

## 7.0 ALTERNATIVES AND THEIR IMPACTS

The SEQRA regulations, at 6 NYCRR §617.9(b)(5)(v), require that an environmental impact statement include, in pertinent part:

*“a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. The range of alternatives must include the no action alternative. . .”*

In accordance with the foregoing, the alternatives analyzed in this section of the DGEIS include:

- No Action; and
- Development in Accordance with Prevailing Zoning.

Table 7-1 provides a comparison of the quantitative impacts of the proposed action and the alternatives, and Appendix 7-1 contains conceptual plans for the alternative of Development Under Prevailing Zoning.

**Table 7-1: Comparison of Alternatives**

<b>Parameter</b>	<b>Proposed Action</b>	<b>No Action</b>	<b>Development Under Prevailing Zoning</b>
Zoning	PDD	B Residence, MFO, MFO-II, MFH	B Residence, MFO, MFO-II, MFH
Use	Mixed Use	Office, Hotel, Coliseum (with no professional sports teams)	Single-Family Residences, Office, Hotel
Residential Units	2,306	0	330
Hotel Rooms	917	617	1,271
Office Square Footage	2,636,254	1,636,254	1,986,254
Retail Square Footage	500,000	0	0
<b>Coverages (acres):</b>			
Roads, Buildings & Paved	109.66	117.46	84.93
Landscaped	31.34	23.33	63.98
Meadow/Brushland	4.75	9.18	1.03
Water Surface Area	1.6	0	0
Drainage Reserve Area	0.79	0	0
Stormwater Ponds	1.84	0	0
<b>TOTAL</b>	<b>149.98</b>	<b>149.97*</b>	<b>149.94*</b>
<b>Water:</b>			
Total Water Use (gpd)	1,304,859	270,231	779,234
Sewage Generation (gpd)	2,225,979	433,618	750,138
Recharge (gpd)	136.95	149.98	129.98
Nitrate Conc. (mg/l)	0.56	0.27	1.16
<b>Trip Generation/ Parking:</b>			
AM Peak Hour (vph)	4,423	2,074	3,189
PM Peak Hour (vph)	8,494	2,185	3,428
Saturday Peak Hour (vph)	5,105	769	1,711
Parking Provided (spaces)	19,926	13,569	9,783
<b>Demographics &amp; Taxes:</b>			
Residents	4,846	0	974
School-aged Children	333	0	165
Total Direct Employees	16,400	7,700	10,946
Solid Waste (tons/mo.)	2,622	392	513
Total Taxes (\$/year)	\$61.7 million	\$18.5 million	\$27.1 million
School Taxes (\$/year)	\$36.6 million	\$11.3 million	\$16.1 million

\*Does not add due to rounding.

## **7.1 NO ACTION ALTERNATIVE**

The no-action alternative assumes that the physical conditions on the subject property remain as they currently exist. However, as explained in Section 2.0, if the transformation of the Coliseum is not accomplished, the New York Islanders and the New York Dragons<sup>1</sup> will cease to use this facility, and the existing lease, which expires in 2015, will not be renewed.

As explained in Section 2.0, the purpose of the proposed action is primarily to transform the Coliseum so that both the New York Islanders and New York Dragons can remain, and can function in a state-of-the-art venue that serves as a benefit to the Town, County and the region. In addition, this transformed facility would provide a quality venue for concerts and other events. The transformation of the Coliseum, including the Sport Complex and associated parking, which is anticipated to cost hundreds of millions of dollars, is essential if the New York Islanders are to remain. In order to absorb the cost of this transformation, it is necessary to develop the remainder of the components of The Lighthouse at Long Island. Thus, if The Lighthouse at Long Island is not approved and developed in a manner that can financially support the transformation of the Coliseum, the New York Islanders will leave this venue. Accordingly, under the no-action alternative, while there would be no physical alterations to the subject property, there would be a major change in the use of the Coliseum.

The need for the transformation is documented in the NorthMarq Study (see Appendix 2-3 of this DGEIS), which was commissioned by the applicant in order to determine what is needed to successfully transform the Coliseum to (a) help to ensure that the Islanders and Dragons remain, and (b) potentially attract a professional basketball team. As demonstrated in the NorthMarq Study (see Appendix 2-3), arenas with characteristics similar to the existing Coliseum, that do not have primary tenants, are not viable.

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<sup>1</sup> All calculations and narratives included in the DGEIS are based on the time period when Charles Wang was the owner of the New York Dragons. As of July 2008, Mr. Wang sold the franchise and is no longer in control of its operations.

According to the NorthMarq Study, development trends in the NHL indicate that 26 of 30 NHL franchises are tenants in new or re-developed arenas. Of the four remaining franchises, the Pittsburgh Penguins and New York Rangers propose to have their facilities renovated or reconstructed and the Edmonton Oilers were recently sold with the understanding that a new arena would be built. This would leave the Islanders as the only NHL franchise playing in an older venue.

Research by NorthMarq has demonstrated that older facilities, which lack modern amenities such as multiple concourses and varied retail and food options, are often a primary reason that major league sports franchises relocate to newer facilities. As a result, the older facilities realize a steady decline in the revenue stream and are grossly underutilized. Without a primary tenant (i.e., an NHL or NBA franchise), these facilities tend to deteriorate and are often demolished, resulting in eliminating a venue that has housed other important events to the community, such as concerts, ice shows, the circus, family shows and college fairs. For example, in 2005, the NBA franchise Charlotte Hornets left the Charlotte Coliseum and it has since been demolished. Ultimately, the properties on which they are situated may be redeveloped for uses that may not offer the community the same opportunities for entertainment, education, cultural experiences, etc.

Figure 1 of the NorthMarq Study (see Appendix 2-3 of this DGEIS) provides a comparison of NHL arenas built since 2000. That figure demonstrates, among other things, that (1) the average number of concourses in modern arenas is three (the Nassau Coliseum has one), and (2) the total square footage of modern facilities is twice the size of the existing Nassau Coliseum. Both fans and professional sports franchises alike are demanding more modern facilities with superior fan-experience facilities. The NorthMarq Study found that the Nassau Coliseum represents a marginally functional building in need of repairs that is insufficient when compared to modern facilities.

The continued relationship among the Islanders, the NHL and the Coliseum is contingent upon the development of a state-of-the-art facility that can accommodate and address the needs of the team and its fans. The transformation of the Coliseum is essential if the

Islanders are to remain, as the Coliseum would be facing increased competition for discretionary dollars within the region. Both Madison Square Garden and the proposed Barclays Center in Brooklyn are situated within 30 miles of the Nassau Coliseum. Madison Square Garden is scheduled for additional improvements and enhancements, and the proposed Barclays Center in Brooklyn would have a total square footage of 850,000 and a seating capacity of 18,000. For the Coliseum to maintain a successful partnership with the Islanders, and to be attractive to additional sports franchises and events in general, it must offer the overall square footage, technological capability and amenities that patrons, franchises, and entertainers demand.

As indicated above, the transformation of the Coliseum and the overall development of The Lighthouse at Long Island are necessary to keep the New York Islanders on Long Island, after the lease expires, with its myriad economic benefits. Also, apart from economics, retaining this storied franchise on Long Island, the only major professional sports team found on Long Island, is important in maintaining Long Island's history and in helping to form its future.

It is also noteworthy that the need for a transformed facility is echoed by NHL Commissioner Gary Bettman, who has indicated in correspondence dated May 5, 2008 (see Appendix 2-4) "...the Islanders are not viable in the long-term without a major change in the arena situation." In addition, Commissioner Bettman further indicated that "the loss of the New York Islanders to Long Island would be devastating from an emotional and financial perspective...once gone I could see no prospect of an NHL franchise returning" (see Appendix 2-4).

Given the above, the impacts associated with implementation of the no-action alternative would be virtually the same as the existing conditions presented in Sections 3.1 through 3.13 of this DGEIS, with the exception that, due to the loss of the premier sports franchise from the Coliseum, there would be fewer associated environmental impacts (e.g., less water use, less traffic generation, less sanitary flow). The figures in Table 7-1 reflect the existing conditions minus the loss of the Coliseum tenants. The most

significant difference between the no-action alternative and the existing conditions relates to economics, as all of the economic benefits associated with the current operations of the Islanders and Dragons would be lost, and any increased economic benefit associated with implementation of the proposed action would be foregone.

The current economic benefits associated with the Islanders and the Dragons include the direct expenses incurred by these teams, the secondary (indirect) economic impact of this spending, and the revenues that go to Nassau County to help fund county governmental operations and local businesses.

**Direct Spending: New York Islanders.** As explained in Section 3.9, direct spending by the New York Islanders for the year ending June 30, 2007 (the latest data available) was \$91,507,350. Most of these expenditures remain within the Long Island economy and are subject to the multiplier process. With respect to the multiplier process, employees of the New York Islanders spend most of their wages in local business establishments. These business establishments in turn buy additional goods and services from other Long Island businesses and the process continues. At the same time, the Islanders' management purchases goods and services from local vendors, most of whom are located in Nassau County. This spending also undergoes several rounds of "re-spending" so that the actual economic impact of direct Islanders expenditures is a multiple of the original expenditure. For example, the Islanders patronize local food vendors who in turn purchase food from local wholesalers so that the process continues.

This multiplier effect, also known as the secondary economic impact, was measured by using an input-output model of the Long Island economy. The RIMS II model (Regional Input-Output Modeling System) was used, as explained in Section 3.9. The RIMS II model contains multipliers for output, earnings and employment. The output multipliers show how much Long Island's output of goods and services (its gross metropolitan product) increases in response to each dollar of direct spending by the New York Islanders. The earnings multipliers show how much Long Island's earnings increase in response to each dollar of direct spending by the New York Islanders. The employment

multipliers show how many secondary jobs are created throughout the Long Island economy in response to each million dollars of direct spending by the New York Islanders.

The multipliers for spectator sports are relatively high because sports events are linked to many other Long Island industries. For example, sports fans patronize local restaurants and retail establishments, which help to support employees at these establishments. Attendance at a game sometimes also includes an overnight stay at a local hotel. This supports hotel workers and other support staff. Therefore, spending by the New York Islanders has a major positive impact on the Long Island economy. Every dollar of spending by the New York Islanders causes Long Island's output of goods and services to increase by another \$1.09. Long Island earnings increase by more than 76 cents for every dollar of direct spending by the Islanders. An estimated 22 secondary jobs are created for every million dollars of spending by the Islanders. The relevant multipliers, shown by industry, were applied to \$91,507,350 in direct spending by the New York Islanders in the year ending June 30, 2007. These expenditures caused Long Island's total output of goods and services to increase by more than \$191.3 million, including the original expenditure. This is equivalent to a net output increase of almost \$100 million. Long Island earnings increased by almost \$70 million and more than 2,000 secondary jobs were created throughout the Long Island economy. Much of this impact tends to occur in communities adjacent to the Coliseum, within the Town of Hempstead. Although the greatest positive impact occurs in the arts, entertainment and recreation industries, virtually all Long Island industries benefit. This benefit would be foregone if the no-action alternative is implemented.

**Direct Expenses, Visiting Hockey Teams.** Direct expenditures by the New York Islanders are only part of the economic impact of having the Islanders play at the Nassau Coliseum. When the Islanders play at the Coliseum, they also host visiting teams who spend money on Long Island. During the 2006-07 season, one preseason, 41 regular season and two playoff games were played at the Nassau Coliseum. The expenditures made during typical two-day visits by visiting teams for these games totaled \$1,421,300.

As shown in Section 3.9, this spending of \$1,421,300 on Long Island by visiting NHL teams during the 2007-08 season caused Long Island's output of goods and services to increase by \$2,971,654 including the original expenditure. This is equivalent to a net output increase of \$1.55 million. Long Island earnings increased by almost \$1.1 million and 31 secondary jobs were created. This benefit would also be foregone if the no-action alternative is implemented.

**Direct Spending: New York Dragons.** Direct spending by the New York Dragons for the year ending June 30, 2007 (the latest data available) was \$5,205,940. Output, earnings and employment multipliers for "spectator sports" from the RIMS II input-output model of the Long Island economy were applied to this spending. The results show that direct spending by the New York Dragons causes Long Island's total output of goods and services to expand by almost \$11 million including the original expenditure. This is equivalent to a net output increase of almost \$5.7 million. Long Island earnings increase by almost \$4 million and an estimated 115 secondary support jobs are created in industries throughout the Long Island economy. Again, this benefit would be foregone if the no-action alternative is implemented.

**Benefits to Local Vendors.** Direct spending by the Islanders and Dragons organizations, shown in an accounting context, fails to capture the full impact of the operations of these sports teams on businesses located in Nassau and Suffolk Counties, particularly those located relatively close to the site of the Nassau Coliseum. In the year ending June 30, 2007, for example, the New York Islanders purchased goods and services valued at \$6,521,074 from vendors located in Nassau County and an additional \$2,266,181 from vendors located in Suffolk County for a total expenditure of \$8,787,255. (Note: This spending is included in the direct Islanders expenditures shown above). In the year ending June 30, 2007, the New York Dragons purchased goods and services valued at \$524,402 from vendors located in Nassau County and an additional \$306,753 from vendors located in Suffolk County for a total of \$831,555. As explained in Section 3.9, many of the Nassau vendors did business in communities that were in close proximity to the Nassau Coliseum.

**Quantifying the Economic Benefits of the Islanders and the Dragons.** The following table quantifies the direct and secondary economic benefits of the New York Islanders and the New York Dragons to the Long Island economy. It indicates that direct spending on Long Island by the New York Islanders, the New York Dragons and Islander visiting teams in the year ending June 30, 2007 totaled more than \$98.2 million. This spending caused Long Island's output of goods and services to increase by more than \$205.4 million, including the original expenditure. This is equivalent to a net output increase of more than \$107 million. Long Island's earnings increased by almost \$75 million as a result of these expenditures and almost 2,200 additional Long Island jobs were created. Clearly, the presence of the New York Islanders and the New York Dragons provides measurable economic benefits for Long Island over and above the prestige that comes with having hometown sports teams, all of which would be lost if the no-action alternative is implemented.

**Table 7-2: Direct and Secondary Economic Benefits of the Islanders & Dragons**

<b>Direct Spending</b>	<b>Direct Spending</b>	<b>Gross Output Increase</b>	<b>Earnings Increase</b>	<b>Employment Increase</b>
By New York Islanders	\$91,507,350	\$191,323,567	\$69,801,807	2,013
By Islanders Visiting Teams	1,421,300	2,971,654	1,084,168	31
By New York Dragons	5,205,940	10,884,579	3,971,091	115
By Dragons Visiting Teams	150,000	313,620	114,420	3
<b>Total</b>	<b>98,284,590</b>	<b>205,493,420</b>	<b>74,971,486</b>	<b>2,162</b>

Source: PMKB Consulting Associates' estimates Based on data from the New York Islanders and the New York Dragons

It is noteworthy that the RIMS II multipliers work downward as well as upward. This means that if Long Island were to lose the New York Islanders and the New York Dragons, its output of goods and services (gross metropolitan product) would decline by more than \$205 million, the earnings generated on Long Island would decline by almost \$75 million and almost 2,200 jobs would be lost. The hardest hit businesses would be those closest to the Nassau Coliseum but the shock waves would spread throughout Nassau County and into Suffolk County.

**Economic Benefits to Nassau County, New York State and MTA: Taxes.** The presence of the New York Islanders and the New York Dragons also provides substantial financial benefits to Nassau County government. The New York Islanders sold or provided 516,669 game tickets in the year ending June 30, 2007. This includes 44,000 complimentary tickets. Of the total tickets, 476,521 represented regular season sales or comps, 9,651 represented pre-season sales and 30,497 represented playoff sales. These ticket sales also generated much-needed sales tax revenues for Nassau County. As explained in Section 3.9, entertainment taxes from Islanders ticket sales were \$775,005 in the year ending June 30, 2007. Sales taxes in the year ending June 30, 2007 were \$1,832,307. Total revenue from entertainment and sales taxes was \$2,607,312. The New York State sales tax rate is four percent, the Nassau County sales tax rate is 4.25 percent and the MTA sales tax rate is 0.375 percent. This means that Nassau County received an estimated \$902,876 in sales tax revenues from ticket sales by the New York Islanders in the year ended June 30, 2007. An additional \$849,766 in sales tax revenues went to New York State and \$79,666 went to the MTA. Additionally, the Islanders generated entertainment taxes of \$775,005 for Nassau County for the year ending June 30, 2007.

As explained in Section 3.9, ticket sales by the Dragons also generated entertainment and sales tax revenues. The Dragons had ticket revenues of \$697,233 in the year ending June 30, 2007, and sold or provided a total of 39,000 tickets during this period. This included 16,833 complimentary tickets that were not subject to the sales tax. The entertainment tax of \$1.50 per ticket on 39,000 tickets was \$58,500. Nassau County also benefited from sales tax revenues generated by Dragons games. Applying the foregoing sales tax rates to Dragons ticket sales of \$697,233 in the year ended June 30, 2007 indicates that total sales taxes were approximately \$60,171, with \$27,905 going to New York State, \$29,650 going to Nassau County and \$2,616 going to the MTA. Both teams combined generated \$877,671 in sales tax revenues for New York State, \$932,526 for Nassau County and \$82,282 for the MTA for the year ending June 30, 2007.

There are numerous events at the Coliseum, in addition to Islanders and Dragons games. There were 142 such events in 2006, 122 events in 2007 and 106 events in 2008. The

following events had the largest number of performances. There is no sales tax on family shows, concerts or civic events. However, there is an entertainment tax of \$1.50 per ticket as well as the cost of parking. Moreover, those who attend such events generally patronize local restaurants and on-site concession stands. This creates a positive ripple effect throughout the local economy. Assuming that each patron spends 20 percent of the ticket price for such auxiliary expenses, the benefit to the economy would be substantial. Clearly, the Nassau Coliseum has a major positive impact on the local business community even though it is badly outdated and struggling to maximize dates and quality events.

It is apparent from the foregoing that there would be a significant existing economic benefit that would be foregone if the no-action alternative is implemented.

## **7.2 DEVELOPMENT IN ACCORDANCE WITH PREVAILING ZONING**

This alternative consists of development or redevelopment of the subject property under the prevailing zoning of the respective parcels. Development of the Coliseum Parcel/Marriott Parcel under this alternative would not comply with the requirements of the BAFO and Development Plan Agreement between the applicant and Nassau County.

This scenario assumes that the Nassau Coliseum and all associated paved areas and appurtenances would be demolished and redeveloped with single-family residences, in accordance with the prevailing B Residence zoning. RexCorp Plaza West would be developed with office space in accordance with the prevailing MFO District zoning, and what was previously permitted on the parcel. The Marriott Hotel would be fully developed and expanded in accordance with the prevailing MFH District zoning. Under this alternative, since the Omni and RexCorp Plaza East Parcels are fully developed, they would remain as is. A series of conceptual site plans for this alternative is included in Appendix 7-1 of this DGEIS.

The changes that would occur to each parcel, if any, are set forth below, and descriptions of the potential impacts associated with development in accordance with this alternative follow.

#### Nassau Coliseum/Marriott Hotel Parcel

In this alternative, the Nassau Coliseum and associated paved surfaces would be demolished, and the site would be subdivided and redeveloped with a 330-unit single-family subdivision, designed in accordance with the prevailing B Residence zoning district. A recharge basin is also proposed to serve this area. The residential lots would range in size from 6,000 SF (minimum lot size) to 17,352 SF in size. Sanitary wastewater would be conveyed by public sanitary sewers to the Cedar Creek STP for treatment and disposal. There would be three vehicle access points onto the abutting roadways: two onto Hempstead Turnpike and one onto Charles Lindbergh Boulevard. A fourth access would be provided to the Marriott Hotel. On-street parallel parking would be available along both sides of the streets, with a single travel lane in each direction.

A significant building expansion program on the Marriott Parcel would increase the FAR from 0.73 to the maximum permitted FAR of 1.5, and the square footage would increase from 466,000 SF to 958,736 SF (a 106 percent increase). This expansion would include two, 10-story additions to the eastern and western sides of the building, and a three-story addition to the building's northern side. Finally, 408 parking surface parking stalls would be provided, and there would be a 553,150-square-foot detached parking garage that would provide 1,702 parking stalls in the site's southern portion, abutting Hempstead Turnpike. For purposes of this alternative analysis, the existing ratio of 486 square feet per hotel room was utilized. Thus, there would be an additional 654 hotel rooms, for a total of 1,271 rooms.

### The Omni

As explained above, as this parcel is fully developed, this alternative assumes that there would be no change to this site. As a result, there would be no change to the existing level and pattern of development. In addition, there would be no change in impacts to trip generation, water use, sewage effluent, taxes, etc.

### RexCorp Plaza East

As this parcel is already developed, this alternative assumes that the existing office buildings and associated parking would not be altered. Therefore, the existing site characteristics would not be altered, and the impacts would remain the same as under the existing condition.

### RexCorp Plaza West

This parcel is presently undeveloped and designated on the zoning map for office use under its existing MFO zoning. This alternative assumes the development of an eight-story office building having a total of 350,000 SF of floor space and a six-level, 1,400-space detached parking structure. There would be a single, vehicular access point onto Glenn Curtiss Boulevard, configured to form a four-way intersection with the existing RexCorp Plaza East Parcel to the east.

#### **7.2.1 Subsurface Geology, Soils and Topography**

Under this alternative, subsurface excavations would be necessary for the construction of the proposed parking garage and building foundation on the RexCorp West parcel, a proposed parking garage structure adjacent to the expanded Marriott Hotel, the basements and some utilities for the individual single-family dwellings and the recharge basin on the Coliseum/Marriott Hotel Parcel. The maximum depth of excavations on the property would occur for the construction of the recharge basin, the bottom elevation of which

would be 64 feet amsl. The construction of one level of subsurface parking for each of the proposed parking garages on the RexCorp West parcel and adjacent to the Marriott Hotel would require an anticipated excavation depth of 12 feet below grade.

It is expected that the excavation for the subsurface facilities would result in an estimated volume of cut of 126,642 CY of soil for the Marriott expansion and 37,664 CY of soil for the RexCorp West parcel. The single-family residential development on the Coliseum parcel would result in a total volume of cut of 228,500 CY. However, the backfilling of the Coliseum demolition would require 276,798 CY of fill. As such, the Coliseum site would require 48,298 CY of fill for on-site grading. The excess cut from the other on-site construction activities could be used for this purpose. Upon completion of construction activities, there would still be an excess of approximately 116,008 CY of cut that could be sold as fill (if found to be acceptable for that purpose) or transported to an appropriate landfill for disposal.

With respect to surface soils, as previously discussed in Sections 3.1 and 4.1 of this DGEIS, the majority of soils are Urban Land “Ug.” Such soils have few, if any, limitations for development and are indicative of developed urban areas. As such, it is not anticipated that there would be any significant impacts to the soils as a result of development under this alternative. Similar to the proposed action, if unsuitable soils are found during geotechnical investigations, these soils would be removed and replaced with clean fill under the direction and auspices of the NCDH.

As previously noted, the subject property exhibits generally flat topography across the majority of the site, mainly due to prior land development activities associated with the existing buildings, parking areas and roadways present on the subject property. Grading activities would be required to accommodate site development. However, similar to the proposed action, the overall topographic profile is not expected to be altered significantly from that which presently exists. The largest change in topography would result from the creation of a recharge basin on the Coliseum Parcel/Marriott Hotel Parcel, which has a

proposed bottom elevation of 64 feet amsl. The side slopes of the recharge basin would not exceed 1:3. Similar to the proposed action, the areas of significant slopes that exist on the RexCorp East site would remain unchanged under this alternative. Given that the overall topographic profile is not expected to require significant alteration under this alternative, no significant adverse impacts to site topography would be expected.

## **7.2.2 Water Resources**

### ***Water Balance and Groundwater Quality***

As previously described in Section 3.2 of this DGEIS, NP&V developed a microcomputer model for its exclusive use in predicting both the water budget of a site and the concentration of nitrogen in recharge. The model, named SONIR, was run to obtain the existing water budget and nitrogen concentration in recharge, and was based on current site conditions and land use coverage (see Table 7-1).

Based upon the proposed site coverage for development under prevailing zoning, the SONIR computer results indicate that the concentration of nitrogen in recharge is anticipated to increase when compared to existing conditions due to the doubling of landscape area from the existing condition for this alternative (see Table 7-1 and Appendix 7-2 of this DGEIS). For calculation purposes, it is assumed that 58.49 acres of proposed landscaped area would be fertilized at a rate of 3.5 pounds of nitrogen per 1,000 SF, and irrigated at a rate of 5.76 inches annually. The SONIR model predicts a concentration of nitrogen in recharge of 1.16 mg/l for this alternative, which is 0.89 mg/l above the 0.27 mg/l presently estimated to be generated at the subject property. This concentration is well within the 10 mg/l New York standard for nitrogen in drinking water and would not represent a significant increase in nitrogen concentrations to groundwater.

Under this alternative, the same assumptions discussed under existing conditions are applied with respect to off-site water supply for potable uses and resulting sanitary effluent that is conveyed off the site. Therefore, the recharge volume to the subject

property under this alternative would be the result of precipitation and irrigation water applied to the landscaped portions of the site. For landscaping, the irrigation rate of 6.99 mgy per year of water (33,000 gpd over seven-month annualized growing season) was applied to the 58.49 acres of landscaped area (an increase of 27.15 acres of landscaped areas over existing conditions). Approximately half of the water used for irrigation as well as precipitation falling on landscaped areas of the site is lost to evapotranspiration, and the remainder is recharged to groundwater. The evapotranspiration rate for landscaped areas is much higher than that of impervious areas of the site (where less than five percent of precipitation is lost to evapotranspiration). The reduction of impervious area and increase in landscaped areas under this alternative would, therefore, result in an increase in evapotranspiration on the site and a decrease in recharge volume on the site. This is demonstrated by the results of the SONIR computer model for this alternative, which indicate that a total of 129.98 mgy of water would be recharged on the site (see Appendix 7-2). This represents an approximate 13.34 percent decrease in recharge generated on the property, as compared to the existing recharge volume. This change does not represent a significant decrease in recharge volumes that would result in significant impact to the aquifer.

### ***Sewage Disposal***

According to BBV, and based upon the Nassau County sewage flow standards, development under prevailing zoning would be expected to generate approximately 750,138 gpd of sewage. As the existing sewage generation was calculated at 603,268 gpd,<sup>2</sup> the incremental difference between the existing conditions and development in accordance with prevailing zoning would be approximately 146,870 gpd.

As described in Section 3.2 of this DGEIS, the subject property is situated within the Roosevelt Industrial Area Sewer District, and a letter of sanitary sewer availability was issued by the NCDPW on June 4, 2008 for the proposed Lighthouse at Long Island development. As this alternative would generate approximately 33.7 percent of the total

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<sup>2</sup> Calculation of existing sewage flow has been refined from the original estimate, based upon a review of construction drawings for the existing buildings.

amount of sanitary effluent estimated for the proposed Lighthouse, no significant adverse impacts would be expected.

### ***Water Supply***

H2M has prepared an assessment of overall water supply impacts, which includes a review of the anticipated water demands of redevelopment under this alternative. Calculation of water demand has been performed utilizing local standards for domestic, irrigation and sanitation use and national standards for fire protection.

Utilizing the same criteria explained in Section 3.2 of this DGEIS, and given the existing water usage of 305,181 gpd (see Table 7-1), development under prevailing zoning would effectively increase current water usage by approximately 69 percent -- from 305,181 gpd to 516,540 gpd.

As indicated in Section 3.2 of this DGEIS, the UWD is operating at a net paper deficit for maximum daily demand. Thus, as with the proposed action, under this alternative a new supply well would be required. According to H2M, the capital costs associated with the installation of a 2.0 mgd well versus a 1.0 mgd well, depending on the amount of new development, would not be significantly different. As such, the same analysis for the potential supply well provided in Section 3.2 of this DGEIS would be applicable for this alternative.

### **7.2.3 Stormwater Management**

As indicated in Section 3.3 of this DGEIS, in accordance with the current NYSDEC regulations governing the potential discharge of stormwater from construction sites (General Permit for Construction Activity GP-0-08-001) and Town and County regulations regarding stormwater management, a SWPPP would be prepared for each phase of the development submitted for site plan review. The SWPPP would be submitted to the Town of Hempstead for approval, and forwarded to the NYSDEC upon completion of the Town approval process. As part of Nassau County's 239f review, the

SWPPP would also be submitted for review by the NCDPW. No construction would be initiated until all approvals have been obtained.

Basic erosion control measures, as with any other development proposal, would be employed in order to minimize erosion and transport of sediment. Perimeter erosion control measures would include silt fencing, hay bales and the maintenance of construction entrances to prevent sediment from being transported off-site. Within the disturbed areas, various types of inlet protection would be employed in order to protect on-site infiltration measures and off-site recharge basins, and stockpiling and clearing would be controlled to minimize the erosion potential of the site. There are no steep slopes, existing or proposed, within the disturbed areas on the project site that would require protection or stabilization.

The *Nassau County Department of Public Works Drainage Requirements* (last revised October 27, 2004) specifies storage requirements for various types of development. As the regulations apply to this development, the individual parcels would be classified as follows:

Coliseum/Marriott Hotel Parcel – The expansion of the Marriott Hotel would result in a total volume requirement of 100,441 cf of stormwater runoff to be stored on-site. Although no specific plan has been designed, it is estimated that between 60 and 70 drywells would be installed on the Marriott portion of the overall parcel, at a depth of 16 feet, to accommodate the required volume. Such a plan would also comply with the NYSDEC SWPPP regulations. Any excess stormwater flow would be accommodated by the existing recharge basin using existing connections.

Development of the Coliseum portion of the parcel with the 330 single-family homes would require 1,140,436 CF of total volume, which would be provided by the 255,850-square-foot recharge basin.

Omni Parcel – The parcel is currently developed and, therefore, no additional drainage facilities would be required.

RexCorp Plaza East Parcel – The parcel is currently developed and, therefore, no additional drainage facilities would be required.

RexCorp Plaza West Parcel – All existing runoff from this undeveloped parcel flows to the Nassau County recharge basin. Development under this alternative would include a 350,000-square-foot office building, paved parking area and a six-level, 40-foot-high parking garage that would have one subterranean level, one surface level and four elevated levels. The total volume required to handle runoff from an eight-inch rainfall would be 134,928 cf. Approximately 80-to-90 on-site drywells, at a depth of 16 feet, would provide all the necessary volume to accommodate stormwater runoff from an eight-inch rainfall.

Overall, the various stormwater retention facilities constructed as part of development under this alternative would provide more than sufficient storage on all of the individual sites to meet the water quality requirements of the SPDES permit. In addition, there is sufficient storage to mitigate extreme rainfall events within each of the drainage systems. In the event of a 100-year storm under unusual conditions, which preclude an infiltration rate sufficient to fully contain the storm, the East Meadow Brook serves as an overflow for a number of local recharge basins.

#### **7.2.4 Ecological Resources**

The impacts to the ecological resources as a result of development under the prevailing zoning would be similar to that of the proposed action, as clearing of natural vegetation and increase in human activity would also occur. As the majority of the subject property has been previously developed, there are limited areas with potential to support sensitive vegetation or wildlife populations. There is, however, a potential for the return of suburban species to this area that may not have been present due to the amount of

existing impervious area and the lack of vegetation for food and habitat. Under this alternative, it is projected that the amount of impervious area would decrease from approximately 109.66 acres to 84.93 acres, or 22.5 percent (see Table 7-1). This is mainly due to the increase in maintained (i.e., lawn) areas associated with the single-family homes. Such increase in landscape vegetation would likely include lawn areas as well as shrubbery, trees and flowers. As such, development under this alternative might provide more suitable food and habitat options than exists at present or that would occur under the proposed action. However, as evidenced by the nitrogen loading calculations indicated by the SONIR model, this increase in maintained landscape would significantly increase the amount of fertilizer used on the site. The development of 330 individual residential lots makes it difficult to control both irrigation and fertilizer use, and thus may result in greater impacts to the environment than under the proposed action.

#### **7.2.5 Land Use, Zoning and Community Character**

##### ***Land Use***

Redevelopment of the Coliseum portion of the Coliseum Parcel/Marriott Hotel Parcel with single-family residences would significantly change the land use and community character of the entire area from commercial recreational to residential. The Coliseum is one of the major land uses in the area along with Nassau Community College, Hofstra University and the Mitchel Athletic Complex.

Under this alternative, the Coliseum and associated parking areas and appurtenances would be removed and redeveloped with 330 single-family houses and associated roadways. As such, the intensity of the land use would change from one large building in a sea of parking to 330 separate lots with 330 separate buildings and lawn areas. The proposed lots would be similar in nature to, but generally larger than the existing single-family residential lots within Uniondale, south of Hempstead Turnpike. Development of a single-family subdivision on the Coliseum portion of the site would perpetuate the same pattern of residential development that exists throughout the Town of Hempstead.

The balance of this parcel is developed with the Marriott Hotel, which would be expanded to its maximum development potential under this alternative. As such, while the actual use would not change, the intensity of such use would be increased, and additional parking would be located in a proposed detached parking structure. The parking structure would have one subterranean level and one at-grade level.

Similar to the proposed action, development of RexCorp Plaza West, which is currently undeveloped, would consist of an eight-story office building with a detached parking structure that would have one subterranean level and four elevated levels. The gross square footage of the office building would be 350,000 SF, and for the parking structure it would be 440,000 SF. As such, the intensity of land use would significantly change from its present undeveloped condition.

### ***Zoning***

As the name of this alternative implies, development would be in accordance with prevailing zoning. Therefore, unlike the proposed action, which would require a change of zone, this alternative would not require any zoning modifications.

The overall underlying zoning of the Town of Hempstead is B Residence. The majority of the Coliseum property, which is not specifically classified within a specific zoning district, is considered B Residence. A small portion of the Coliseum property was rezoned from MFH to B Residence in 1979. The Marriott Hotel would be developed to its full potential under its existing MFH zoning.

As previously noted, the RexCorp Plaza West Parcel is designated as MFO, and would be developed accordingly, as described above.

The Omni and RexCorp Plaza East Parcels are developed in accordance with their zoning districts (MFO-II and MFO, respectively), and no further development is proposed as part of this alternative.

### ***Community Character***

As previously discussed, in general, the parcels that comprise the subject property are located at the eastern end of a region of Hempstead that is characterized by dense, suburban development, while the immediate vicinity of the subject property is characterized by recreational/entertainment, commercial/office and institutional uses. The prevalence of physically dominant land uses and uses that attract a large number of visitors (particularly the Nassau Coliseum) define the area's character more than natural features. In addition, large expanses of surface parking are a contributing factor within the subject property, which establishes the character of the community.

The Nassau Coliseum and Marriott Hotel are both important facilities within the community, and they also attract a large number of attendees for events. Thus, they help to define the overall community character. As such, the removal of the Coliseum and redevelopment with 330 single-family residential houses would clearly alter the existing community character and may change the nature of other area uses including the Marriott Hotel and, to some extent, Museum Row.

RexCorp Plaza West Parcel's undeveloped but previously-disturbed status, small size relative to other dominant land use features, and context within its surroundings, indicate that this site is not significant in terms of community character. However, development of the property with an eight-story office building and associated detached parking structure would be in character with development on the RexCorp Plaza East Parcel and the Omni Parcel, both of which help define the large-scale commercial character of this area.

Under this alternative, there would be no changes to the Omni Parcel or the RexCorp Plaza East Parcel. However, changes similar to those associated with the proposed action

would occur to the RexCorp West Parcel. The expansion of the Marriott Hotel (approximately doubling the gross floor area) and the construction of a structured parking area adjacent to the hotel are not specifically contemplated in the proposed action; however the addition of another hotel is included. These improvements would have similar impacts to community character as identified for the proposed action. However, the parking garage adjacent to the office building on the RexCorp Plaza West parcel would be two stories or approximately 20 feet higher than contemplated under the proposed action.

The removal and replacement of the Coliseum with single-family dwellings is not in keeping with the County's planning and redevelopment objectives for the subject property and the Nassau HUB concept. Rather than a destination open to the public, the residential development of the Coliseum Parcel would be focused inward, with residents seeking privacy. In other words, instead of focusing outward and making the Coliseum part of the greater community, as would occur under the proposed action, a single-family residential subdivision would tend to close off the area to the public and not necessarily blend with the other uses in the immediate area.

The character along Hempstead Turnpike, which is currently dominated by either vast asphalt parking areas or large commercial uses along the road frontage in the immediate vicinity of the subject property, would be modified by establishing single-family residential uses along the frontage.

#### **7.2.6 Transportation and Parking**

As previously discussed, development under this alternative includes demolition of the Coliseum and redevelopment with 330 single-family residences and a recharge basin, the expansion of the Marriott from 617 rooms to 1,271 rooms, and the development of the RexCorp West Parcel with an eight-story, 350,000 square-foot office building, paved parking area and six-level parking garage. As such, the number of vehicles associated

with the existing RexCorp East and the Omni Parcels would remain the same as they are under the existing condition. The vehicle trips associated with the Coliseum would essentially be replaced by those generated by the 330 single-family residences.

Under the existing condition, and using the following ITE factors, trip generation is as shown in Table 7-3.

**Table 7-3: Trip Generation Comparison**

	<b>Existing Site with Event*</b>	<b>Existing Site Non-Event Day</b>
<b>AM Peak</b>		
In	1,804	1,723
Out	373	354
<b>Total</b>	<b>2,177</b>	<b>2,077</b>
<b>PM Peak</b>		
In	1,588	503
Out	1,798	1,685
<b>Total</b>	<b>3,386</b>	<b>2,188</b>
<b>Saturday Midday</b>		
In	504	426
Out	408	346
<b>Total</b>	<b>912</b>	<b>772</b>

\* Includes an event at the Coliseum.

As shown in Table 7-3, according to ITE and empirical data estimates, the existing land use is currently generating approximately 2,177 (1,804 entering and 373 existing) peak weekday morning trips, 3,386 (1,588 entering and 1,798 exiting) peak weekday evening trips, and 912 (504 entering and 408 exiting) peak Saturday midday trips when there is an event at the Coliseum.

For development under prevailing zoning, the following ITE land use codes were used:

- LUC 210 – Single-Family Detached Housing;
- LUC 310 – Hotel; and
- LUC 710 – General Office Building.

Resulting peak hour trips are summarized in Table 7-4.

**Table 7-4: Trip Generation Comparison**

	<b>Existing Site</b>	<b>Development Under Prevailing Zoning</b>	<b>Net-New Trips with Full Build</b>
<b>AM Peak</b>			
In	1,804	2,458	+654
Out	373	731	+358
<b>Total</b>	2,177	3,189	+1,012
<b>PM Peak</b>			
In	1,588	1,006	-582
Out	1,798	2,422	+624
<b>Total</b>	3,386	3,428	+42
<b>Saturday Midday</b>			
In	504	942	+438
Out	408	769	+361
<b>Total</b>	912	1,711	+799

As shown in Table 7-4, the site could generate an additional 1,012 AM peak hour trips, 42 PM peak hour trips, and 799 midday peak hour trips on a Saturday over the existing conditions. Table 7-5 illustrates the trip generation by individual use proposed under this Alternative.

**Table 7-5: Trip Generation by Use – Development Under Prevailing Zoning**

	<b>AM Peak</b>	<b>PM Peak</b>	<b>Saturday Midday</b>	<b>Total</b>
Daily Hotel	712	750	915	<b>2,377</b>
Daily Residential	248	333	310	<b>891</b>
Daily Office – New	543	522	144	<b>1,209</b>
Daily Office	1,687	1,824	342	<b>3,853</b>
<b>Total</b>	<b>*3,190</b>	<b>*3,429</b>	<b>1,711</b>	<b>8,330</b>

\*Figures do not exactly agree with those in Table 7-4 due to rounding.

Overall, it is estimated that there would be additional vehicular traffic associated with development under this alternative, which includes the addition of a 350,000-square-foot office building, 330 single-family homes and a significantly expanded hotel.

### **7.2.7 Air Quality**

From the perspective of impacts to air quality, given that this alternative would result in lower density and fewer traffic impacts than the proposed action, and given that implementation of the proposed action is not expected to contravene air emissions standard, the impacts to air quality from this alternative would not be significant.

### **7.2.8 Noise and Vibration**

Noise and vibration associated with development under this alternative would likely be generated by heavy machinery and trucking associated with the demolition of the Coliseum and construction of 330 single-family homes, the Marriott Hotel expansion and development of RexCorp Plaza West. As the duration of construction would be shorter for under this alternative as compared to the proposed action (approximately four years versus 10 years), the duration of the impacts would be shorter. Also, given that there would be less development, the overall construction impacts would be less than those associated with the proposed action. However, the proposed office building and associated parking structure on the RexCorp Plaza West Parcel (that parcel closest to the

residential area south of Hempstead Turnpike) would be also be built under this alternative, and would, thus, have similar impacts to the surrounding residences.

### 7.2.9 Socioeconomics

The following analysis estimates the economic impact of new construction and discusses the total economic impact of maximum development under prevailing zoning. The focus of the discussion is on the jobs and payrolls generated during the construction phase, the permanent jobs created at full development and the tax revenues generated by this alternative. The analysis includes both the direct jobs and payrolls generated by this alternative and the secondary or multiplier impact of these jobs and payrolls on the local economy. For purposes of this analysis, it is assumed that the 330 single-family residential units would be approximately 1,650 square feet in size and contain three bedrooms.

#### *Economic Impact during the Construction Phase*

The total cost of construction is estimated at \$735,890,906. This figure was derived as shown in the following table. The build-out period for the following construction is estimated at four years.

**Table 7-6: Estimated Construction Costs of New Development Under Prevailing Zoning**

<b>Component</b>	<b>Estimated Cost</b>
Arena Demolition	\$30,000,000
Existing Exhibition Hall Demolition	5,000,000
New Office	108,500,000
New Office Parking	34,054,000
New Residential (330 Units)	158,400,000
Marriott Expansion	153,220,800
Marriott Expansion Parking	43,953,500
Site Work, Utilities, Common Landscaping	78,950,749
Off-Site Roadway/Transportation Improvements	5,000,000
Public Water Supply Improvements	10,000,000
Soft Costs and Entitlement Costs	108,811,857
<b>Total</b>	<b>735,890,906</b>

Source: Lighthouse Development Group, RexCorp and Gilbane Construction Company

Approximately 60 percent of the estimated construction cost, or about \$441,534,544, is estimated to be labor costs. Based on these figures, the number of construction workers needed was computed to be 758 full-time equivalent construction workers annually for four years to complete the build-out under prevailing zoning.

***Secondary Economic Impact of \$735,890,906 in Development Spending***

Injection of \$735,890,906 in development spending into the local economy over a four-year period would also impact the economy through the multiplier process. Much of this investment would remain within the local economy and would undergo several rounds of “re-spending” so that the final economic impact is a multiple of the original expenditure. This is the so-called ripple or multiplier effect.

Multipliers from the RIMS II model for Long Island were applied to the projected \$735,890,906 in development spending to estimate this multiplier effect. The model contains three types of multipliers: output, earnings and employment. The output multipliers indicate how much the local output of goods and services increases for every dollar of development spending. The earnings multipliers indicate how much local earnings increase for every dollar of development spending. The employment multipliers indicate how many jobs are created within the local economy as a result of each million dollars of development spending. Most of these effects tend to occur at or near the development site.

The following construction industry multipliers from the RIMS II input-output model were applied to projected development spending of \$735,890,906.

**Table 7-7: Construction Multipliers From the RIMS II Input-Output Model**

<b>Type of Multiplier</b>	<b>RIMS II Multiplier</b>
Output	2.0674
Earnings	0.6451
Employment	15.8905

Source: RIMS II input-output model of the Long Island economy

The findings indicate that the expenditure of \$735,890,906 over a four-year period would generate approximately 11,694 secondary support jobs throughout the local economy. Local earnings would increase by almost \$475 million. The local output of goods and services would increase by more than \$1.52 billion, including the original expenditure. This is equivalent to a net output increase of more than \$785 million.

**Table 7-8: Secondary Economic Impact of \$826,970,906 in Build-out Costs**

<b>Impact on</b>	<b>Projected Increase</b>
Gross Output	\$1,521,380,859
Net Output	785,489,953
Earnings	474,723,223
Employment	11,694

Source: PMKB Consulting Associates' computations based on RIMS II input-output model

***Specific Industry Impact of 735,890,906 in Development Spending***

The RIMS II input-output model contains industry-specific multipliers that demonstrate how spending during the build-out phase would affect each major Long Island industry. The higher the multiplier, the greater the increase in output, earnings and employment would be within that industry. When applied to the projected \$735,890,906 in development spending, these multipliers demonstrate which industries would benefit most during the development phase. As the following table indicates, the construction industry would benefit most but there would be a positive impact on virtually all local industries.

**Table 7-9: Construction Multipliers by Industry from the  
RIMS II Input-Output Model**

<b>Industry</b>	<b>Output Multiplier</b>	<b>Earnings Multiplier</b>	<b>Employment Multiplier</b>
Agriculture & Related	0.0034	0.0007	0.0597
Mining	0.0017	0.0005	0.0094
Utilities	0.0228	0.0042	0.0470
Construction	1.0066	0.3568	7.9630
Manufacturing	0.1669	0.0324	0.7403
Wholesale Trade	0.0758	0.0219	0.3800
Retail Trade	0.1276	0.0393	1.6218
Transportation & Warehousing	0.0342	0.0110	0.3150
Information	0.0485	0.0114	0.1920
Finance & Insurance	0.1148	0.0265	0.4212
Real Estate; Rental & Leasing	0.1324	0.0077	0.2330
Professional, Scientific, Technical Services	0.0874	0.0365	0.7073
Management of Companies	0.0266	0.0105	0.1316
Administrative & Waste Management Services	0.0369	0.0138	0.5311
Educational Services	0.0112	0.0046	0.1715
Health Care and Social Assistance	0.0877	0.0383	0.9580
Arts, Entertainment & Recreation	0.0104	0.0038	0.1703
Accommodation & Food Services	0.0327	0.0112	0.7224
Other Services	0.0398	0.0120	0.4563
Households	0.0000	0.0020	0.0596
<b>Total</b>	<b>2.0674</b>	<b>0.6451</b>	<b>15.8905</b>

Source: RIMS II input-output model

**Table 7-10: Industry Impact of \$735,890,906 in Development Spending**

<b>Industry</b>	<b>Output Increase</b>	<b>Earnings Increase</b>	<b>Employment Increase*</b>
Agriculture & Related	\$2,502,029	\$515,124	44
Mining	\$1,251,015	\$367,945	7
Utilities	\$16,778,313	\$3,090,742	35
Construction	\$740,747,786	\$262,565,875	5860
Manufacturing	\$122,820,192	\$23,842,865	545
Wholesale Trade	\$55,780,531	\$16,116,011	280
Retail Trade	\$93,899,680	\$28,920,513	1193
Transportation & Warehousing	\$25,167,469	\$8,094,800	232
Information	\$35,690,709	\$8,389,156	141
Finance & Insurance	\$84,480,276	\$19,501,109	310
Real Estate; Rental & Leasing	\$97,431,956	\$5,666,360	171
Professional, Scientific, Technical Services	\$64,316,865	\$26,860,018	520
Management of Companies	\$19,574,698	\$7,726,855	97
Administrative & Waste Management Services	\$27,154,374	\$10,155,295	391
Educational Services	\$8,241,978	\$3,385,098	126
Health Care and Social Assistance	\$64,537,632	\$28,184,622	705
Arts, Entertainment & Recreation	\$7,653,265	\$2,796,385	125
Accommodation & Food Services	\$24,063,633	\$8,241,978	532
Other Services	\$29,288,458	\$8,830,691	336
Households	\$0	\$1,471,782	44
<b>Total</b>	<b>\$1,521,380,859</b>	<b>\$474,723,223</b>	<b>11,694</b>

\*Refers to full and part-time jobs. Source: RIMS II input-output model

### ***Permanent Jobs Created***

#### **New Development**

In estimating permanent employment resulting from the proposed build-out under prevailing zoning, the following ratios were used:

- One employee per 200 square feet for the office space;
- One employee per 1,000 square feet for the expanded Marriott Hotel; and,
- One employee per 5,000 square feet for the residential units.

The results, shown below, indicate that an estimated 2,352 jobs could result from new development at the subject property.

**Table 7-11: Estimated Employment Resulting From New Construction**

<b>New Construction</b>	<b>Square Feet</b>	<b>Square Feet/ Employee</b>	<b>Estimated FTE Jobs</b>
Office	350,000	200	1,750
Expanded Marriott Hotel	492,736	1,000	493
Residential Units	544,500	5,000	109
<b>Total New Construction</b>			<b>2,352</b>

Source: PMKB Consulting Associates' estimates.

**Estimated Existing Jobs**

There are two office developments on the subject property, the Omni office building and RexCorp Plaza. The Omni encompasses 538,640 square feet and RexCorp Plaza encompasses 1,097,614 square feet. The 466,000 square foot Marriott Hotel is also on the subject property as is the existing Coliseum. However, under this alternative the Coliseum, with the associated loss of 100 jobs, would be eliminated. Therefore, it is estimated that approximately 8,600 persons currently work on the subject property.

**Table 7-12: Estimated Current Employment at the Subject Property Minus the Coliseum**

<b>Facility</b>	<b>Square Feet</b>	<b>Employment</b>
Marriott Hotel	466,000	414*
The Omni**	538,640	2,693
RexCorp Plaza**	1,097,614	5,487
	<b>Total</b>	<b>8,594</b>

\*Based on estimate from hotel management.

\*\*Employment estimates based on 200 square feet per employee;

Source: PMKB Consulting Associates' estimates

Aggregating projected and estimated current employment for the subject property indicates that under prevailing zoning, the number of direct jobs would be approximately 10,946.

### ***Projected Resident Population***

In the following analysis, it has been assumed that each of the 330 residential units would contain three bedrooms. In estimating the population at full development, the Rutgers University population coefficients were used (see Robert W. Burchell, David Listokin, William Dolphin, *Residential Demographic Multipliers, Estimates of the Occupants of New Housing* Rutgers University, Center for Urban Policy Research, New Brunswick, New Jersey, June 2006). This study utilizes housing data from the 2000 decennial census and is the latest available information concerning population estimates for different types of housing at different price points. The coefficients are available for single-family attached and detached homes and for condominiums containing five or more units. In the following analysis Rutgers coefficients for single-family detached three-bedroom units selling for more than \$194,500 were used. These coefficients are shown in the following table. They indicate a potential resident population of approximately 974 at full build-out.

**Table 7-13: Rutgers Population Coefficients for Owner-Occupied Single-Family Detached Three-Bedroom Units (330 Units)**

<b>Age Group</b>	<b>Coefficients</b>	<b>No. Of Residents</b>
0-4	0.28	92
5-13	0.45	149
14-17	0.13	43
18-24	0.11	36
25-44	1.10	363
45-64	0.72	238
65-74	0.12	40
75+	0.04	13
<b>Total</b>	<b>2.95</b>	<b>974</b>

Source: PMKB Consulting Associates' estimates based on Rutgers coefficients.

### ***Projected Purchasing Power of Potential Residents***

The estimated 974 potential residents would be expected to bring additional purchasing power to the immediate community. That purchasing power can be estimated based on the anticipated selling prices of the proposed residential units. The average purchase

price per unit is estimated at \$500,000. The analysis assumes that this purchase price is equivalent to 3.5 times the annual gross income of potential purchasers. This means that the average income of purchasers would be approximately \$142,857. Assuming that 25 percent of this income would be available for discretionary purchases, each of the 330 purchasers could inject as much as \$35,714 into the local economy annually. This amounts to a total of \$11.8 million in additional discretionary spending annually.

To estimate the multiplier effect of an additional \$11.8 million in discretionary spending, multipliers from the RIMS II input-output model of the Long Island economy were applied to this spending. These multipliers, which pertain specifically to household spending, are shown in Table 7-14, below. The output multipliers indicate how much the local output of goods and services increases in response to a given increase in household spending. The earnings multipliers indicate how much local earnings increase in response to a given increase in household spending. The employment multipliers indicate how many jobs are created for each million dollars in household spending.

The results indicate that the local output of goods and services would increase by approximately \$14 million, that local earnings would increase by about \$3.7 million and that 113 additional jobs would be created in local businesses as a result of the new purchasing power brought to the community by potential residents.

**Table 7-14: Output, Earnings and Employment Multipliers for Household Spending**

<b>Industry</b>	<b>Output Multipliers</b>	<b>Earnings Multipliers</b>	<b>Employment Multipliers</b>
Agriculture & Related	.0079	.0028	.1429
Construction	.0217	.0063	.1601
Manufacturing	.0908	.0183	.4042
Transportation	.0313	.0100	.2979
Communications	.0350	.0064	.0775
Utilities	.0270	.0046	.0494
Wholesale Trade	.0597	.0165	.3159
Retail Trade	.1347	.0440	2.0070
Banking	.1022	.0262	.3398
Insurance	.0557	.0163	.2854
Real Estate	.2059	.0069	.2254
Lodging & Amusement Services	.0282	.0080	.4155
Personal Services	.0185	.0072	.4137
Business Services	.0868	.0338	.7349
Eating & Drinking Places	.0484	.0147	.9281
Health Services	.1562	.0635	1.5551
Miscellaneous Services	.0828	.0253	1.0692
Households	.0000	.0020	.1514
<b>Total</b>	<b>1.1928</b>	<b>.3128</b>	<b>9.5734</b>

Source: RIMS II Input-Output Model

**Table 7-15: The Secondary Economic Impact of Direct Household Spending of \$11,785,620**

<b>Industry</b>	<b>Output Increase</b>	<b>Earnings Increase</b>	<b>Employment Increase</b>
Agriculture & Related	\$ 93,106	\$ 33,000	2
Construction	\$ 255,748	\$ 74,249	2
Manufacturing	\$ 1,070,134	\$ 215,677	5
Transportation	\$ 368,890	\$ 117,856	4
Communications	\$ 412,497	\$ 75,428	1
Utilities	\$ 318,212	\$ 54,214	1
Wholesale Trade	\$ 703,602	\$ 194,463	4
Retail Trade	\$ 1,587,523	\$ 518,567	24
Banking	\$ 1,204,490	\$ 308,783	4
Insurance	\$ 656,459	\$ 192,106	3
Real Estate	\$ 2,426,659	\$ 81,321	3
Lodging & Amusement Services	\$ 332,354	\$ 94,285	5
Personal Services	\$ 218,034	\$ 84,856	5
Business Services	\$ 1,022,992	\$ 398,354	9
Eating & Drinking Places	\$ 570,424	\$ 173,249	11
Health Services	\$ 1,840,914	\$ 748,387	18
Miscellaneous Services	\$ 975,849	\$ 298,176	13
Households	0	\$ 23,571	2
<b>Total</b>	<b>\$14,057,888</b>	<b>\$ 3,686,542</b>	<b>113</b>

Source: PMKB Consulting Associates' estimates based on multipliers from the RIMS II Input-Output Model

***Projected Taxes and Revenue for the Uniondale UFSD***

It is estimated that 165 school-aged children would be generated by the 330 single-family residential housing units that would be developed under this alternative. Assumed costs per student range from \$14,542 to \$24,569 resulting in an estimated cost to the Uniondale UFSD of between \$2,399,430 and \$4,053,885. The projected revenue to the Uniondale UFSD through property taxes for the 330 single-family units as well as the maximum development of the Marriott Hotel, RexCorp Plaza West and the existing RexCorp Plaza and Omni buildings would be \$18,260,292. As such, there would be an annual surplus to the Uniondale UFSD of \$14,206,407.

A detailed analysis of the potential number of school-aged children generated by maximum development under prevailing zoning and the subsequent economic impacts is provided below.

***Projected Taxes***

**The Residential Units.** The residential units are considered to be Class 1 for tax purposes. The Class One total tax rate is \$7.34034 for each assessment dollar or \$1,835 for every \$100,000 in market value. Therefore a \$500,000 home would have approximate taxes of \$9,175, exclusive of any STAR benefits or other exemptions. The 330 new homes that could be built under prevailing zoning would generate approximately \$3,027,750 in real property taxes.

**Table 7-16: Projected Tax Revenues for the Residential Units**

Average Sales Price	\$500,000
Taxes Per Unit (\$1,835 per \$100,000 of market value)	\$9,175
Taxes for 330 Units	\$3,027,750

**The Marriott Hotel.** Current taxes on the 466,000-square-foot Marriott Hotel are \$2,814,000. If this rate of taxation were to apply to the expanded 958,736 square foot Marriott Hotel, total real property taxes on the hotel would be about \$5,789,449.

**RexCorp Plaza West.** This projected office structure encompassing 350,000 square feet would generate an estimated \$3,500,000 in real property taxes based on an estimate of \$10 per square foot in real property taxes.

**RexCorp Plaza East.** The existing 1,097,614-square-foot RexCorp Plaza produces current real property taxes, excluding exemptions, of \$9,864,000.

**The Omni.** The existing 538,640-square-foot Omni office structure produces \$4,914,856 in annual real property taxes.

Based on the foregoing estimates and tax receipts, maximum development under prevailing zoning could generate approximately \$27.1 million in real property tax revenues annually. These revenues would be allocated to affected taxing districts as shown below.

**Table 7-17: Projected Tax Revenues From Development Under Prevailing Zoning**

Structure	Projected Taxes
330 Residential Units	\$3,027,750
Expanded Marriott Hotel	5,789,449
RexCorp Plaza West	3,500,000
Existing RexCorp Plaza	9,864,000
Existing Omni Office Structure	4,914,856
<b>Total</b>	<b>\$27,096,055</b>

Source: Estimates based on latest tax bills and tax rates.

**Table 7-18: Allocation of Projected Tax Revenues to Affected Taxing Districts**

District	% Distribution	Taxes to District
Uniondale UFSD	0.594	\$ 16,095,057
County Environmental Bond	0.001	\$ 27,096
County General Fund	0.024	\$ 650,305
County Police HQ	0.050	\$ 1,354,803
Fire Prevention	0.003	\$ 81,288
Nassau Community College	0.009	\$ 243,864
County Police	0.093	\$ 2,519,933
Nassau County Sewage #3	0.022	\$ 596,113
Sewage Collection #3-RIA	0.007	\$ 189,672
Town General Fund	0.007	\$ 189,672
Town Building Dept, Zoning	0.005	\$ 135,480
Town Highway	0.032	\$ 867,074
Uniondale Public Parking District	0.000	0
Town of Hempstead Lighting	0.006	\$ 162,576
Uniondale Water District	0.000	0
TOH Refuse and Garbage District	0.039	\$ 1,056,746
TOH Park District	0.025	\$ 677,401
TOH Refuse and Disposal District	0.032	\$ 867,074
Uniondale Library District	0.016	\$ 460,633
Uniondale Fire District	0.033	\$ 921,266
<b>Total</b>	<b>1.000</b>	<b>\$ 27,096,055</b>

Source: Estimates based on latest tax bills and tax rates

As shown in Table 7-1, the total taxes generated by development under prevailing zoning is substantial less than that associated with the development under the proposed action (\$27.1 million versus \$61.7 million). Furthermore, the project school taxes are also significantly less (\$16.1 million versus \$36.6 million).

Development under prevailing zoning would generate approximately 2,352 new direct jobs, while development under the proposed action would generate approximately 7,700 new direct jobs. Also, during the construction phase, development under prevailing zoning would generate approximately 758 construction-related jobs annually for four years, while development under the proposed action would generate approximately 15,411 construction-related jobs over a ten-year period.

Based upon these factors, the secondary jobs generated both in the construction and operational phases of the development would be far less under this alternative than under the proposed action.

As indicated in Table 7-1, the total population would be significantly lower in this alternative (974) versus the proposed action (4,846). However, the difference in the number of school-aged children is not as pronounced (165 in this alternative versus 333 in the proposed action). This is due to types of units proposed in each. Single-family homes generate far more school-aged children than condominiums and rentals, especially since the target population of the proposed action is young professionals, seniors and students.

Finally, the purchasing power of the future residents under the proposed action is almost ten times that of the residents in this alternative (\$250 million versus \$26 million).

## **7.2.10 Community Facilities and Services**

### ***Fire and Ambulance***

Unlike the proposed action, development under prevailing zoning, would include the demolition of the Coliseum and redevelopment with 330 single-family residential housing units. RexCorp Plaza and the Omni would remain as they are and RexCorp Plaza West would be developed with an eight-story office building and associated detached four-story parking structure. Such a building would be similar to that on the RexCorp Plaza East property and the height of the building would be similar as well. As such, it is expected that these buildings can be served by existing emergency vehicles.

Furthermore, as with the proposed action, the proposed buildings would be constructed to latest New York State Building and Fire Code.

The major change in this alternative is that the Coliseum, which has specific fire protection needs, would be replaced by 330 single-family homes. As the Uniondale Fire District currently serves single-family homes in the area, it is assumed that the fire protections needs of such residential buildings can be met by the District.

The internal roadways would be designed to accommodate emergency service vehicles. In addition, the single-family residential community would not be gated, and there would be multiple access points for entry to the site. The Fire District would be consulted regarding locations of fire hydrants and turning radii for emergency service vehicles.

It is expected that since there would be fewer residents and employees on the site than under the proposed action, the impact on fire protection and emergency medical services would also be less than that of the proposed action.

Based upon the property tax analysis prepared by Dr. Pearl Kamer, (see Table 7-18), the Uniondale Fire District would receive approximately \$1.03 million per year in property taxes from the development under prevailing zoning.

### ***Police***

As previously noted, the subject property is located within the jurisdiction of the First Precinct (situated south of Hempstead Turnpike) and Third Precinct (located north of Hempstead Turnpike) of the Nassau County Police Department.

As development under this alternative would be in keeping with existing development patterns in the area, and would be in compliance with prevailing zoning, it is not anticipated it is assumed that the impact on police protection services would be less than under the proposed action. In fact, as the Coliseum would no longer exist, a venue where large numbers of people congregate, it is likely that the number and nature of the emergency calls received in this area would change.

The internal roadways are proposed to be designed to accommodate emergency service vehicles. In addition, the single-family residential housing community would not be a gated community, and there would be multiple access points for entry to the site.

Based upon the property tax evaluation provided above, it is expected that development under this alternative would generate approximately \$1.5 million annually for the Nassau County Police Headquarters and \$2.84 million for the Nassau County Police.

### ***Hospitals***

As was previously indicated in Section 3.10 of this DGEIS, it was determined, based on consultations with NUMC, that NUMC would not be adversely impacted by the development of the proposed action, which would have an estimated 4,800 permanent residents.

In correspondence dated June 24, 2008, Robert A. Benrubi, Counsel to the President and CEO of the NUMC of the NHCC stated the following:

*“it is anticipated that the proposed Lighthouse Project will result in a slight increase in emergency room visits to NUMC, and a slight increase in utilization of services that NUMC currently provides. NUMC’s current capacity is such that anticipated increases in patient volume can be handled with current capacities.”*

Since this alternative would only generate 974 projected residents (significant less than the proposed action), based upon the foregoing, this alternative would not be expected to adversely impact NUMC.

### ***Educational Facilities***

As previously noted, the vast majority subject property is located within the Uniondale UFSD with a small portion of the RexCorp Plaza East Parcel falling within the East Meadow UFSD.

### **Projected School Enrollment**

According to Pearl M. Kamer, Ph.D., the 330 residential units are expected to generate additional school enrollments for the Uniondale UFSD. To estimate these enrollments, the Rutgers University coefficients for public school children generated by single-family detached homes selling for more than \$194,500<sup>3</sup> were used. These coefficients are shown in the following table. When applied to the projected 330 residential units under prevailing zoning, they indicate that 165 additional public school enrollments could be generated under this alternative.

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<sup>3</sup> The figure of \$194,500 is the highest cost per housing unit cited in the Rutgers Study.

**Table 7-19: Projected Public School Enrollments  
Development under Prevailing Zoning**

<b>Age Group</b>	<b>Coefficients</b>	<b>Estimated Public School Enrollments</b>
K-2	0.14	46
3-6	0.17	56
7-9	0.11	36
10-12	0.08	26
<b>Total</b>	<b>0.50</b>	<b>165</b>

Source: PMKB Consulting Associates' estimates based on Rutgers coefficients.

As shown in Table 7-20, at an assumed cost per student ranging from \$18,933 to \$24,557, the additional cost to the Uniondale UFSD would range from \$3,123,645 to \$4,051,905.

**Table 7-20: Cost Per Student under Various Assumptions, Uniondale UFSD**

	<b>Cost Per Student</b>	<b>Total Cost to School District</b>
Total Budget	\$24,557	\$4,051,905
Instructional Expenditures (Excluded Fixed Overhead)	18,933	3,123,945

Source: PMKB Consulting Associates' estimates based on NYSED data

It is estimated that 165 school-aged children would be generated by the 330 single-family residential housing units that would be developed under this alternative. Assumed costs per student range from \$18,933 to \$24,557, resulting in an estimated cost to the Uniondale UFSD of between \$3,123,645 and \$4,051,905. The projected revenue to the Uniondale UFSD through property taxes for the 330 single-family units as well as the maximum development of the Marriott Hotel, RexCorp Plaza West and the existing RexCorp Plaza East and Omni buildings would be \$18,260,292. As such, there would be a surplus to the Uniondale UFSD of \$14,206,407.

### ***Uniondale Public Library***

The Uniondale Public Library did not respond to requests for information regarding the potential impact of the proposed action. However, under this alternative, 974 additional people would be added to the Uniondale Library District. This is significantly less than the proposed action. Therefore, it can be assumed that this alternative would have fewer impacts on the Uniondale Public Library.

### ***Solid Waste***

The subject property is situated within the Town of Hempstead Refuse and Garbage District, and, at the current time, with the operation of the Nassau Coliseum, Marriott, Omni building and RexCorp Plaza, there are 363± tons of solid waste being generated per month on the subject property (see Table 7-21).

For comparative analysis purposes, the solid waste was calculated utilizing the following assumptions:

- An estimate of 30-square-feet per seat for the banquet and restaurant portions of the Marriott, thus, maintaining the same ratio of space allotment from the existing Marriott Hotel; and
- The single-family solid waste projection assumed 330 three-bedroom homes.

As such, the 1,271 hotel rooms, at three pounds per room, would be expected to generate 3,813 pounds per day of solid waste. It was estimated that the banquet facility/ballroom facilities would accommodate approximately 2,109 seats and would provide two meals per day (two events per day) and two pounds per meal per day or 4,218 pounds daily. Finally, the restaurant would have 543 seats and would provide six meals per day per seat (two seatings) at two pounds per meal per day or 6,516 pounds daily. Although this

represents an approximate 41 percent increase in the amount of solid waste generated, it would be less than the projected 2,622± tons per month anticipated to be generated by the proposed action.

A comparison of the existing solid waste generation and the proposed solid waste generation for development under this alternative is presented below in Table 7-21.

**Table 7-21: Solid Waste Generation Comparison**

<b>Parcel Name</b>	<b>Existing Solid Waste Generation</b>	<b>Projected Solid Waste Generation-Development Under Prevailing Zoning</b>
Coliseum Parcel/Marriott Hotel Parcel	181± tons per month	278± tons per month
Omni Parcel	41± tons per month	41± tons per month
RexCorp Plaza East Parcel	141± tons per month	141± tons per month
RexCorp Plaza West Parcel	0	53± tons per month
	<b>363± tons per month</b>	<b>513± tons per month</b>

***Recreational Facilities***

**Subject Property**

Development under this alternative would include no public recreational facilities. In addition, the major recreation/entertainment facility (the Coliseum) would be removed from the property. The single-family residential units would all be owned individually and would have private yards. Unlike the proposed action, there would be no public plazas or recreational facilities provided. It is expected that the seasonal ice skating facility at RexCorp Plaza East would remain, and the tree-lighting ceremony would continue to occur. In addition, unlike the proposed action, no bicycle path is proposed, and, therefore, there would be no connection to Eisenhower Park. The substantial

recreational amenities (e.g., the four ice-rinks, basketball courts, fitness center) associated with the proposed action would not be realized under this alternative.

### **Surrounding Community**

As previously noted, significant community recreational facilities and open spaces are provided in the surrounding community (e.g., Eisenhower Park and the Mitchel Athletic Complex as well as Museum Row). It is likely that future residents in the 330 single-family residential units and employees at the RexCorp Plaza West building, as well as guests of the expanded Marriott Hotel would make use of these facilities. It is not expected that these additional residents, employees and guests would have a significant adverse effect on the surrounding recreational and open space resources.

#### **7.2.11 Aesthetics**

Development under prevailing zoning would significantly change views of the subject property by extending the residential areas north of Hempstead Turnpike and into areas currently dominated by commercial/entertainment uses. The expansive parking area that dominates the views of the Coliseum Parcel/Marriott Hotel Parcel from the surrounding roadway would be replaced with higher-density single-family residential development rather than the mix of uses and building heights under the proposed action. The heights of the single-family residential development envisioned under this alternative (2.0-to-2.5 stories) would be significantly lower than the proposed action. As the single-family residential dwellings would be owned by separate individuals, views of the site under this alternative are expected to appear less-coordinated or even disjointed in comparison to the proposed action, which would have coordinated architectural styles and a master homeowners association governing architectural design elements and improvements.

The Marriott Hotel expansion would include materials and design similar to the existing 10-story hotel which, along with the RexCorp Plaza, is dominant in the horizon.

Currently, the RexCorp Plaza West Parcel is vacant and contains overgrown vegetation and remnants of formerly-paved areas. The new RexCorp Plaza West building would be an architecturally-modern office building of glass panel and masonry construction, designed to be consistent with the existing RexCorp Plaza office building to the east.

Overall, the aesthetics of the area would no longer include the vast expanses of the parking areas associated with the Coliseum, and would be replaced with views associated with a residential subdivision. Comparatively speaking, as development under this alternative would include development of one eight-story office building with associated parking garage and the expansion of the Marriott Hotel, already a dominant feature in the horizon in this area, the potential impact would be different from that of the proposed action. Moreover, the aesthetic benefits of the proposed Lighthouse at Long Island as a premier destination would be foregone.

#### **7.2.12 Cultural Resources**

As with the proposed action, no significant adverse impacts to cultural resources would occur from the implementation of this alternative.

#### **7.2.13 Construction**

Construction impacts would be expected to be significantly less than those under the proposed action due to the shorter duration of construction – approximately four years versus 10 years. Demolition of the Coliseum (which would not occur in the proposed action) would be followed by construction of 330 single-family homes, the Marriott Hotel expansion, and development of the RexCorp West parcel with an eight-story office building and associated parking structures. Such construction would be significantly less than what is proposed under the proposed action. No building taller than 10 stories is proposed to be constructed under this alternative. However, proposed office and parking structure construction adjacent to the residential areas (south and west of the RexCorp

Plaza West Parcel) would be similar in nature to the construction proposed on the same parcel under The Lighthouse development.

As with the proposed action, as SWPPP would be prepared and erosion and sedimentation control measures would be installed prior to demolition and construction. Dust control measures, noise control measures and vibration control measures, among other mitigation measures, as described in Section 3.13 of this DGEIS, would also be employed in this alternative. However, as the intensity of the development under this alternative would not be as great as under the proposed action, and as the duration would be shorter, there would be fewer construction impacts.