

Minutes of Monthly Greenlawn Civic Association Meeting

Date: March 3, 2016

Location: Harborfields Public Library

18 acres of BAE Property purchased by Simone Healthcare Development

Guest speakers from **Simone Healthcare Development**, a full service real estate investment company specializing in the acquisition and development of business and medical offices headquartered in the Bronx: Guy Liebler, President and Keith Archer, attorney presented the project on part of property east of Greenlawn Road. **Mount Sinai Doctors**, partner of specialty health care groups, part of North Shore Medical Group: Dr. Scott Ingbar, local resident and Gastroenterologist, and Tom, VP of Real Estate explained doctors' offices were currently scattered in various buildings. They hope to meet the needs of everyone with Simone's help, and deliver the best quality health care in the neighborhood. Though care is local, when fit, patients will have access to tertiary care. According to Dr. Ingbar, their whole goal is to treat chronic illnesses at home by providing preventative services and state of the art care.

There are no plans for major exterior changes, other than modernizing for multi-specialty in 1 facility: lighting, parking, new insulation and windows, new energy efficiency with 2 story entrances. They are "extremely comfortable" that 601 parking spots will be more than adequate, and it does meet T of H requirements. Wayne Muller, Engineer, traffic expert, RMS, predicts full conformance with Town and they are not seeking any variances since it is primarily industrial/professional zones. For traffic, expect 600-650 patients over 8 hours, or 50-60 more cars every hour and 100-120 more vehicles at night rush hour. There are 220 employees. The only other access besides the main entry on Greenlawn Road is pedestrian walkway at Central. Projected opening is September 2017.

Questions followed: **Tax Rate:** They have not received the tax and do not plan to fight it. **Pollution:** Continuing operating well is clean, when went to Phase 1 had to be assured it was clear and hired firm for full test. Simone's philosophy has been "trust but verify". **Partnership:** Looking forward to being part of neighborhood, possibly including beautification projects in Greenlawn.

Business Meeting: GCA hats for sale at \$15. HPL Teen Connect will clean up April 3 (*cancelled due to weather*) Current balance is \$5,261.12

Beautification: Mark obtained purchased pristine wood for new planters and is working on prototype.

Social Media & Website: Margaret initiated a Snowman contest. Please "like" and share.

Membership: 272 family members and 40 businesses. Online membership drive going on now.

Traffic & Safety: Currently working with Alexander Prego, SC Dept. of Public Works, on improvement at intersection of Greenlawn Road, Smith, and Tilden Lane. Any problems in Town, let Rob know "what and where". He holds meetings 45 minutes prior to general meetings.

Next Meetings: May 3, June 7