

Date: Tue, 27 Oct 2009 20:01:35 +0000 [04:01:35 PM EDT]
From: Joel Nice <joelbnice@hotmail.com>
To: planningboard.chair@townoflongisland.us
Subject: Submission to Long Island Planning Board
Part(s): Download All Attachments (in .zip file) Download All Attachments (in .zip file)
Headers: Show All Headers
Multipart/alternative
Alternative parts for this section: Help
unnamed [text/html] 3.21 KB Download

Dear Planning Board Chairperson,

I request that you read the following message at the 7:00pm meeting on Oct 27, 2009:

Dear Members of the Long Island Planning Board,

I am writing to express my support for the proposed project on the corner of Garfield and Island Avenues, Captain Perry's, owned by EBTAC, llc. and represented by Anthony Donovan. My name is Joel Nice, grandson of Donald Cushing, and I am a life long vacationer on Long Island. I am also president of Nice Design, an architectural practice in Tempe AZ. As an architectural designer I have represented many commercial clients and am familiar with various property use, City Ordinance, zoning, and design review issues that these clients face. I always strive to achieve a solution that is in the best interest of the neighbors and the municipality while achieving the desires and goals of the owner as well.

When considering a new commercial use property on the island it is essential to evaluate the current economic status and the current planning goals while also considering the historical precedents as well. In the late 1800's and early 1900's the island provided a place of summer refuge for Portland residents and New Englanders alike. The island was home to many thriving hotels including The Casco Bay House owned and operated by my Great Great Grandfather Charles E. Cushing. The clambake pavilion hosted many a summer gathering and this building is the current VFW hall which is still in use today. The unfortunate events of the depression of the 1930's and the Second World War have changed the face of this once thriving commercial district. In the years since, there have been very few major commercial developments on long island. As we know, the long time restaurant and bar, the Spar has been retired and in it's place is new condominium development. The spar for many years was the only commercial kitchen and bar for island residents. With it's passing there are very few options for a public gathering space and food service in this commercial zone.

Captain Perry's, owned by EBTAC, llc. and represented by Anthony Donovan, seeks to provide coffee and breakfast options as well as the opportunity for catering at it's prime commercial location. I strongly encourage the board to embrace the vision of Mr. Donovan as it will help bring a much needed place for social interaction and community benefit for the residents of long Island as well as seasonal summer vacationers.

Respectfully Submitted,

Joel Nice

Nice Design