

I. Community Facilities and Services

This section provides an analysis examining the potential effect on the provision of public or publicly-funded community services including police, fire, and emergency services, the City's harbor patrol, schools, and solid waste disposal, as well as other facilities and services, including hospitals.

The proposed action would not result in the physical alteration or displacement of any community facilities, as there are no such facilities located within the project development area. Therefore, no direct effects to existing community facilities are expected as a result of the Proposed Action.

The following analysis concentrates on the potential for indirect effects on the following community facilities and services which may be indirectly affected by the proposed action:

- Police;
- Harbor Patrol;
- Fire;
- EMS/ Ambulance;
- Hospitals;
- Schools;
- Parks, Recreation and Open Space;
- Solid Waste.

1. Existing Conditions

a) Police Services

Police protection for the project area is provided by the City of Glen Cove Police Department ("GCPD"), headquartered approximately ¼ mile east of the project area at 1 Bridge Street in Downtown Glen Cove. There are no substations in the City. Established in 1918, the department has approximately 52 sworn police officers (three additional officers are proposed in the adopted fiscal year 2009 budget) and civilian employees.¹

In a letter dated December 31, 2008, the City of Glen Cove Police Department reported that the traditional method of reporting police staffing levels is the number of officers per 1,000 population. Bureau of Justice statistics show a national average of 2.3 officers per 1,000 population for municipal police departments.²

¹ City of Glen Cove 2009 adopted budget.

² Bruschini, Ralph, Lt., Police Department, City of Glen Cove. Letter dated December 31, 2008.

The GCPD reported a current staffing figure of 1.85 officers per 1,000 residents. This figure was based on a population of 28,000 persons and 52 officers. (Using the Census 2000 population of 26,622 persons, the City’s staffing level would be 1.95).

The GCPD currently serves approximately 6.45 square miles (i.e., the City of Glen Cove), which includes the project site. The GCPD divides this geographic area of responsibility into four patrol posts. On all tours there are a minimum of four officers working patrol. The department currently has 25 vehicles plus three motorcycles.³

The City also maintains an Auxiliary Police force, which is a quasi-volunteer force that provides traffic safety for special events, patrols public garages, secures public beaches and provides general assistance to the City.⁴

In 2008, the GCPD received 15,735 calls (see **Table III.I-1**, *Annual Number of Calls*, for trend information). The GCPD has plans to add three additional officers in 2009 and there is one planned retirement⁵.

Table III.I-1
Annual Number of Calls

	2005	2006	2007	2008
Annual Number of Calls	15,257	13,164	15,047	15,735

Source: Bruschini, Ralph, Lt., Police Department, City of Glen Cove. Letter dated December 31, 2008.

b) Harbor Patrol Services

The City of Glen Cove maintains a Harbor Patrol that consists of 14 part-time Coast Guard certified Harbor Patrol New York State peace officers. The Harbor Patrol enforces State and local laws along the City’s seven miles of coastline on Hempstead Harbor and Long Island Sound and assists in search and rescue operations related to boaters or swimmers in distress. The Harbor Patrol operates a public boat ramp on weekends and assists the City’s Parks and Recreation Department with installing and maintaining swim lines, buoys, swim floats and docks. The Harbor Patrol assists in waterfront special events and is available for waterfront related disasters. The Harbor Patrol also participates with the Nassau Marine Bureau and the U.S. Coast Guard in the SAVE (Sector Aggressive Vessel Enforcement) program.⁶

According to the Harbor Patrol Commanding Officer, calls for services have increased during the last three years. In a letter dated January 27, 2009 (see Appendix), the Harbor Patrol Commanding Officer reported that the Patrol

³ Bruschini, Ralph, Lt., Police Department, City of Glen Cove. Letter dated December 31, 2008.

⁴ City of Glen Cove 2009 adopted budget.

⁵ Ibid

⁶ Ibid.

receives an average of one to two calls for emergency assistance each Saturday and Sunday and one or more calls per day pertaining to law enforcement (speeding, wakes, unruly boaters, etc.).⁷

The Harbor Patrol fleet consists of three patrol boats and rescue equipment. The Patrol is headquartered at the end of Morris Avenue in a mobile office trailer. The patrol stores two of its boats at the Glen Cove Marina. The marina provides services to the Harbor Patrol at no cost to the City.⁸

The adopted 2009 City budget includes \$20,000 for hourly wages and \$17,000 for equipment, utilities, general supplies, printing and office equipment, and repairs and maintenance for the Harbor Patrol.

c) Fire Services

Fire protection for the project area is provided by the City of Glen Cove Volunteer Fire Department (“GCVFD”). The Department’s Fire House, which also houses the City’s Emergency Medical Services facilities, is located directly east of the project area at 10 Glen Cove Avenue. The Fire House is located adjacent to Pratt Park at the existing terminus of Pratt Boulevard.

The GCVFD presently operates with approximately 100 volunteer members. The GCVFD equipment includes four command vehicles, two boats and 10 pieces of apparatus, including:

- Six engines;
- One 100 foot aerial ladder;
- One heavy rescue vehicle;
- One fire police unit; and
- One utility pick-up truck.

On average, the GCVFD answers 650 to 700 fire-related calls per year. Average response time is four to eight minutes to any location in the City. As required by New York State Law, the Glen Cove fire department participates in mutual aid with surrounding communities.⁹

d) EMS/Ambulance Services

The Glen Cove Volunteer Emergency Medical Services Corps (“GCVEMS”) unit is a historically volunteer agency, with certain salaried positions. Volunteers include paramedics, emergency medical technicians (EMTs), drivers, administration, support staff and other non paramedic/medical technicians. The

⁷ Salentino, Capt. Michael, Commanding Officer-Harbor Patrol. Letter dated January 27, 2009.

⁸ Ibid.

⁹ Martinez, Chief Vincent, Glen Cove Volunteer Fire Department. Letter dated February 10, 2009.

City has plans currently in place to add two additional full-time employees and weekend per diem coverage to guarantee 24 hour Advanced Life Support (ALS) coverage in 2010 (currently, ALS coverage is 16 hours). GCVEMS participates in mutual aid with surrounding municipalities to surrounding fire departments.

GCVEMS, which averages 2300 calls a year (based on the last five years) operates from an addition to the firehouse located at 8-10 Glen Cove Avenue. The space includes one bay for vehicles, a “ready room”, a bathroom and a second floor meeting room. GCVEMS equipment includes:

- Three ALS ambulances;
- Two basic life support (BLS) responders;
- Three BLS chiefs cars; and
- One eight-passenger utility van.

On order, funded by a grant and private donations, are a special operations truck and trailer for special events, mass casualty incidents and firefighter rehabilitation. A need for a fourth ambulance, based on existing conditions, has been identified.

The GCVEMS has stated, as an existing condition, that the space occupied by GCVEMS is inadequate in size and condition (the building and added storage sheds have experienced leaking and the taking on of water).

During 2009, two ambulances are scheduled to be replaced and a third ambulance is due for replacement in 2010. The GCVEMS has indicated that two chief’s cars, each with over 100,000 miles and one responder vehicle with over 150,000 miles need replacement. Other planned changes include the institution of third party billing for services to fund payroll and equipment.¹⁰

e) Hospital Services

Several health care facilities are located within the City. The largest is the North Shore University Hospital at Glen Cove, which is located approximately 1½ miles east of the project area at 101 St. Andrews Lane. In March 2008, Glen Cove Hospital opened a new critical care unit, adding 18 private intensive care and coronary care beds and a 16-bed telemetry unit to its 265-bed facility.

The facility is part of the North Shore/Long Island Jewish Health System, the largest employer on Long Island. The system consists of 17 hospitals (including three world-class tertiary hospitals) from Staten Island in New York City to Suffolk County on Long Island. The North Shore facility contains an internationally known Orthopedic and Rehabilitation Institute that features state-of-the-art programs in joint replacement and an all-inclusive spine program, as

¹⁰ Gobbo, Robert, Chief, Glen Cove Volunteer Emergency Medical Services Corps; e-mail dated February 15, 2009.

well as rehabilitative treatment in orthopedics, neurology, pulmonary medicine, cardiology, and generalized debilitation resulting from chronic illness. The hospital also houses the Family Practice Residency Program, which has trained primary care physicians from throughout the United States.

The surrounding region houses several large health care facilities, including but not limited to, St. Francis Hospital, located approximately six miles from the project area in Roslyn; North Shore University Hospital in Manhasset, located approximately seven miles from the project area; and Winthrop University Hospital, located in Mineola approximately nine miles from the project area.

The State of New York recently completed a study of health care services throughout the state. Former New York State Governor Pataki and the New York State Legislature created the New York State Commission on Health Care Facilities in the 21st Century to, "...undertake a rational, independent review of health care capacity and resources in New York State...to ensure that the regional and local supply of hospital and nursing home facilities is best configured to appropriately respond to community needs..." for high-quality, affordable and accessible care, with meaningful efficiencies in delivery and financing that promote infrastructure stability.¹¹

Regional Advisory Committees, representing six state regions submitted findings and recommendations, which were incorporated in a final report. The Long Island Regional Advisory Committee found that Long Island contains 23 acute care hospitals, which in 2005 collectively reported 7,583 beds with an occupancy rate of 78.6 percent. In the Committee report, the North Shore University Hospital at Glen Cove was described, based on 2005 data, as having 265 beds, 17,650 discharges and an occupancy rate of 74.0 percent. Another finding of the Long Island Regional Advisory Committee was that, "health care is local on Long Island with almost 90 percent of residents receiving their care at Long Island hospitals."¹²

Nassau County hospital occupancy rates and the occupancy rates at Glen Cove Hospital have remained within a fairly narrow range over an extended period of time (see **Table III.I-2**).

¹¹ New York State Commission on Health Care Facilities in the 21st Century; <http://www.nyhealthcarecommission.org>. Accessed October 30, 2008.

¹² *Findings of the Long Island Regional Advisory Committee*. Commission on Health Care Facilities in the 21st Century. October 2006

**Table III.I-2
Total Occupancy**

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Glen Cove Hospital	79.9	74.7	69.8	74.8	76.5	75.5	77.6	76.2	76.5	76.7	76.5
Nassau County	76.7	76.4	70.7	68.8	68.6	68.0	68.5	70.4	71.7	73.1	76.0

Source: SPARCS 1994-2004, as reported by the Commission on Health Care Facilities in the 21st Century, meeting date November 2005.

f) School Services

Within the City of Glen Cove, public educational needs are served by the Glen Cove School District. The district contains four elementary schools, one middle school and one high school. **Table III.I-3** provides a basic summary of each of the schools within the district, including enrollment, capacity and utilization levels.

Glen Cove's elementary program separates children into age-appropriate school environments. Younger children between kindergarten and second grade attend either the Deasy or Gribbin School, where programs and facilities are geared to the physical, emotional and educational needs of early childhood. A pre-kindergarten program, based primarily on economic need, is free and also housed in the Deasy Elementary School. Children in grades three to five attend either the Connolly or Landing School, where the concentration of resources is suited to older elementary students. Each school is equipped with a reading lab, a gymnasium, a resource room, a lunchroom, a library and creative playground facilities. A gifted and talented program, called Academics Plus, is also available within these schools. The Landing School is the closest elementary school to the project area, located approximately ½ mile north of the proposed development area on McLoughlin Street.

The Robert F. Finley Middle School serves students in grades six through eight and is located approximately one mile northeast of the project area on Forest Avenue near the intersection of Dosoris Lane. Set on 20-acres of land, the school consists of several attached buildings. The west wing of the school was built in 1910 and renovated in 1989. The east wing was built in 1938. The facility's unified arts center/media center and school gymnasium were built in 1975. The school is also equipped with a library and audio-visual center, physical education complex, learning resource room, reading and computer labs, a unified arts center (housing the home economics, fine arts and Wunsch Auditorium), a cafeteria, school store, and playing and ball fields.

The Glen Cove High School serves students in grades nine through twelve. Built in 1962, the school is set on approximately 50-acres of land and located approximately three miles north of the project area on Dosoris Lane, near Old Tappen Park. The high school's facilities include a library-media center, multi-purpose gymnasium, electronic music lab, technology rooms, cafeterias, lecture

hall, elevator, dark room, auditorium, a state-of-the-art educational television studio, science labs, the J. Cameron Maiden Athletic field and the Old Tappan Road sports complex.

The Superintendent of Schools has indicated that the District's enrollment trend has been flat and the District projects, at this time, a 0% enrollment increase. New York State Department of Health data for live births by school district reflects declining birth rates within the School District. Traditionally, live births by school district data are used by school districts throughout the state to help determine kindergarten enrollment projects. This trend in Glen Cove reflects an overall downward trend in birth rates in the State. According to the New York State Department of Health, 344 children were born in the Glen Cove School District in 2004, with the number of children decreasing to 320 in 2007.¹³

¹³ http://www.health.state.ny.us/nysdoh/vital_statistics/2006/table15a.htm. Accessed 2/10/2009.

**Table III.I-3
Summary of Public Schools within the City of Glen Cove**

	Elementary Schools				Middle - Robert F. Finley	Glen Cove High School
	Deasy	Gribbin	Connolly	Landing		
Address	Dosoris Lane & Forest Avenue	Seaman & Walnut Roads	Ridge Drive	McLoughlin Street	Forest Avenue & Dosoris Lane	Dosoris Lane & Old Tappen Park
Year Built / Renovated	1927	1966	1955	1932/ addition 2006-08 ¹	1910 - 1989	1962
Grades	K – 2 nd	K – 2 nd	3 rd to 5 th	3 rd to 5 th	6 th – 8 th	9 th – 12 th
Capacity ²	427	372	352	350	1,100	1,100
Enrollment ²	405	347	326	321	670	890
Utilization Rate	95%	93%	93%	92%	61%	81%
Teachers/Certified Professionals ³	35	26	20	24	80	93
Other Professionals/Staff ³	10	8	5	6	20	25

Sources:

¹ Source: Johnson, Debbie, New York State Education Department, Office of Facilities Planning, telephone interview 1/9/2009.

² Aronstein, Dr. Laurence, Superintendent of Schools, City of Glen Cove. E-mail dated February 10, 2009.

³ New York State School Report Card, 2006-07

Note: Grade five classes moved from the middle school to Connolly and Landing Schools during the 2005-06 school year.

Several private educational facilities are also located within Glen Cove. The Solomon Schechter High School, a private Jewish high school located on Cedar Swamp Road, has an enrollment of approximately 189 students in grades nine to 12. The facility's middle school, the Solomon Schechter Middle School, has an enrollment of approximately 130 students in sixth to eighth grades.

The All Saints Regional School, located at 12 Pearsall Avenue, is a private Roman Catholic elementary and middle school with an enrollment of 368 students from kindergarten to eighth grade. The North Shore Day School, a nonsectarian private pre-kindergarten and kindergarten school, is located at 85 Crescent Beach Road. Friends Academy is a private K-12 school also located within Glen Cove.

g) Recreation and Open Space

Glen Cove has a variety of parks, preserves and beaches which may potentially serve future residents of the Proposed Action. The Draft City of Glen Cove Master Plan, January 2009, prepared by Phillips, Preiss, Shapiro Associates and the Turner Miller Group, identified acreage and features of the existing parks, recreation and open space areas in the city. This information is summarized in **Table III.I-4.**

**Table III.I-4
Parks and Recreation Facilities In and Around Glen Cove**

Facility Name	±Acreage	Features
City of Glen Cove (and other Public)		
Pryibil Beach and the Pryibil Fishing Pier	8	Beach, and the Glen Cove Pistol Range
Glen Cove Municipal Golf Course/	50	18-hole golf course
Stanco Park	39	Tennis courts (4), basketball courts (2), four handball courts (4), playground, restaurant/concession stand
Crescent Beach (long term lease to City)	3	Beach
Morgan Memorial Park and Beach (long term lease to City)	18	Picnic area, bathing beach, playground, walking trails
Glen Cove Yacht Club*	1	Floating dock, mooring field, pump-out station, clubhouse, shower facilities, hosts Sea Scout Ship 1, a Boy Scouts of America club that focuses on nautical activities; this club is also open to girls.
Glen Cove (Paul Glaser Memorial) Boat Ramp	4	Boat ramp
Glen Cove Creek Esplanade and Glen Cove Angler's Club	TBD	Trail (one-half mile), marina
Pratt Park	10	Open space, and the Glen Cove Volunteer Fire Department.
John Maccarone Memorial Stadium	19	baseball/softball fields (8), batting cages (3), basketball court
Old Tappan Tennis Court Complex	2	nine tennis courts (9), handball courts (4), playground.
Big Ralph Park	2	basketball court, handball courts,

Facility Name	±Acreage	Features
		children's play area
Dennis Brian Murray Park	9	All-purpose play fields (2), playground
Pacucci Soccer Field	4	Soccer fields
Glen Cove High School	50	Fields
Subtotal	± 223	
Nassau County		
Welwyn Nature Preserve	204	Nature preserve, trails, Holocaust Center of Nassau County
Garvies Point Preserve	62	nature trails (5-miles), Garvies Point Museum
Subtotal	± 266	
Private Recreational		
The YMCA at Glen Cove	19	Indoor/outdoor pools, picnic areas, stables, soft ball field, and programs for children
Hempstead Harbor Club	0.5	Docks, social amenities
Brewer Yacht Yard at Glen Cove	10	Marina slips (300), winter storage, fuel, repairs, pump out, showers, pool
Jude Thaddeus Marina	16	Marina slips (342), dry dock and repair facilities
Nassau Country Club	105	Golf, tennis
Subtotal	±150.5	
TOTAL	±639.5	

SOURCE: Phillips, Preiss, Shapiro Associates and Turner Miller Group. City of Glen Cove, Interim Report: Master Plan Recommendations, July 2008; and Nassau County Assessors Office

*Public land leased or controlled by a private entity

TBD means to be determined.

**Table III.I-5
National Recreation and Parks Association Traditional Open Space Standards**

Type of Open Space/Park	NRPA Standard (per 1,000 pop.)	Recommended Acreage based on City Population*	Parks, Open Space, Recreation Acres in City of Glen Cove	Surplus/Deficit
TOTAL	10 acres	266 acres	±640 acres	+ 374 acres

*Based on 2000 Census population of 26,622

Table III.I-5 provides a comparison of existing City park and recreation areas to the traditional planning standard of 10 acres per 1,000 population. The calculation of park and recreation area does not include recreational acreage elsewhere in Nassau County, which provides additional recreation opportunities for Glen Cove residents.

h) Solid Waste Services

The City of Glen Cove's Department of Public Works (DPW) is responsible for managing the collection of residential, certain commercial and small amounts of industrial garbage materials. Most of the materials (collected by public and private carters) are brought to the Glen Cove Waste Transfer Facility (WTF).

Located on the south side of Glen Cove Creek at 100 Morris Avenue, the facility has a capacity to handle approximately 500,000 pounds (250 tons) of solid waste per day. The City has a contract with Waste Management to operate the facility.

The solid waste stream in the City of Glen Cove has been relatively constant for several years. It is estimated that the City of Glen Cove collected 18,832 tons of annual residential solid waste and 3,926 tons of recyclables/yard waste in 1997.¹⁴ In 2005, the City of Glen Cove collected 18,908 tons of residential solid waste and 3,531.15 tons of recyclables/yard waste¹⁵ and, in 2007, the City collected 18,134 tons of solid waste and 2,443 tons of recyclables and yard waste.¹⁶

In 1996, the City of Glen Cove adopted a solid waste management plan (SWMP) to document the City's achievement in integrated waste management and identify strategies for improving operations. The SWMP set forth waste generation estimates for the City.

The City's SWMP estimated that, on average, 0.88 tons of waste per capita were generated by the residential sector (based on 1994 data). The SWMP used information from the Huntington Solid Waste Management Plan to develop an estimate for commercial waste generation of 0.60 tons per person annually.

At the time the SWMP was developed, the City was in the process of planning for modifications to the municipal solid waste transfer station and its operations. At that time, the proposed transfer station was expected to operate six days per week and transfer approximately 600 tons per day of municipal solid waste plus yard waste and recyclables. The City's DPW staff have indicated that the SWMP remains valid in its capacity and use data.¹⁷

The SWMP states that, in general, the City does not provide any solid waste services to multi-family residences with more than two units. Multi-family structures must enter into contracts with private haulers for rubbish and recycling services. Collection of commercial waste in the City is also handled by private carters.

2. Potential Impacts

This following subsection of the DEIS reviews potential impacts of the Proposed Action on community facilities and services. Potential service needs have been estimated and analyzed.

¹⁴ Preliminary Draft EIS, Glen Isle, Urbitran, 2006; referencing the 1998 MW-3 Zoning District DGEIS.

¹⁵ Ibid.

¹⁶ City of Glen Cove Department of Public Works

¹⁷ Telephone interview with City of Glen Cove Public Works staff, December 2, 2008.

A combination of planning standards and consultations were used for this DEIS to estimate the potential impacts on community facilities and services resulting from the Proposed Action. Planning standards are guidelines recommended by experts, professional organizations and governmental agencies for new developments. The planning standards used throughout this section were obtained from a variety of sources, including: the Development Impact Assessment Handbook, prepared by the Urban Land Institute (“ULI”)¹⁸; Rutgers Center for Urban Policy Research; direct outreach to service providers; and others as cited where appropriate.

a) Police Services

The adopted 2009 City budget provides for three additional police officer positions and one planned retirement, bringing the force to approximately 54 officers. These changes this would result in a staffing ratio of 1.93 officers per 1,000 population based on the GCPD’s estimate of 28,000 persons (and a 2.03 ratio based on the reported Census population).

Utilizing traditional demographic estimates, the Proposed Action would increase the residential population by approximately 1,844 persons (see **Section III.L, Demographics** for details) increasing the City’s population to approximately 28,466 (or 29,844 based on the GCPD population estimate). This would result in a ratio of approximately 1.83 to 1.74 per 1,000 residents, respectively, with the current staffing levels, or a ratio of 1.90 to 1.81 with the anticipated staff increase identified in the approved 2009 City budget.

The GCPD has indicated that an increase of 1,844 persons to the current population would require three new officers to maintain current staffing levels..¹⁹

In addition to staffing levels, the GCPD raised the following concerns in its preliminary evaluation:

- The potential for restaurants and bars to attract large crowds, along with problems associated with alcohol sales, such as: noise, DWI violations and traffic;
- The potential for higher call volume rates associated with next generation housing units, and the dispersion these units within the development (Note that this type of housing is not part of proposed action);
- The potential for long term living arrangements at the hotel to increase the service population; and
- Additional traffic generated by the project.

¹⁸ Planning standards per 1,000 residents/employees were obtained from the Urban Land Institute’s Development Impact Assessment Handbook.

¹⁹ Bruschini, Ralph, Lt., Police Department, City of Glen Cove. Letter dated December 31, 2008.

With respect to these additional concerns:

- The proposed restaurant at the point is 5,000 square feet. An additional 20,000 square feet of retail space is proposed primarily for the east end of the site. This relatively limited amount of space would not be expected to draw large crowds or create a concentrated “bar district.”
- The workforce housing units are proposed as low-rise buildings and would be located in Blocks F and G. These units would be targeted to provide a housing resource for local community service providers (e.g., teachers, emergency service volunteers, firemen, police, and other municipal employees) or young, first-time home buyers who would otherwise be challenged to find appropriate and more affordable housing alternatives.
- The proposed hotel would contain 250 luxury suites and is not intended for residential use. Market estimates assume the hotel would be 72 percent occupied on average.²⁰ It is also noted that the Bureau of Justice, Law Enforcement Management and Administrative Statistics are based on data collected from over 3,000 state and local law enforcement agencies.²¹ Departments that cover areas with hospitality uses would likely be included in these statistics.
- Traffic generation and mitigation is discussed in **Section III.F.**

b) Harbor Patrol Services

The project would provide additional boat slips in Glen Cove Creek, which could potentially increase boating activity. The Harbor Patrol indicated that it could not predict whether this would necessarily increase call volume. The Harbor Patrol did indicate that the project could raise the possible need for the Harbor Patrol to be manned full time for security reasons, and create a need for the Harbor Patrol to purchase additional equipment and uniforms.²²

c) Fire Services

As described in Demographics, at full build-out the project would introduce a new population of approximately 1,844; an increase of approximately 7% of the City’s reported 2000 population. This increase could result in the potential for additional service calls. Given that the fire house is less than ¼ mile from the site, response time can be expected to be minimal. All new construction would comply with the Uniform Fire Prevention and Building Code, and the project roadways and open space areas have been designed to allow for access to the

²⁰ *Economic and Fiscal Impact Analysis Glen Isle Mixed-Use Waterfront Development, Glen Cove, New York*, Economics Research Associates, December 2008.

²¹ Bureau of Justice Statistics Law Enforcement Statistics. <http://ojp.usdoj.gov/bjs.lawenf.htm>. Accessed 1/8/2009

²² Salentino, Capt. Michael, Commanding Officer-Harbor Patrol. Letter dated January 27, 2009.

proposed buildings by fire vehicles. The new buildings would also be sprinklered in order to provide additional fire protection.

In a letter dated February 10, 2009, the Glen Cove Volunteer Fire Department recognized that there will be an increased demand on staff, equipment and facilities, but was unable to provide an estimate of the degree of increase. The Fire Department also noted that it did not foresee any problems or issues with the development of this site.

d) EMS/Ambulance Services

The Proposed Action would be served by the GCVEMS. The GCVEMS has estimated that the project would add approximately 300 calls per year.²³

It is estimated that if, as proposed, GCVEMS has 24 hour paid coverage, response time to the project site would be approximately two minutes and it would take six to eight minutes to reach the patient. This estimate is based on experience at AvalonBay at Glen Cove. This time estimate includes access to the building, calling the elevator and locating the apartment.²⁴

Other potential impacts of the project identified by GCVEMS include:

- A need for access to watercraft capable for patient transport;
- An anticipated need for 24 hour ALS and BLS coverage to supplement the volunteer response: one paramedic in an ALS responder vehicle and a BLS staffed ambulance;
- The need for an ALS responder car, and fourth ALS equipped ambulance (the need for a fourth ambulance was also identified by GCVEMS as an existing condition)
- The need for a new EMS station or substation (the inadequacy of the existing station was identified by GCVEMS as an existing condition).²⁵

GCVEMS has provided the following recommendations for the project site:

- Have all staff trained in cardiopulmonary resuscitation (CPR) and trained in automated external defibrillator (AED) use;
- Have AED's available in multiple high visibility locations;
- Have security personnel trained to certified first responder (CFR)/emergency medical technician (EMT) level to provide care prior to ambulance arrival.

²³ Gobbo, Robert, Chief, Glen Cove Volunteer Emergency Medical Services Corps; e-mail dated February 15, 2009.

²⁴ Ibid.

²⁵ Ibid.

e) Hospital Services

As previously stated, the ULI planning standard of four hospital beds per 1,000 population was targeted in this impact analysis. The generation of approximately 1,844 residents would require approximately eight hospital beds to serve the estimated population increase. Existing health care facilities in and around Glen Cove have unused hospital bed capacity that exceeds the demand for eight hospital beds estimated to be generated by the project. The 265-bed North Shore University Hospital at Glen Cove, the largest health care facility in the City, is located approximately 1½ miles east of the project area, and has an approximate utilization rate of 74 percent (2005 data). This means that, on average, approximately 68 beds remain unoccupied. The average number of unoccupied beds at this one facility exceeds the estimated need that would be generated by the Proposed Action. Based on the understanding that Long Islanders generally use Long Island Hospitals, the total 7,583 hospital beds on Long Island (in 2005) had an occupancy rate of 78.6 percent. This suggests that, at any given time, there are approximately 1,592 unoccupied beds on average in Long Island. In Nassau County alone, in 2004, there were 4,442 hospital beds with an occupancy rate of 76 percent. This would indicate that approximately 1,066 beds, on average, could be unoccupied at any given time in Nassau County.

f) Schools

The Proposed Action would result in the development of 594 condominium units, 180 rental units and 86 townhome workforce housing units ranging in size from one- to three-bedrooms. Anticipated impacts of the Proposed Action were analyzed using multipliers developed by Rutgers University, Center for Urban Policy Research (CUPR). The multipliers published by Rutgers University in 2006 are the current industry standard, based on recent demographic data (U.S. Census Bureau Public Use Microdata Sample files) specific to New York State that allow for differentiation by housing type, size, price and tenure variables. Using the CUPR multipliers, as shown in **Table III.I-6**, it is estimated that the Proposed Action would generate 151 public school children spread over 13 grades (kindergarten through grade 12). This increase would not occur all at once, but incrementally, as units are occupied and school children enroll over the approximate seven year construction period.

**Table III.I-6
Estimated Public School Children Generation**

Unit Types	No. of Units	Mult. Gr. K-2	Est. Public School Children Gr. K-2	Mult. Gr. 3-6	Est. Public School Children Gr. 3-6	Multi. Gr. 7-9	Est. Public School Children Gr. 7-9	Mult. Gr. 10-12	Est. Public School Children Gr. 10-12
594 Condo Units									
1 Bedroom	148	0.02	3	0.05	7	0	0	0.04	6
2 Bedroom	297	0	0	0.03	9	0.02	6	0	0
3 Bedroom	149	0.1	15	0.07	10	0.14	21	0.19	28
Total Condo			18		26		27		34
180 Rental Units									
1 Bedroom	63	0.02	1	0.02	1	0.01	1	0.01	1
2 Bedroom	90	0.05	5	0.05	5	0.04	4	0.03	3
3 Bedroom	27	0.14	4	0.2	5	0.12	3	0.17	5
Total Rental			10		11		8		9
86 Workforce Units** (Assumes Ownership units in clusters of 5+ units, all values)									
1 Bedroom	13	0.05	1	0.07	1	0.01	0	0.02	0
2 Bedroom	73	0.02	1	0.04	3	0.02	1	0.01	1
Total Workforce			2		4		1		1
Sub-Total			30		42		35		43
TOTAL	151 Public School Children								

Source: Residential Demographic Multipliers – Estimates of the Occupants of New Housing, New York-All Public School Children: School-Age Children in Public School, Rutgers University, Center for Urban Policy Research, June 2006.

Note: **Assumes Ownership units in clusters of 5+ units, all values used since housing prices have not been established.

Enrollment and capacity information provided by the Superintendent of Schools for the City of Glen Cove School District (see **Table III.I-3**) indicates that there is available capacity for approximately 742 additional students within the school district. This available capacity is not anticipated to change significantly, based on the District's anticipated 0% enrollment increase projection²⁶. The available enrollment capacity would be sufficient to accommodate the approximately 151 school children estimated to be generated by the project. These new students would utilize only about 20% of the available capacity.

The Rutgers CUPR multipliers provide projections within grade cohorts. These cohorts do not match exactly with the District's grade level breakdown, but are similar enough for this more detailed analysis. Within the two schools, Deasy and Gribbin, serving grades K-2 there is an available enrollment capacity of 47 school children. It is estimated that the Proposed Action would generate 30 students in these grades. The two schools serving grades 3 to 5, Connolly and Landing, have an available enrollment capacity of 55 school children. The proposed

²⁶ Aronstein, Dr. Laurence, Superintendent of Schools, City of Glen Cove. E-mail dated February 10, 2009.

development would generate approximately 42 students in grades 3 to 6 (a portion of the estimated generated students in this cohort would be placed in the middle school). The District’s middle school and high school have available enrollment capacities of 430 school children and 210 school children, respectively.²⁷ The total anticipated school child generation of 35 students in grades 7 to 9 and 43 students in grades 10 to 12 could be accommodated in these facilities.

Other Methodology to Estimate Potential School Children Generation

Another methodology that could be used to estimate the number of school children the Proposed Action would yield would be to look at the school children generation at specific comparable developments on Long Island. In this instance, other mid-rise housing developments have been identified to provide school generation data. AvalonBay Communities, Inc. has developed two Long Island properties, one in Long Beach and one in Glen Cove, that have been selected for this analysis. Both are mid-rise developments, rather than the more typical two- and three-story townhouse style multi-family developments frequently found in Long Island communities.

AvalonBay Communities commissioned a “School-Aged Children Generation Analysis” of its Long Island properties in 2005 and updated this analysis in 2007. This analysis found that the 109 units in Avalon Towers in Long Beach, which contains one-, two- and three-bedroom rental units, generated no public school-aged children. AvalonBay’s Glen Cove rental development contains 256 dwellings, including studio, one- and two-bedroom units. Four public school-aged children have been generated at this development, (which, though a mid-rise building, varies somewhat from the proposed project’s rental component unit mix), resulting in a child per unit generation rate of 0.016. This is substantially lower than the CUPR multipliers for rental housing. This 0.016 factor has not been used directly since, as indicated above, the Proposed Action’s rental component includes some 3-br units, which typically generate more public school children than smaller units. Instead, the CUPR rental generation multiplier results have been adjusted to account for this locally observed factor. The predicted number of public school children at the Avalon Glen Cove project, based on application of the Rutgers CUPR multipliers, would be approximately 23. (The CUPR materials do not provide a multiplier for studio units. In order to be conservative, a generation rate of 0 for the studios was applied.) The actual rate of schoolchild generation is therefore approximately 17% of the predicted value.

**Table II.I-6A
Public School Children Predicted by Rutgers CUPR to be Generated by Avalon Glen Cove**

Unit Type	Number of Units	Public School Children per Unit	Total Public School Children
Studio	41	0.0	0
1-br	124	0.07	8.7
2-br	91	0.16	14.6
Total	256	--	23.3

²⁷ Ibid.

Even assuming that all of the AvalonBay pupils are generated by the 2-bedroom units, the public school children generation rate for 2-bedroom units would be 0.044 (4 school children / 91 2-bedroom units = 0.044.) This is approximately 27.5% of the CUPR 2-bedroom multiplier. Using a comparable adjustment of the CUPR results (27.5% of the predicted value) to account for the observed local experience would result in an estimate of approximately 10 public school children for the Proposed Action's rental component. In addition to size, housing price (rent) has also been found by Rutgers to be associated with statistically significant differences in school children generation. The relatively high rents associated with luxury products, along with the typical renter profile experienced locally at these types of developments (and discussed below) may account for the lower actual rate of schoolchild generation observed at the most comparable local development.

Incorporation of the adjusted rental numbers based on experience with the AvalonBay generation rates yields an estimated total generation of 123 school-aged children, see **Table III.I-7**.

The comparison properties are completely rental developments. The Proposed Action, however, includes both rental and purchase units. Experience in existing developments suggests that young professionals are often attracted to rental units in Nassau County because the, "Long Island apartment market is linked to the New York City metropolitan area."²⁸ Young professionals typically do not have children (or purchase an ownership unit soon after parenthood). This dynamic leads to the lower public school child generation rates experienced at developments such as Avalon at Glen Cove. For these reasons, an adjusted school child generation rate has been applied to the rental component of the Proposed Action. It is likely that young professional households that purchase condominium units may have similar reduced school children generation. Therefore, the 123 total presents a conservative estimate.

²⁸ Cushman & Wakefield. Multifamily Overview, Year End 2007.

Table III.I-7
Estimated School Age Child Attending
Public School Impact Incorporating Adjustment Based on Local Rental Unit Experience

Unit Types	No. of Units	Mult. Gr. K-2	Est. Public School Children Gr. K-2	Mult. Gr. 3-6	Est. Public School Children Gr. 3-6	Multi. Gr. 7-9	Est. Public School Children Gr. 7-9	Mult. Gr. 10-12	Est. Public School Children Gr. 10-12	Totals
594 Condo Units										
1 Bedroom	148	0.02	3	0.05	7	0	0	0.04	6	
2 Bedroom	297	0	0	0.03	9	0.02	6	0	0	
3 Bedroom	149	0.1	15	0.07	10	0.14	21	0.19	28	
Total Condo										105
86 Workforce Units** (Assumes Ownership units in clusters of 5+ units, all values)										
1 Bedroom	13	0.05	1	0.07	1	0.01	0	0.02	0	
2 Bedroom	73	0.02	1	0.04	3	0.02	1	0.01	1	
Total Workforce										8
Rental Units										
1 Bedroom	63	0.02	1	0.02	1	0.01	1	0.01	1	
2 Bedroom	90	0.05	5	0.05	5	0.04	4	0.03	3	
3 Bedroom	27	0.14	4	0.2	5	0.12	3	0.17	5	
Subtotal Rental (CUPR Multiplier)										38
Local Experience Adjustment Factor										X(0.275)
Total Rental Units										10
TOTAL										123

Sources: Residential Demographic Multipliers – Estimates of the Occupants of New Housing, New York-All Public School Children: School-Age Children in Public School, Rutgers University, Center for Urban Policy Research, June 2006; and *School-aged Children Generation Analysis Long Island, New York, AvalonBay Communities, Inc.*: Prepared February 2005, Revised April 2007. Freudenthal & Elkowitz Consulting Group, Inc.

Note: **Assumes Ownership units in clusters of 5+ units, all values used since housing prices have not been established

The New York State School Report Card Fiscal Accountability Supplement for Glen Cove City School District indicates that in the 2005-2006 school year (latest year that data is available from the State) the expenditures per pupil were \$12,145 for general education and \$24,369 for special education. The district classification rate for students with disabilities is 12.84 percent. **Tables III.I-8 and 9** below provide anticipated fiscal impacts of public school child generation. These tables assume a ten percent increase in average student costs since the 2005-2006 school year. It is anticipated that an annual tax surplus ranging from approximately \$10.1 million to \$10.6 million would be gained by the public school district after accounting for costs related to estimated public school child generation. This is a conservative approach for the following reasons:

1. The State calculates expenditures per pupil as a ratio of instructional expenditures to pupils. This is an average cost approach which assumes constant costs with each additional student. In reality, the

marginal cost of an additional student is typically less than the average.

2. This approach does not separate the local real estate property tax portion of the program costs from the portion provided through State aid.

As a result, the positive fiscal impacts of the Proposed Action would likely be substantially greater than estimated.

**Table III.I-8
Summary of Estimated School-Age Children Impact – CUPR Ratios**

School-Age Generation	Max. Increase in Number of Public School Students	Estimated Cost/Pupil 2005-06 plus 10%*	Total Increased Cost	Estimated Tax Revenues	Estimated Tax Surplus
General Education	132	\$13,360	\$1,763,520	--	--
Special Education	19	\$26,806	\$509,314	--	--
TOTAL	151		\$2,272,834	\$12,422,535	\$10,149,701

Source: New York State School Report Cared Fiscal Accountability Supplement, published 2008.

The table above provides the anticipated fiscal impacts that would result from an increase of 151 students (estimated using the CUPR multipliers). However, as described above, experience from comparable local projects in combination with the CUPR multipliers indicates that the project may generate approximately 123 public school children. Utilizing the estimated 123 public school-age children calculated with this methodology, the project would result in a larger estimated annual School District tax surplus of \$10.6 million.

**Table III.I-9
Summary of Estimated School-Age Children Impact
Using Comparable Development Methodology**

School-Age Generation	Max. Increase in Number of Public School Students	Estimated Cost/Pupil 2005-06 plus 10%*	Total Increased Cost	Estimated Tax Revenues	Estimated Tax Surplus
General Education	107	\$13,360	\$1,429,520	--	--
Special Education	16	\$26,806	\$428,896	--	--
TOTAL	123		\$1,858,416	\$12,422,535	\$10,564,119

Source: New York State School Report Cared Fiscal Accountability Supplement, published 2008.

g) Recreation and Open Space

The project includes a comprehensive open space network and program. In total, the project includes 19.4 acres of publicly-accessible open space, or approximately 35% of the project area. In addition to the grade-level open spaces, the project includes roof deck open spaces for each of the large building blocks. The core of the network is the variety of contiguous open spaces along the waterfront, which would be linked with a walking and biking path creating a waterfront esplanade from Garvies Point Beach to Pratt Park. In addition to the series of waterfront open spaces, the project would also include pocket parks between the buildings on the west parcel, a formal central plaza between the rental buildings on Dickson Street and a woodland park adjacent to Garvies Point Preserve. The open space network is intended to provide for a variety of experiences, and the conceptual site plan includes multi-use park lawns, more formal planting and plaza areas, an esplanade, pathways and hardscape areas, water features, and a lawn amphitheater.

In addition, the project open space plan involves habitat and ecological enhancement in the Garvies Point Beach area and the Captain's Cove area in front of Blocks A and B. The Garvies Point Beach area enhancements include removal of an existing bulkhead located at the southwest corner of Block A; regrading and placement of sand landward of the delineated tidal wetlands; and installation of native beach vegetation on the regraded slope between Hempstead Harbor and the boardwalk. This would result in a more natural shoreline, provide bird habitat, and potentially lead to creation of beach and intertidal habitats. The Captain's Cove area enhancements include removal of existing asphalt and concrete debris from the slope area between the landward limit of tidal wetlands and the existing public esplanade; re-grading of the slope and planting with native species; installation of walkways and an observation deck as a wetland education area; and restoration of tidal wetlands vegetation. The project also proposes installation of a pier in the Captain's Cove area as part of the restoration in order to provide an opportunity for ecological education/natural resource appreciation.

The project also involves restoration of the City Boat Ramp, and a reconstruction and reconfiguration of the western end of Garvies Point Road in order to accommodate a public boat and trailer parking area. The project would also improve the Garvies Point Beach area with a boardwalk, restored beach habitat, restroom facility and boat ramp operator's booth.

The National Recreation and Parks Association Open Space Standards recognizes 10 acres of open space per 1,000 in population as a traditional planning standard. Approximately 35% of the project site would consist of accessible open space. This would expand the City's supply of publically-accessible open space by 19.4 acres. Including the new population, the City would still maintain a parks, open space and recreation area surplus of approximately 374 acres.

Although the new recreational amenities would be publicly-accessible, they would be privately maintained by the Applicant/Property Owners Association. It is anticipated that maintenance obligations will be memorialized in an amendment to the LDA in order to guarantee the continued upkeep of these areas. Therefore, there would be no increased public costs required for the operation and maintenance of these areas. (Items proposed for restoration, such as the public boat ramp and restored beach area, would remain in public ownership and would continue to be maintained by the City. Since the City currently has maintenance obligations for these areas, this would not increase its maintenance costs.) The maintenance responsibilities for the various public amenities in the waterfront area are indicated in **Table III.I-11** below.

**Table III.I-10
National Recreation and Parks Association Traditional Open Space Standards**

Type of Open Space/Park	NRPA Standard (per 1,000 pop.)	Recommended Acreage Based on Estimated City Population Including Population Generated from the Proposed Action	Parks, Open Space, Recreation Acres in City and Project Site	Surplus/Deficit
Accessible Open Space	10 acres	±285 acres	±659 acres	+ 374 acres±

Source: Mertes, James D. and James R. Hall. *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association, 1996.

**Table III.I-11
Public Amenity Maintenance Responsibilities**

Public Amenities	Maintenance Responsibility
Esplanade and Associated Waterfront Parks	Applicant/Property Owners Association
Pocket Parks	Applicant/Property Owners Association
Turning Basin	Applicant/Property Owners Association
Large Boat Marina	Applicant/Property Owners Association
Permanent/transient Marina	Applicant/Property Owners Association
Anglers Club Marina	Anglers Club
Ferry Terminal	City
Boat Ramp/Operator’s Booth and Trailer Parking	City
Garvies Point Beach	City

h) Solid Waste

The proposed development is not anticipated to significantly impact solid waste services.

At the time the SWMP was completed, the proposed transfer station was expected to operate six days per week and transfer approximately 600 tons per day of

municipal solid waste plus yard waste and recyclables. A conversation with DPW staff indicates that the SWMP remains valid in its capacity and use data.²⁹

The City's SWMP estimated that, on average, 0.88 tons of waste per capita are generated and 0.60 tons per person are generated annually through commercial operation. Using these multipliers, the estimated 1,844 residents would generate 1,622.72 tons of waste per year or 4.45 tons per day and the on-site employees would generate 278.4 tons of waste annually, or 0.76 tons of waste per day. In summary, using the SWMP multipliers, it is estimated that 5.21 tons of solid waste would be generated daily.

As stated previously, in 2007 the transfer station collected 118,133.65 tons of residential solid waste and 2,422.53 tons of recyclables, for a total of 120,556.18 tons annually, or an average of 330.29 tons daily. The addition of 5.21 tons daily would be within the identified available capacity at the municipal transfer station. The residential and non-residential components of the proposed development would utilize private carters, who would contract with the City of Glen Cove transfer station or another solid waste transfer station for disposal.

Table III.I-12
Potential Community Services Cost Summary

Community Facility/Service	Potential Specifically Identified Public Costs
Police	\$334,809 (potential staffing)
Harbor Patrol	Unknown
Fire	Unknown – volunteer force
EMS/Ambulance	Unknown (\$95,170 estimated staffing cost for EMS planned increase in 24-hour coverage.)
Hospital Services	None.
Schools	\$1,858,416 (School District)
Recreation and Open Space	No cost related to privately-maintained on-site open space and recreation facilities. Proportionate cost for resident recreational services estimated at \$83,838 (See Section III.K)
Solid Waste	Private carters – no significant costs anticipated

3. Mitigation

Discussions of mitigation measures for each of the community services are provided below. Where possible, potential cost impacts for specific services have been identified. However, in some cases the information from the service providers was not detailed enough to create a specific schedule of costs for each item. Generally, the primary mitigation measures are increased revenues to account for potentially increased personnel costs. Estimated overall service costs have been folded into the overall fiscal impact summary in Section III.K, which utilizes an average costing estimate.

²⁹ Telephone interview with "Sal," City of Glen Cove Public Works, December 2, 2008.

a) Police

The adopted 2009 City budget includes three additional officer positions and indicates one planned retirement. A review of the City's adopted 2009 budget shows a salary of \$72,347 for each new officer and fringe benefits for the entire Police Department of \$2,276,868. On average, the benefits per person, based on an anticipated total personnel of 58 persons (52 current officers and four civilians, plus three new officers, less one retiree) is \$39,256 per person. Combined, the indicated salary and fringe benefit estimate of \$39,256 results in a marginal cost of \$111,603 per additional officer. It is estimated that the City would receive approximately \$5,951,712 in annual property tax revenues from the Proposed Action (see **Section III.K, Economics** and Appendix for details), a portion of which could be used to support hiring additional police personnel.

It is anticipated that the proposed development would include a security program with private security personnel to monitor the entire project area. The Applicant would provide initial funding for the security, with responsibility eventually being shifted to the Property Owner's Association.

b) Harbor Patrol

The developer would consider providing slips at the relocated Angler's Club marina or new permanent/transient marina for the Harbor Patrol's use, if necessary. The City could decide to use a portion of the taxes from the proposed project to provide for additional Harbor Patrol hours, equipment and new uniforms. Therefore, no additional mitigation is proposed.

c) Fire

The GCVFD has indicated that no issues or problems are foreseen with respect to the development of the Proposed Action. Therefore, no additional mitigation is proposed.

d) EMS/Ambulance

The City's adopted 2009 budget reflects the addition of two emergency medical technician (EMT) positions for a combined salary line item of \$79,308. The employee fringe benefit costs are not readily available; however, an estimate of 20 percent of salary has been applied, resulting in a total marginal cost of \$95,170 for two EMTs. As stated previously, the estimated total annual property taxes to the City from the Proposed Action are \$5,951,712, a portion of which could support additional staff, equipment and capital expenditures.

The project developer is willing to place AEDs in multiple high visibility locations.

e) Hospital Services

Although the population of the area would be increased, no health care mitigation is warranted because unused hospital capacity exists in Nassau County.

f) Schools

The Proposed Action has the potential to add new school children to the Public School District and other schools in the areas. There is available capacity within the existing public schools to accommodate the estimated public school children generation. Furthermore, additional property taxes generated from the project are anticipated to offset any marginal costs related to potential school impacts, including busing and staff, and would result in a substantial annual fiscal surplus for the District. No adverse impacts to educational services are expected as a result and no therefore, no additional mitigation is proposed.

g) Recreation and Open Space

The Proposed Action would increase the amount of publicly-accessible open space in the City by approximately 19.4 acres and would open up previously inaccessible areas of the waterfront to the public. Therefore, no further mitigation is proposed.

h) Solid Waste

On site recycling would be provided in compliance with City regulations and private carting would be used for the collection of solid waste. No significant adverse solid waste impacts are anticipated, as the Proposed Action would not cause the City's waste transfer station to approach its capacity. Therefore no mitigation is proposed.

**Table –III.I-13
Estimated Annual Property Taxes and Fees**

	Market Value	Tax Rate			Annual Property Tax Revenues		
		City (per \$1,000)	County (per \$1,000)	Glen Cove School District (per \$1,000)	City	County	Glen Cove School District
Office	\$16,888,889	12.251	52.400	27.35	\$206,906	\$88,498	\$461,911
Hotel/Spa/Catering	\$78,543,333	12.251	52.400	27.35	\$962,234	\$411,567	\$2,148,160
Retail/Restaurant	\$7,388,889	12.251	52.400	27.35	\$90,521	\$38,718	\$202,086
Marina	\$13,453,714	12.251	52.400	27.35	\$164,821	\$70,497	\$367,959
Residential							
Rental	\$52,507,059	12.251	60.378	27.35	\$643,264	\$79,257	\$1,436,068
Condo	\$934,065,000	12.251	60.378	27.35	\$3,385,454	\$1,409,924	\$7,557,927
Workforce Housing	\$33,120,000	12.251	60.378	27.35	\$111,277	\$49,993	\$248,423
Total					\$5,564,478	\$2,148,454	\$12,422,535

Source: ERA, March 2009.