

Kevin M Fitzgerald
Deputy Mayor
Inc Village of Floral Park
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Good afternoon, I am Kevin Fitzgerald Deputy Mayor of the Inc Village of Floral Park which shares an extensive and century old neighborly border with beautiful Belmont Park. Thank you for allowing me and our residents to comment on this potentially significant intrusion in our daily lives. Over the past decade there have been a number of suggested uses for the some of the most valuable land and last vast open space left in eastern Queens and Western Nassau County. During these hearings you will hear from my fellow village officials and many residents about our major concerns and impacts that this proposed project will have. This evening I would like to focus on one topic – the impact of the proposed development on Community Character as set forth in Chapter 2.

- The DEIS states and describes in detail (starting on page 2-17) the Zoning uses in the surrounding communities including the Village of Floral Park. The DEIS acknowledges in Chapter 2 that most of the surrounding communities are predominately single detached one or two family homes which have specific requirements on items such as maximum height, minimum lot size, minimum side yards, minimum rear yard setbacks, etc which are a hallmark of a suburban community. The proposal, as presented, would insert buildings that not only do not conform to such standards but grossly do not conform the buildings and lots sizes with the surrounding communities as set forth by their zoning codes and laws especially those of the Inc. Village of Floral Park.
- The DEIS acknowledges (page 2-7) that in Floral Park there is “minimal commercial development.” Most if not all of the commercial properties in Floral Park are “ground level stores with residential uses above” (page2-9). These stores typically cater to our residents every day needs. The proposal, as presented, would insert 325,000 gross square footage for destination retail which would look to draw patrons into a concentrated area and with the vast majority of such patrons from outside the communities which surround it. This is out of a character with a suburban community such as Floral Park as the newly formed commercial area will not be for the benefit or service a daily need of the residents of Floral Park

As the DEIS states that the proposed project will require a Proposed General Project Plan or GPP, I strongly urge the ESD Board to closely examine all aspects of the impacts and potential changes

that the existing proposal will have on the suburban nature of the communities. Most suburban communities are based on Zoning Codes such as Floral Park's own code as well as that of the Town of Hempstead. It is important to note that the DEIS acknowledges (page 2-25) that the communities within Nassau County are all quintessentially suburban and composed of predominantly two-story, single-family residences on moderately sized lots" inclusive of Floral Park being characterized "by its small town feel" To summarily dismiss the decades of work that went into creating the suburbs which were and still an attraction for residents to live and raise their families would be a disservice to, not only, the existing and future residents but our predecessors vision for the future.

Zoning as laid out in Chapter 2 is just one of many specific concerns that I have and I look forward to working with my colleagues on the Village Board along with Belmont Task Force in which we will collectively submit the necessary additional questions and areas of concern for all 21 chapters of the DEIS

In closing, I respectfully ask that this proposed project be significantly scaled back as it will significantly and permanently alter the suburban character of Floral Park. Additionally I would ask that the ESD that all of our residents concerns are reviewed, thoroughly analyzed and alternatives suggested so that any successful development at beautiful Belmont Park also ensures that the Inc Village of Floral Park does not negatively impacted but helps continue the 110 year tradition of always improving our suburban home, Floral Park

Thank You