Bridging Encapsulant:** an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

**Penetrating Encapsulant:** an encapsulant that is absorbed by the in situ asbestos matrix

without leaving a discrete surface layer.

**Removal Encapsulant:** a penetrating encapsulant specifically designed to minimize fiber release during removal of asbestos containing materials - rather than for in-situ encapsulation.

**Encapsulation:** Treatment of asbestos-containing materials with an encapsulant.

**Enclosure:** The construction of an air-tight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

**Friable Asbestos Material:** Material that contains more than 1.0% asbestos by weight and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

**Glovebag:** A commercially manufactured sealed bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic) with inward projecting long sleeve gloves, which are designed to enclose an object from which an asbestos-containing material is to be removed.

**HEPA Filter:** A High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97% of all mono-dispersed asbestos fibers greater than 0.3 microns in length.

**HEPA Vacuum Equipment:** High Efficiency Particulate Absolute filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be of 99.97% efficiency for retaining mono-dispersed fibers of 0.3 microns or larger.

**Homogeneous Material:** Material systems that are uniform in color and texture.

**Lagging:** Woven material impregnated with dry binder which is wetted and applied over damaged or exposed insulation for the purpose of preventing release of fibers from the insulation.

**Mudded Joint Packing:** Cast-in-place pipe fitting insulation; found on elbows, valves, tees, etc.

**Non-friable Asbestos Material:** Asbestos containing material in which the asbestos fibers have been locked in by a bonding agent, coating so that the asbestos is well bound throughout and will not release fibers during appropriate use, handling, storing, or transporting. Non-friable material may become friable if improperly handled during removal and/or disposal.

**Non-friable Organically Bound Material (NOB):** Non-friable materials bound by organic binders such as asphalt, and vinyl. Roofing and floor tiles are common NOB materials.

**Removal:** All specified procedures necessary to strip all asbestos containing materials from the designated areas down to the substrate and to properly dispose of these materials at an approved site.

**Repair:** Returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release. Procedure of removing loose or hanging insulation and applying wettable lagging over areas of damaged insulation.

**Renovation:** Includes remodeling, redecorating, and replacement of utility systems.

**Surfacing Material:** Includes sprayed-on or troweled-on architectural finishes and fireproofing materials.

**Thermal System Insulation (TSI):** General term referring to insulation on piping, boilers, tanks, breeching, ducts, and similar equipment.

**Transite:** Asbestos-cement panels

**Wet Cleaning:** The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools which have been dampened with amended water, and by afterwards disposing of these cleaning tools as asbestos contaminated waste.

**Jet Environmental Testing, Inc.**  
**830 Canal Road**  
**Mt. Sinai, NY 11766**  
**(516) 331-3811**

**EMail: [Jet01@mindspring.com](mailto:Jet01@mindspring.com)**



**ENVIRONMENTAL TESTING, INC.**

830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

June 14, 2000

Mr. Kent Katter  
S.B. J. Associates, LLC  
377 Oak Street  
Garden City, NY 11530

**Re:** Asbestos Inspection  
Buildings 6 and 7  
Long Island Developmental Center

Dear Mr. Katter:

On June 5, 2000 Jet Environmental Testing (JET), performed an asbestos survey at the above referenced buildings.

Building 6 is a cooling fan unit constructed of metal. There was no suspect asbestos containing materials located on the unit. The building is covered with fiberglass panels.

Building 7 is a metal shed with no suspect asbestos containing materials.

These buildings are free of any asbestos containing materials and can be demolished.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

Richard Maniscalco  
President



**ENVIRONMENTAL TESTING, INC.**

830 CANAL ROAD • MT. SINAI, NY 11766 • PHONE (631) 331-3811 • FAX (631) 331-3809

June 14, 2000

Mr. Kent Katter  
S.B. J. Associates, LLC  
377 Oak Street  
Garden City, NY 11530

**Re:** Air Monitoring and Analysis  
Building 8  
Long Island Developmental Center

Dear Mr. Katter:

Enclosed please find Jet Environmental Testing, Inc.'s air monitoring report for the asbestos abatement project performed at the above referenced site on June 7 through June 13, 2000.

All sample results meet the clean air requirements as stipulated by Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (12NYCRR 56). Results are considered satisfactory as every sample analyzed by phase contrast microscopy demonstrates an airborne fiber concentration of less than 0.01 fibers per cubic centimeter.

The asbestos project identified and discussed in this report may be considered complete upon receipt of the waste manifest. The completed manifest, signed by the landfill, must be returned to you within 35 days of project completion.

The asbestos containing materials identified in the inspection report performed on May 4, 2000 have been removed and permit the building to be demolished.

Jet Environmental Testing would like to thank you for the opportunity to provide asbestos consulting services to S.B.J. Associates on this project.

Please contact us if you should have any questions or comments concerning this report.

Yours truly,

Richard Maniscalco  
President



MAR 12 2001

