

Olive Hill at Manhasset

A Senior Community

Project Overview: *Olive Hill at Manhasset* is a proposed senior community located in the hamlet of Manhasset. The 3.19-acre vacant property is situated between two existing multi-family properties operated by the North Hempstead Housing Authority and currently zoned for 28 single-family homes (Residence-C District). The property's large size and close proximity to the Long Island Expressway, North Shore University Hospital, the Americana Mall and the Manhasset train station make this property uniquely suited as a potential senior development. We are proposing 72 rental units of one-bedroom and two-bedroom apartments in a single L-shaped building as a lower impact alternative to 28 single-family homes. All units will be restricted for those over the age of 55 with no school-aged children allowed to live at the property. There will be ample on site surface and covered parking with 97 spaces. Because the site is located in between existing multi-family properties it is serviced by all major utilities.

Project Updates:

- **Brownfield Cleanup Program:** In the fall of 2014, Georiga Green Ventures entered the property into the NYS Brownfield Cleanup Program by executing a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation. The site currently contains contamination of VOCs, lead and chromium due to previous uses by LILCO as a natural gas storage facility and later as a dumping ground. Development plans include remediation of on-site contaminants through the Brownfield Cleanup Tax Credit Program.
- **Environmental Review:** Georiga Green Ventures submitted a Draft Environmental Impact Statement to the Town of North Hempstead, which was deemed complete on October 29th. The Environmental Impact Statement, completed by PS&S Engineering Inc., concludes that no significant long term adverse environmental impact will result from the development.
- **Traffic Study:** A traffic study was completed by Sean Mulryan of Mulryan Engineering, P.C. in August, 2014. The study investigated the potential impact of the development on the adjacent roadway network as well as the amount of additional car trips to be generated from the site. The study found no major impact on Community Drive or its major intersections. For trip generation, the amount of new trips generated at Peak PM hours was found to be 18 new trips compared with the 28 new trips for the as-of-right development of 28 single family homes, with similar results for AM and weekend peak traffic hours.
- **Meetings with the Local Community:** Over the past several months, Georiga Green Ventures has held the following meetings with the local community to discuss Olive Hill:
 1. **Meeting with the Manhasset Civic Association**
 - Held 1/8/14 at the North Hempstead Town Hall
 - Attended by: David Gallo, Richard Bentley, Civic Association Members
 2. **Meeting with Superintendent of the Manhasset School District**
 - Held 2/20/14
 - Attended by: Superintendent Charles Cardillo, Anna Kaplan, David Gallo
 3. **Meeting with the Manhasset Civic Association**
 - Held 3/12/14 at North Hempstead Town Hall
 - Attended by: Anna Kaplan, Richard Bentley, David Gallo, Matthew Ardito, Civic Association Members

4. **Meeting with Pond View Homes Residents**
 - Held 6/5/14 at 5:30 in the EOC Community Building
 - Attended by: Sean Rainey, David Gallo, Carmela Siragusa, Robert Pascucci, Pond View Homes Residents
5. **Meeting with Neighbor to Site: Martin Dekom**
 - Held 6/17/14 at 2:00 in the Spinney Hill Homes Conference Room
 - Attended by: Martin, Sean Rainey, David Gallo, Matthew Ardito
6. **Meeting with Neighbor to Site: Tony Yang**
 - Held 6/23/14 at 3:00 in the Spinney Hill Homes Conference Room
 - Attended by: Tony Yang, Sean Rainey, David Gallo, Matthew Ardito
7. **Meeting with Neighbor to Site: Joanne Belt**
 - Held 6/23/14 at 4:00 in the Spinney Hill Homes Conference Room
 - Attended by: Joanne Belt, Sean Rainey, David Gallo, Matthew Ardito
8. **Meeting with Spinney Hill Homes Residents**
 - Held 6/25/14 at 5:30 in the Spinney Hill Homes Community Room
 - Attended by: Sean Rainey, David Gallo, Matthew Ardito, Spinney Hill Residents
9. **Meeting with Spinney Hill Homes and Pond View Homes Residents**
 - Held 11/6/14 at 6:00 in the EOC Community Building
 - Attended by: David Gallo, Sean Rainey, Matthew Ardito, Anna Kaplan, Residents of Pond View Homes and Spinney Hill Homes