

## FREQUENTLY ASKED QUESTIONS

### QUESTION 1

WHERE IS THE PROPERTY LOCATED AND WHAT IS ITS SIZE?

#### ANSWER

IT IS LOCATED ON THE SOUTHEAST CORNER OF SUNRISE HIGHWAY AND GRAND AVENUE. IT WILL WRAP AROUND THE EXISTING BANK BUILDING AND RUN APPROXIMATELY 62' ALONG GRAND AVENUE AND 230' EAST ALONG SUNRISE HIGHWAY TO THE CORNER OF HARRISON AVENUE. IT THEN RUNS SOUTH ALONG HARRISON FOR APPROXIMATELY -----'.  
IN TOTAL THE PROPERTY MEASURES APPROXIMATELY 1. 71 ACRES

### QUESTION 2

WHAT IS CURRENTLY ON THE PROPERTY?

#### ANSWER

A PARKING LOT FOR A CAR DEALER

### QUESTION 3

WHAT ARE YOU INTENDING TO DEVELOP ON THE PROPERTY?

#### ANSWER

A MIXED-USE DEVELOPMENT COMPRISED OF 200 RESIDENTIAL RENTAL UNITS THAT WILL BE HANDSOMELY DESIGNED, WILL BE HIGHLY AMENITIZED, AND ARE INTENDED TO BE BUILT WITH A GROUND LEVEL, WELL APPOINTED RETAIL PRESENCE ALONG BOTH SUNRISE HIGHWAY AND GRAND AVENUE. IT SHOULD BE NOTED THAT ALL PARKING FOR THE PROJECT WILL BE CONTAINED ON THE SITE.

### QUESTION 4

WHY ARE YOU SEEKING TO DEVELOP A PROJECT OF THIS TYPE ON THIS PARTICULAR SITE?

#### ANSWER

TO KICKSTART, AND TO SERVE AS THE ANCHOR FOR, THE REDEVELOPMENT OF DOWNTOWN BALDWIN IN FURTHERANCE OF THE BALDWIN DOWNTOWN REDEVELOPMENT INITIATIVE AND THE LEGISLATIVE INTENT STATED IN THE OVERLAY ORDINANCE.

### QUESTION 5

WHY DO YOU THINK THAT IS THE CASE?

#### ANSWER

BECAUSE WE BELIEVE THAT THIS PARTICULAR SITE, BECAUSE OF ITS STRATEGIC LOCATION AND CRITICAL CORNER WRAPPING LOCATION AND LAYOUT, WILL, IF BUILT TO THE RIGHT SCALE,

SERVE TO ESTABLISH A PEDESTRIAN AND RETAIL CONNECTIVITY BETWEEN SUNRISE HIGHWAY AND GRAND AVENUE WHERE NONE CURRENTLY EXISTS, ALL WHILE INTRODUCING A RIGHT SIZED MEASURE OF DENSITY NEEDED TO KICKSTART AND ANCHOR A SUSTAINABLE LARGER AREA RE-DEVELOPMENT ALONG THE SUNRISE HIGHWAY TO MERRICK ROAD CORRIDOR.

QUESTION 6

WHAT ARE YOU DESIGNING FOR THIS PARTICULAR SITE THAT YOU FEEL IS ESSENTIAL TO REALIZE THE BROADER LEGISLATIVE INTENT OF THE ORDINANCE AND THE BOARD?

ANSWER

WE HAVE TAKEN GREAT CARE TO TRY TO DEVELOP THE STRATEGIC TRANSFORMATIVE CAPABILITY OF THIS SITE AND TO TRULY HARMONIZE IT WITH THE STATED LEGISLATIVE INTENT, THE BROADER LEGISLATIVE GOALS AND TO ACTUALLY AND AFTER MUCH TIME PAST, DEVELOP AN ECONOMICALLY VIBRANT, SOUND AND SUSTAINABLE STIMULUS THAT WILL KICKSTART THE GRANDER PLANS FOR THE BALANCE OF THE DISTRICT AND BALDWIN RESIDENTS AT LARGE.

AS SUCH WE HAVE FOCUSED ON PEDESTRIANIZING AND HUMANIZING SUNRISE HIGHWAY IN BOTH A PHYSICAL AND TASTEFUL AESTHETIC SENSE, WHILE SIMULTANEOUSLY DEVELOPING A PEDESTRIAN CONNECTION TO GRAND AVENUE FROM SUNRISE HIGHWAY IN A SCALED MANNER THAT WILL FACILITATE THE DESIRED AND BROADER STIMULUS AND TRANSFORMATION.

QUESTION 7

WHAT SPECIFICALLY ARE YOU REFERENCING?

ANSWER

WE ARE PROPOSING TO CLOSE CURB CUTS ON GRAND AVENUE TO ADDRESS TRAFFIC AND TURNING MOVEMENT CONCERNS.

WE ARE PROPOSING TO SET THE BUILDING BACK AN ADDITIONAL 5-10 FEET FROM THE CURB LINE ALONG BOTH SUNRISE HIGHWAY AND GRAND AVENUE TO INTRODUCE PEDESTRIAN FRIENDLY ELEMENTS SUCH AS SUBSTANTIAL AND TASTEFUL PROTECTED PLANTERS, NEWLY DELINEATED SIDEWALKS WITH TREES TO ENCOURAGE PEDESTRIAN, AN INTERACTIVE RETAIL PRESENCE AND OVERALL INCREASED PEDESTRIAN AND COMMERCIAL ACTIVITY IN AN APPROPRIATE ENVIRONMENT.

WE ARE PROPOSING TO COUPLE THIS WITH THE INTRODUCTION OF NECESSARY PROTECTIVE BOLLARDS ALONG THE SIDEWALK TO FURTHER PROVIDE FOR SAFE PASSAGE FROM THE REALITIES OF THE ROADS.

WE ARE PROPOSING TO FUNDAMENTALLY SIGNAL THE INTENDED TRANSFORMATIVE PEDESTRIANIZING OF THIS PROMINENT SOUTHEAST CORNER OF SUNRISE HIGHWAY AND GRAND AVENUE FROM THE CURRENT HIGH SPEED VEHICULAR DOMINANCE BY CREATING A TONE SHIFTING "GREEN" PEDESTRIAN PLAZA ON SITE, REplete WITH A WATER FEATURE, THAT

WILL FUNCTIONALLY AND IN AN INTERNALLY PROTECTED MANNER, CONNECT SUNRISE HIGHWAY AND GRAND AVENUE FOR PEDESTRIANS BEHIND THE FORMER BANK BUILDING.

WE ARE PROPOSING TO CHANNEL PARKING AND VEHICULAR TRAFFIC AWAY FROM THE CROWDED AND CHALLENGED INTERSECTION OF SUNRISE HIGHWAY AND GRAND AVENUE BY CHANNELING TRAFFIC IN A "RIGHT IN AND RIGHT OUT" MANNER TO AND FROM THE SITE ON HARRISON AVENUE. NECESSARY PARKING WILL BE STORED ENTIRELY ON SITE WHERE VARIOUS PARKING CAPABILITY WILL BE PROVIDED, INCLUDING THE DEVELOPMENT OF STRUCTURED PARKING ON SITE, IN NEEDED CAPACITIES.

WE ARE PROPOSING TO DEVELOP A STRUCTURE THAT WILL BE ATTRACTIVE TO ALL BALDWIN RESIDENTS AND LONG ISLAND IN GENERAL, WITH A SPECIAL APPEAL TO KEY CONSTITUENCIES WHO ARE LEAVING THE ISLAND; NAMELY EMPTY NESTERS AND MILLENNIALS.

#### QUESTION 8

WHY ARE YOU DESIGNING A PROJECT TO SPEAK TO THEIR NEEDS?

#### ANSWER

BECAUSE THESE GROUPS IN PARTICULAR, ARE FLEEING THE ISLAND IN LARGE MEASURE DUE TO THE CRUSHING TAX STRUCTURE. MILLENNIALS ARE PRESSED TO DEVELOP THE REQUISITE EQUITY TO ENTER THE MARKET, AND EMPTY NESTERS ARE BEING SQUEEZED OUT AS THEY APPROACH RETIREMENT AND FIXED INCOME DILEMMAS.

ACCORDINGLY, WE ARE PROPOSING THE SUGGESTED NUMBER OF UNITS WITH A MIX THAT WILL BE MADE UP OF A MAJORITY OF STUDIOS, ONE BEDROOM SAND A SMALLER PERCENTAGE OF TWO BEDROOM UNITS. THIS WILL, IN OUR VIEW, PROVIDE A LANDING PAD FOR THE REFERENCED GROUPS, ESPECIALLY GIVEN ITS PROXIMITY TO THE TRAIN, AN EMERGING AND NEWLY INVIGORATED WALKABLE DOWNTOWN, AND NOT FURTHER STRESS THE SCHOOL SYSTEM.

#### QUESTION 9

IF THE TOWN HAS ADOPTED AN OVERLAY DESIGNATION THAT INCORPORATES THESE GENERAL GOALS, WHY DO YOU NEED DISCRETIONARY RELIEF?

#### ANSWER

BECAUSE DESPITE THE DIRECTIONAL LANGUAGE OF THE OVERLAY, THE METRICS THAT GOVERN DENSITY IN THE CODE ARE NOT FULLY HARMONIZED AND SIMPLY DO NOT PERMIT THE SOUGHT AFTER DENSITY NEEDED TO DEVELOP AN ECONOMICALLY FUNCTIONAL, REALISTIC PROJECT THAT WILL PROVIDE THE COMMUNITY THE NEEDED SUPPORTIVE PROJECT IN AN "AS OF RIGHT MANNER".

SPECIFICALLY, THE TWO AREAS OF DISCRETIONARY RELIEF NEEDED REVOLVE AROUND THE GOVERNORS PLACED IN THE LANGUAGE THAT LIMIT THE NUMBER OF UNITS PER ACRE TO 60, AND THE ACCOMPANYING FLOOR AREA RATIO, F.A.R., TO 1.5 TO 2. IN OUR VIEW THESE ARE

LEVELS OF CONTROL THAT ARE MORE SUITABLE FOR A SIGNIFICANTLY LARGER LAND MASS AREA AND LOT SIZE SYSTEM THEN IS THE REALITY OF BALDWIN WITH THE IN CONTEXT NEEDED MAGNITUDE OF THE TRANSFORMATION SOUGHT. IF UNYIELDINGLY APPLIED, THESE GOVERNORS WILL SERVE TO FUNDAMENTALLY FRUSTRATE THIS NEEDED TRANSFORMATIVE PROJECT.

AT APPROXIMATELY 1.7 ACRES, THE CURRENT SITE WOULD ONLY BE PERMITTED 112 UNITS. WHEN COUPLED WITH THE CONSTRAINING F.A.R, GOVERNOR, IT WOULD RENDER DEVELOPMENT OF THIS CRITICAL SITE ECONOMICALLY AND FUNCTIONALLY CHALLENGED BEYOND PRACTICALITY. TO DEVELOP RIGHT SIZED UNITS WITHIN A QUALITY DEVELOPMENT THAT BALDWIN DESERVES, STORE ALL PARKING ON SITE, AMENITIZE THE STRUCTURE FOR THE NEEDS OF TODAY AND TOMORROW, PEDESTRIANIZE THIS CRITICAL PIECE, AWAKEN A TRANSPORTATION ORIENTED DEVELOPMENT AND MUCH NEEDED REVENUE AND ECONOMIC ACTIVITY REQUIRES THE EXERCISE OF SENSIBLE DISCRETIONARY RELIEF. AS WRITTEN, FAILURE TO SECURE THE REQUESTED DISCRETIONARY RELIEF WILL RESULT IN A FUNDAMENTAL FRUSTRATION OF PURPOSE THAT BELIES THE MEMORIALIZED LEGISLATIVE INTENT AND WILL LIKELY RESULT IN ENTITLEMENT DENIAL OR INTERMINABLE DELAY, AND ABSENT SPECIFIC SUPPORT, THE LIKELY HARSH REALITY OF DEAL AND DEVELOPMENT FAILURE.

#### QUESTION 10

IF DISCRETIONARY RELIEF IS GRANTED AND THE PROJECT PERMITTED TO BE BUILT, WHAT ARE SOME OF THE BENEFITS BALDWINITES WILL REALIZE?

#### ANSWER

AS MIGHT BE EXPECTED A DEVELOPMENT OF THIS COST AND SIGNIFICANCE WILL YIELD CONSIDERABLE CONSTRUCTION JOBS, A HOST OF PERMANENT RETAIL AND SERVICE JOBS AS WELL, RESIDENTIAL BUILDING LEASING, MANAGEMENT AND SERVICE-ORIENTED JOBS AND LOCAL PROPERTY MANAGEMENT CONTRACTS. CRITICALLY, ESPECIALLY IN THESE CHALLENGED TIMES, A SIGNIFICANT AND FUNDAMENTAL BENEFIT TO A TRANSFORMATIVE PROJECT LIKE THIS WILL BE THE MEASURABLE INCREASE IN THE LONG-TERM TAX REVENUE ATTRIBUTABLE TO THIS SITE FROM BOTH THE COMMERCIAL CONTENT AS WELL AS THE RESIDENTIAL BASE BEING ADDED.