



**LONG ISLAND
BUILDERS INSTITUTE**

Advocating Responsible Building & Remodeling

TESTIMONY OF THE LONG ISLAND BUILDERS INSTITUTE IN SUPPORT OF THE REZONING OF A PARCEL ON COMMUNITY DRIVE, MANHASSET, FOR SENIOR AFFORDABLE HOUSING

THE NEED TO CLEAN UP CONTAMINATED BROWNFIELD SITES ON LONG ISLAND IS ABSOLUTELY NECESSARY TO ENSURE THAT OUR WATER QUALITY IS PRESERVED. THE NEED FOR AFFORDABLE SENIOR HOUSING IS ABSOLUTELY NECESSARY ON LONG ISLAND TO ENSURE THAT OUR SENIORS CAN CONTINUE TO LIVE ON LONG ISLAND NEAR THEIR FAMILIES AND FRIENDS. IT IS VERY RARE WHEN A NEW DEVELOPMENT PROJECT CAN AND WILL ACCOMPLISH BOTH OF THESE ESSENTIAL GOALS IN A MANNER WHICH IS GOOD FOR THE LOCAL COMMUNITY AND GOOD FOR THE REGIONAL COMMUNITY. THE REQUEST OF THIS DEVELOPER TO CLEAN UP A CONTAMINATED SITE ON COMMUNITY DRIVE AND TO THEN REDEVELOP THE SITE TO BUILD 72 SENIOR AFFORDABLE RENTAL UNITS IS JUST SUCH A PROJECT. THE TOWN BOARD OF THE TOWN OF NORTH HEMPSTEAD CAN ACCOMPLISH BOTH OF THESE LOCAL AND REGIONAL NEEDS BY PROVIDING THE ZONING CHANGE TO ALLOW THIS PROJECT TO MOVE FORWARD NOW.

ONE CAN DISCUSS FOREVER THE NEED FOR OUR CONTAMINATED SITES TO BE CLEANED UP UNDER THE NEW YORK STATE BROWNFIELD CLEAN UP PROGRAM. THE PROGRAM IS DESIGNED NOT ONLY TO PROVIDE INCENTIVES TO CLEAN UP SITES SUCH AS THIS ONE ON COMMUNITY DRIVE BUT TO ALSO PROVIDE FOR THE POSITIVE RE-USE OF THE SITE FOR THE NEEDS OF THE LOCAL AND REGIONAL COMMUNITY. BY PROVIDING 72 ONE AND TWO BEDROOM UNITS FOR OUR SENIOR POPULATION, THE DEVELOPER IS PROVIDING A SIGNIFICANT BENEFIT TO THE LOCAL COMMUNITY, ADDING TAX REVENUES TO THE LOCAL ECONOMY AND PROVIDING A VERY LOW IMPACT PROJECT. SENIOR HOUSING ALL ACROSS LONG ISLAND HAS BEEN SHOWN TO PROVIDE VERY LITTLE TRAFFIC IMPACT ON OUR LOCAL AND REGIONAL ROADWAYS, DOES NOT IMPACT THE LOCAL SCHOOL DISTRICT IN ANY MANNER AND ALLOWS OUR FAMILIES TO CONTINUE TO LIVE NEAR EACH OTHER. NOTHING COULD BE BETTER.

THE LONG ISLAND BUILDERS INSTITUTE STRONGLY SUPPORTS THE EFFORTS OF GEORGICA GREEN VENTURES AND THE NORTH HEMPSTEAD HOUSING AUTHORITY TO DEVELOP THESE MUCH NEEDED UNITS IN A POSITIVE MANNER FOR ALL CONCERNED. WE URGE YOUR APPROVAL OF THE REQUIRED ZONING CHANGE AS SOON AS POSSIBLE. ALL OF US WILL HAVE A MUCH BETTER ENVIRONMENT AND ECONOMY BECAUSE OF YOUR SUPPORT.

MITCHELL H. PALLY
CHIEF EXECUTIVE OFFICER