

MINUTES OF MEETING May 8, 2019

A regular meeting of the Council of Greater Manhasset Civic Associations, Inc. (GC) was held at 7:30 PM on May 8, 2019 at the annex building at the Macy’s property with Rich Bentley serving as Chair and Sue Auriemma as Recording Secretary. The following persons were in attendance:

Officers Present:

President, Rich Bentley, President, Bayview CA
Andrew Schwenk, 1st VP, South Strathmore CA
Sue Auriemma, Secretary

Guests Present:

Veronica Lurvey, Councilwomen District 4
Romina Tehrani, Legislative Aide to Councilwoman Lurvey
Teri West, Manhasset Times
Nicholas Gabriel, GreenTree Foundation
Mark Sauvigne, MLWD
Xxxxx, Brookfield
Xxxx, Federated Department Stores

Members Present:

Chuck McCarthy, Plandome Heights Civic
Barbara Donno, Plandome Manor
Donald O’Brien, Manhasset Park Civic
Doreen McDonough, Shorehaven Civic
John Minogue, Bayview Civic
Mark Francis, Terrace Manor Civic
Norman Nemec, Manhasset Preservation Society
Lucas Lau, Shorehaven Civic
Alexandra Schumm, Terrace Manor Civic
Donald O’Brien, Manhasset Park Civic
Pete Pescatore, Strathmore Village
Paul Pescatore, Munsey Park

1) **Call to Order:** The meeting was called to order at 7:30pm by Rich Bentley.

2) **Macy’s Property Redevelopment- Presentation and Discussion:** Project is called “Manhasset Square.”

Macy’s partnering with Brookfield Properties to develop a comprehensive plan for the Macy’s property. Brookfield is an owner-operator organization. Motto is “Making special places happen.” Office, retail, residential multifamily and hotel. Due diligence has been happening for two years. Team of architect, land use attorneys, PR, etc have been working together.

Pillars of Development: 1) Placemaking and Community Building, 2) Economic Benefit & Ongoing Viability, 3) Value Creation. Goal to have a meeting place, natural extension of miracle mile but with community benefit with aspects like expanding the existing park space. Community mixed-use development.

Seven acres of residential property behind Macy’s is owned by Macy’s, no plans to develop with housing or retail. Potentially a walking trail through the vacant space.

Providing 2271 parking spaces in total, 800 will be surface spaces and remainder will be underground or integrated into the buildings.

Residential units would be rental only with studios, one bedroom, two bedroom and “possibly a few three bedroom units.” Their analysis suggests the impact on school district would be minimal. Attendees of the meeting remained concerned about the impact on the school district.

Want to add value to the community and want residents to use the space. Public events that are free such as outdoor movie nights, yoga classes, arts programs, music and other entertainment.

Goal is Construction begins 2021 with completion in 2023.

From the Developer’s Summary- Brookfield Properties and its partner Macy’s will be sharing their vision for a redevelopment of the 28-acres on the existing Macy’s property on Northern Boulevard. The planned development will feature sustainable design and integrated public spaces and encompass modern mixed-use design incorporating

curated restaurants, upscale retailers, luxury apartments and a full-service boutique hotel. This will exist amid a tastefully appointed blend of beautiful landscaping and cultural offering designed to complement Manhasset's family-centric values and keep in harmony with the community's charm. This is a place to live, work, shop, dine, and participate in cultural activities. Seamlessly integrated into the local landscape with thoughtful architecture and sustainable design, The Development will offer a sense of oasis through beautiful public spaces where locals can gather with friends and family. The project is designed to provide the utmost convenience within The Development itself, as well as to transportation, businesses, and charming neighborhood finds. A new vibrancy will be added to the neighborhood's existing allure, and be an exciting destination for locals, and beyond

In response to member questions:

- Environmental impact on Manhasset Valley's watershed environmental impact, Brookfield reps responded they plan on a full NYS SEQRA study to be performed.
- Town code variances needed are multiple and extensive- but gave no detail. When asked what their Plan B if as presented fails to muster support, they responded they have no Plan B alternatives.
- Overall concern raised about its business impact on the Manhasset's commercial main street (Plandome Rd), representatives gave no substantive response.
- When asked about impact to Manhasset Park District (added parking needed at LIRR; no direct walking pathways to LIRR), representative indicated they would likely have shuttle service to/from LIRR station.

Members discussed overall reaction to the plan was that the project details are far too vague and while the plan is a high end quality vision, the project as presented is simply too large and large apartment house complex is far out of the mainstream character of our neighborhood, and any such variances granted would undoubtedly become the basis for additional future high rise development within our neighborhood and negatively impact the quality of life in Manhasset. A formal GC opinion /response will need to be discussed in more depth at next GC meeting(s).

- 3) **Town of North Hempstead Update: Kimco Shopping Center:** Work violation issued in early December 2018 and Town ordered to restore property to its original state so that no pass through would exist onto Brinkerhoff from the shopping center property. Rich suggests high priority be given for Town action in getting Kimco to reinstall a permanent fence and remove curb cut at the area in question ASAP. Town is looking into timeline in terms of what they can require Kimco to do immediately. Residents are concerned that Kimco will drag their heels and that Town's slow enforcement only serves to promulgate future infractions/ violations.
Mary Jane Davies playground is open. May 22nd 3:30 ribbon cutting.
Tree stumps in empty boxes on Plandome Road Town to remove and have planted two trees to date.
Bayview waterfront project: Town proposed walking path is out to bid.
Park Avenue crosswalk TNH Traffic Engineer still working on plan for. No plans ready for presentation.
Illegal commercial parking update on enforcement; No specific update on. Conversation about fine structure taking place at TNH. Would require a code change.
Leeds Pond culvert work to start July 1. Plandome Manor to create walking path to connect Stonytown Road from Manhasset Woods and eventually to Port Washington. TNH Open Items list posted at this [Link](#).
- 4) **Secretary's Report:** Minutes not available for posting at the time of the meeting.
- 5) **Treasurer's Report:** Waived until next meeting when Treasurer is able to submit a report.
- 6) **President's Report:** Old Business: Americana sewer project to begin middle of July in the shoulder on Northern Blvd. 30% decline in YTD activity but 5% increase in on time completion rate. Mild winter probably had something to do with improvement in completion. 90% remains department of highways. Residents encouraged to call 311 or go online for 311 concerns if there are low flying aircraft.
- 7) **Motion:** to allocate \$300 for annual renewal for two adopt a pole, motion carried unanimously. Motion made by Marc Francis and seconded by Chuck McCarthy. **Motion passes unanimously**
- 8) **Civic Roundtable:**

- a) Traffic counters on Onderdonk Avenue and on Bayview Ave-Maple St; Unclear why.
- b) Plandome Pond Park still dealing with curly weed.
- c) Webster Ave bridge is a temporary repair and plan is for a five-year plan to replace.

9) **Adjournment:** In absence of any New Business Items raised, Chuck McCarthy motioned for the meeting to adjourn and seconded by Donald O'Brien the following motion:

Motion: to Adjourn at 9:45 pm. **Motion Carried Unanimously.**

Respectively submitted by:
Sue Auriemma

Chamber of Commerce Event with guest speaker Anthony Scaramucci 7-9pm North Hills Country Club
Tues May 21st 6:30am -10:00pm Proposed budget, Capital Reserve Use, Board of Ed election.