



January 8, 2021

Honorable Donald Clavin
Supervisor
Town of North Hempstead
Town Hall
220 Plandome Road
Manhasset, NY 11030

RE: Proposed Redevelopment of 145 West Shore Road

Dear Supervisor Clavin:

It is very rare on Long Island for a redevelopment project to be able to say that it will provide significant environmental benefits to the local community as well as provide new and exciting housing options for our residents. The Town of North Hempstead and the community of Port Washington now have the opportunity to engage with the Southern Land Company to develop a brand-new development at 145 West Shore Road in Port Washington which will accomplish both goals.

The redevelopment of 145 West Shore Road, next to the North Hempstead Town Park at Bar Beach, provides the opportunity for the town and the community to pursue two very specific goals at the same time, with the same project. First, a very hazardous site, consisting of polluted water, a variety of contaminated wood piles and other types of equipment, will be completely cleaned up and remediated, using solely private funds. Such a remediation of this property, which can be completed within a short period of time after the approval of the project, is a project which would be started and finished even before any public funds could be found to start the project. The remediation will allow for the development of new public spaces along the waterfront, including a new public marina, public pier and a promenade to allow our residents to walk to and from the town park. All of these new public facilities would not be possible without the remediation of the property and the remediation of the property would not be possible without the private funds being invested in the clean-up as a result of the redevelopment of the property.

Second, the redevelopment of the property into a new and beautiful mixed-use development including new housing options and retail space will provide great opportunities for the residents of the town who have decided that they now want to move from their single-family homes to stay in their communities, near their friends, their family and their work. It has been clear that in many of the same types of developments built in other areas of Long Island, many of the residents of the new developments actually already live in the community, but have decided that they no longer want to live in their single-family homes. Such a situation also allows for new residents to purchase the homes of the residents who now want to live in the new rental units, thus increasing the home values of the community.

Third, the redevelopment of the site, including the remediation of the property and the construction of the new mixed-use community, will increase the amount of real property taxes paid to the town, school district and other local jurisdictions by over \$27 million over the 20 years, including over \$13 million going to the school district. Since this type of project is not expected to result in any significant increase in school age children to the area, the school district will be a major beneficiary for the project and be able to have the resources necessary for the education of our children.

As can be seen, the redevelopment of 145 West Shore Road, including the remediation of the contaminated property, the construction of new housing options for our residents and the development of new public spaces for all to use, will be a major asset to the entire Town of North Hempstead. As such, the Long Island Builders Institute, the largest residential trade association in New York State, urges you and your town board colleagues to support the necessary zoning and permit approvals and to make this entire project a reality as soon as possible. Now is the time for the Town of North Hempstead to be a leader in redevelopment on Long Island and this project will be the way to go.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Mitchell H. Pally". The signature is written in a cursive style with some loops and flourishes.

Mitchell H. Pally
Chief Executive Officer