

# City of Glen Cove

## *Smart Growth Comprehensive Plan* *with Sustainability Elements*

**Inter-Agency Council & Senior Center Joint Public Meeting**

December 14, 2023 | 9:30-11:00 AM

Project Website:

[www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)



# Agenda

- 1** Presentation (25-30 min)
- 2** 5-Minute Break / Move to tables
- 3** Breakout Table Discussion (40-45 min)
- 4** Report Back (10-15 min)

# Why are we here?

- The City is updating its Comprehensive Plan (last updated in 2009).
- BFJ Planning is helping the City develop the new Plan.
- The Plan should reflect values and priorities of the Glen Cove community.
- You are the experts of your community. We need your input and participation in this process.

# What is a Comprehensive Plan?

- A comprehensive plan is a long-range policy document for the City.
- Provides goals and recommendations for future development, land use, infrastructure, and services.

## *WHAT IT IS NOT:*

- It is not zoning regulations or City budget

# Comprehensive Plan Funding

**The City has been awarded funding from:**



NYS Department of State Smart Growth  
Comprehensive Planning grant program



NYS Department of Environmental Conservation  
Climate Smart Communities grant program

# Who is preparing the plan?

CWG

- The **Core Working Group (CWG)** represents the community and meets bimonthly (12 members, all Glen Cove residents).

CPC

- The **Comprehensive Planning Committee (CPC)** has an advisory role (52 members, cross-section of the community).

BFJ  
Team

## CORE TEAM

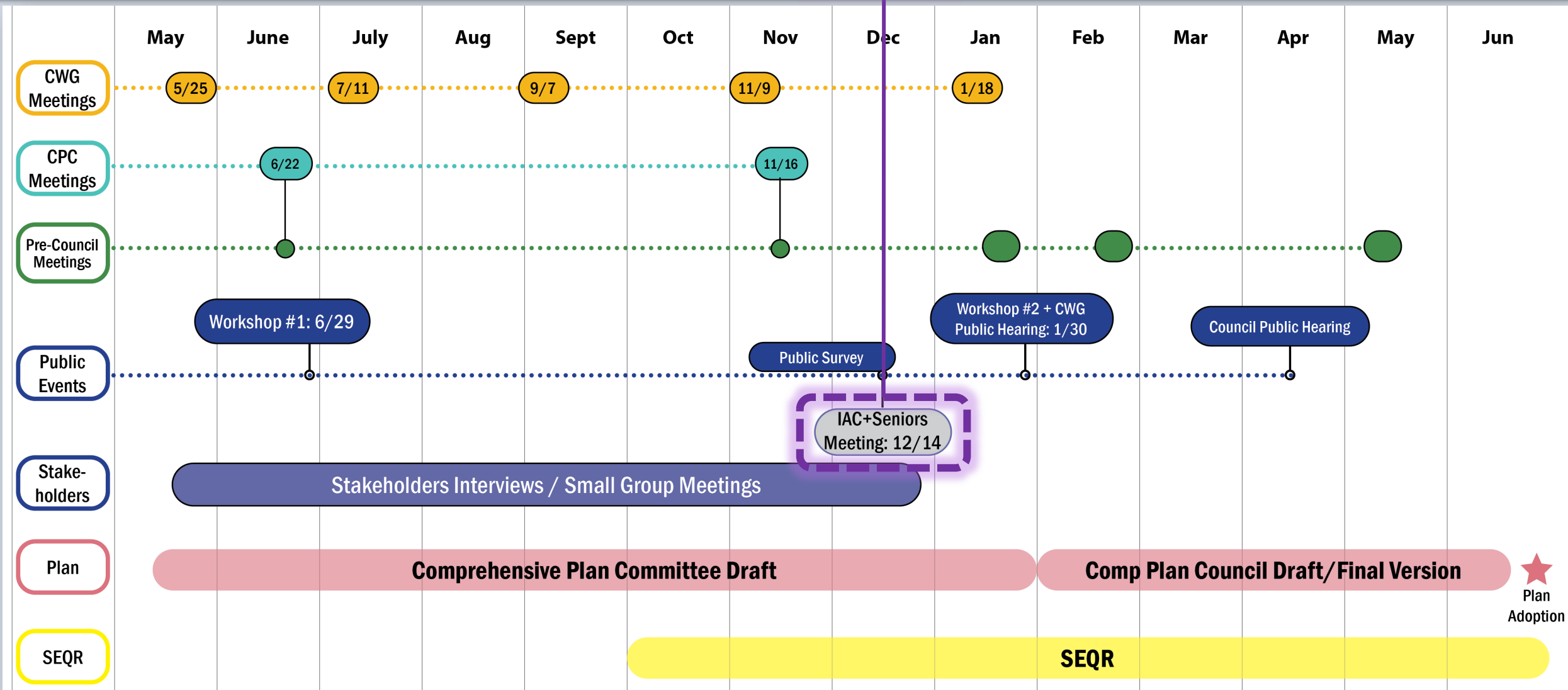
Frank Fish, Principal  
Silvia Del Fava, Associate  
Emily Tolbert, Planner  
Michelle Gilman, Planner

## SUBCONSULTANTS FOR SPECIFIC TOPIC AREAS:

MARKET ANALYSIS: Urbanomics  
SUSTAINABILITY: MatrixNewWorld  
UTILITIES, INFRASTRUCTURE: CSA & KB Engineering

# Project Schedule

TODAY



★ Plan Adoption

# Plan Outline

Chapter 1: History and Regional Context

Chapter 2: Demographics and Housing

Chapter 3: Land Use and Zoning

Chapter 4: Transportation and Parking

Chapter 5: Downtown and Economic Development

Chapter 6: Natural Resources, Climate Change and Resilience

Chapter 7: Infrastructure and Utilities

Chapter 8: Community Facilities and Services

Chapter 9: Future Land Use Plan and Implementation

**Draft Chapters Available  
Online for Public Review**

[www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)

**Under review by  
CWG/CPC**



# Preliminary Goals as Ranked by 1<sup>st</sup> Public Workshop's Participants

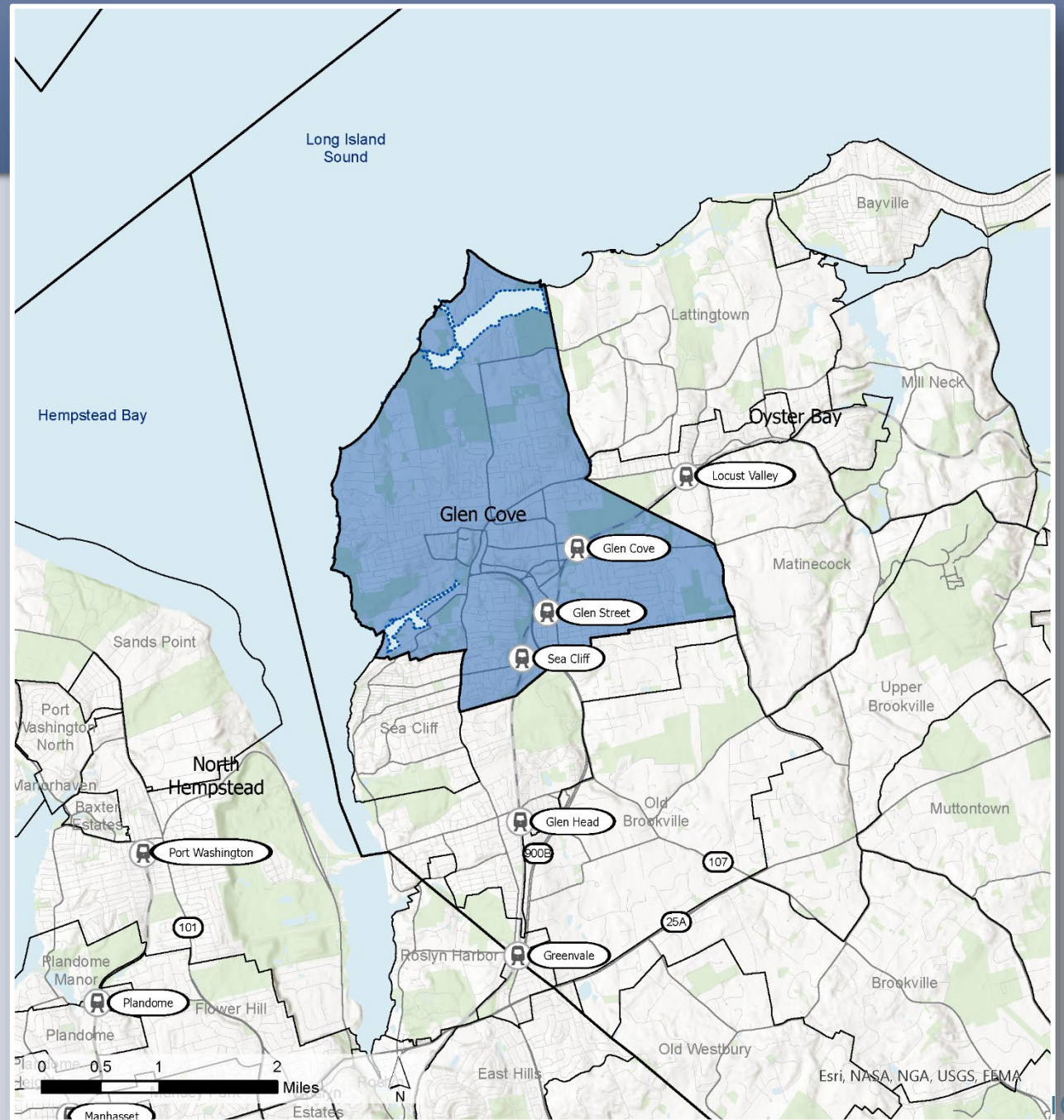
1. Activate and revitalize Downtown
2. Preserve and enhance neighborhoods
3. Emphasize pedestrians, bicyclists and public transit
4. Ensure water supply, quality and redundancy
5. Protect and improve the waterfront
6. Assess community facility needs
7. Provide housing options
8. Create and retain jobs

# I: Regional Context

Long Island Sound Study

Nassau County Plan

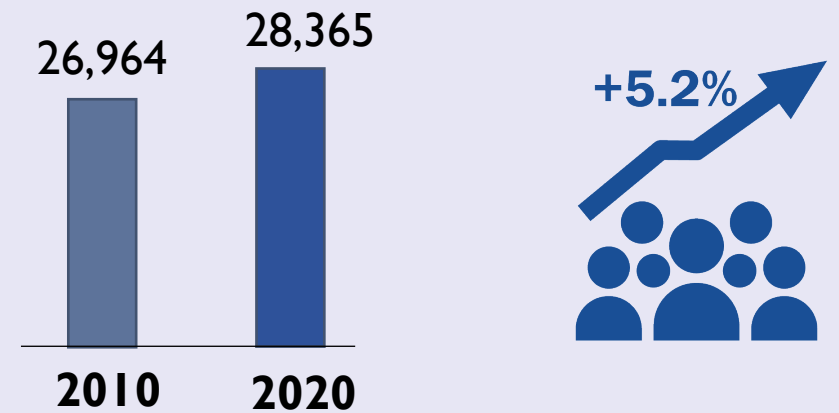
Hempstead Harbor Management Plan



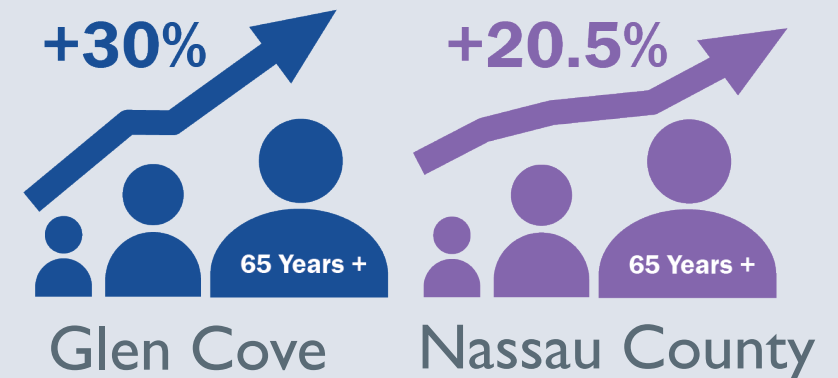
## 2: Socio-Demographics and Housing

1. Preserve established neighborhoods.
2. Control scale & density and target new development in previously developed areas.
3. Enhance Inclusionary Housing Requirements to reach deeper affordability levels.
4. Consider Accessory Dwelling Units limited to owner-occupied single-family homes to provide another option for seniors.
5. Promote affordable homeownership.
6. Support organizations that help the homeless.

### Population Growth 2010-2020



### Aging Population

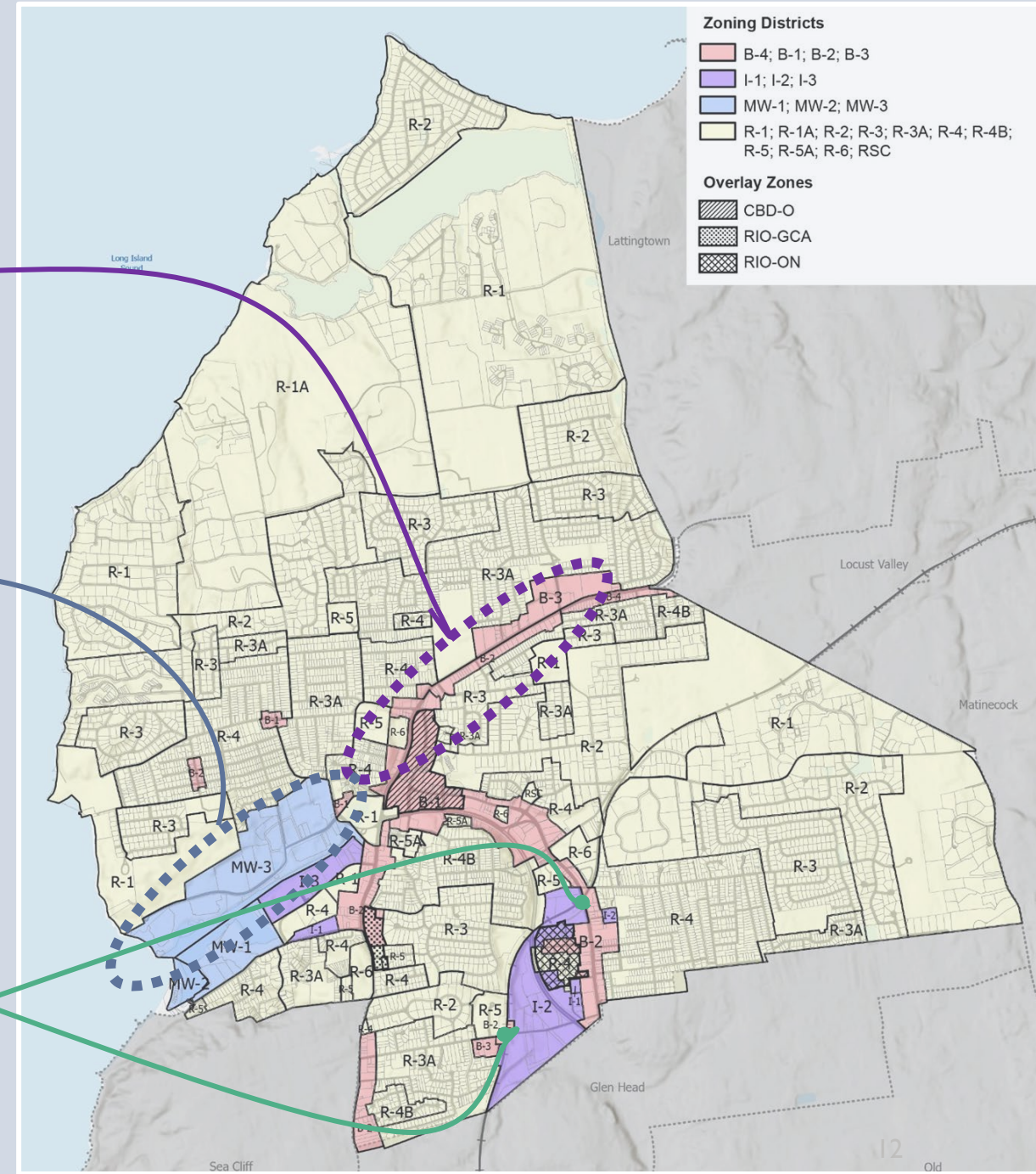


# 3: Land Use and Zoning

**Forest Ave & Brewster St:** study zoning changes to align permitted uses to existing context

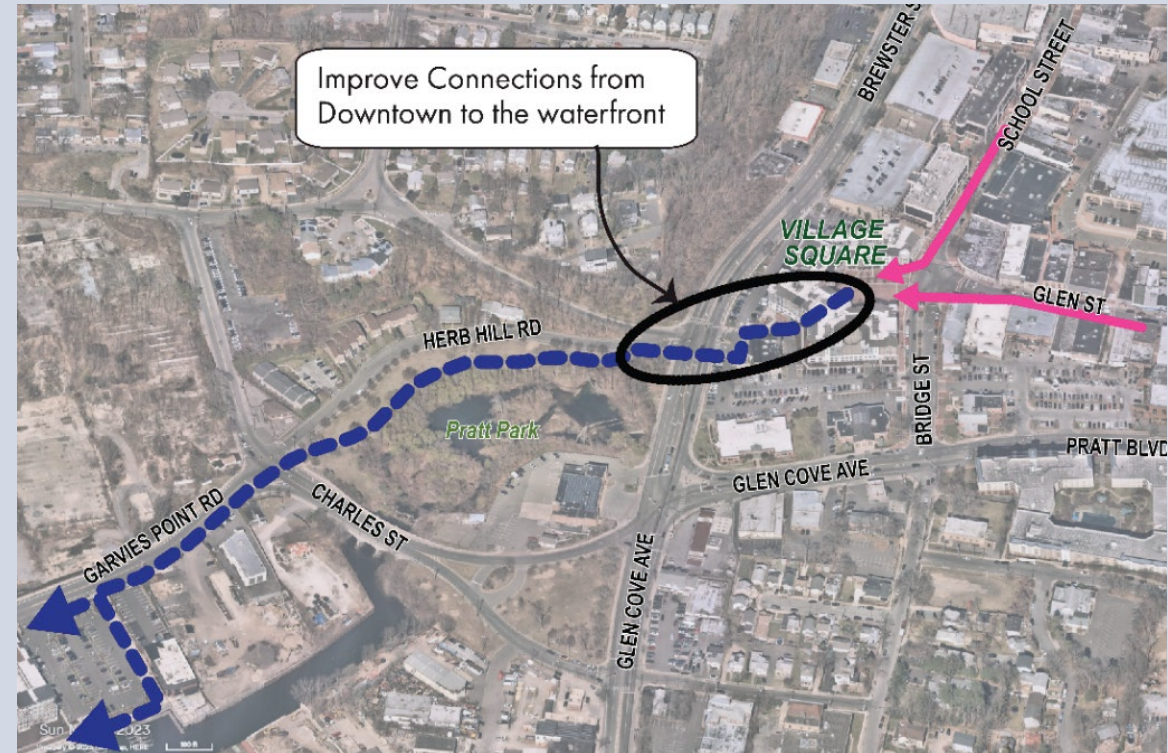
**North side of the waterfront:** remove zoning barriers to spur investment of a few big parcels that have vacancies or outdated uses

**Glen Street and Sea Cliff LIRR Stations:** consider overlay zones to allow mixed-use development that fits with the existing context



## 4: Transportation and Parking

- Continue to enhance the safety and efficiency of Glen Cove's roadways.
- Extend Highland Road through to Brewster Street.
- Enhance connections from downtown to the waterfront.
- Invest in parking facilities and study parking management strategies.
- Partner with Nassau County to explore bus service upgrades, with a focus on the potential for on-demand transit service.



## 5: Downtown and Economic Development

- Support existing businesses through technology support, marketing efforts, broadband access and grant opportunities
- Diversify Downtown businesses to create a 16-hour/7 day downtown
- Create an entertainment anchor downtown
- Increase nightlife, weekend activities and events in collaboration with the BID, Chamber of Commerce, and North Shore Hispanic Chamber of Commerce
- Improve streetscape consistency and uniformity throughout the commercial areas



## 6: Natural Resources, Climate Change and Resilience

- Wetlands
- Coastal erosion
- Sea level rise
- Flooding / storm surge
- Sustainability and energy conservation efforts
- Green infrastructure



## 7: Infrastructure and Utilities

- Water
- Sewer
- Stormwater Management



## 8: Community Facilities & Services

- Open Space and Recreation
- Library
- Municipal buildings
- Emergency services (fire, police, EMS)
- Youth services
- Senior services
- Other community services and local organizations





# Get Involved!

- **Take the SURVEY!**
  - Hard copies available here, or go online at [www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)
- Sign in this morning (name + e-mail address)
- Use the “Contact Us” feature at [www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)
- Email [ComprehensivePlan@GlenCoveNY.gov](mailto:ComprehensivePlan@GlenCoveNY.gov)
- Participate in the upcoming events:
  - Public Workshop #2: 7:00 PM on January 30, 2024 at City Hall, Main Chambers
  - Public Hearings (date TBD)

City of Glen Cove  
**Smart Growth Comprehensive Plan**  
*with Sustainability Elements*

## PUBLIC SURVEY

Survey closes

**12/22** 2023

**Your input is needed!** Share your feedback about the City's challenges and strengths, and help shape the City's future.

**Take the survey online \***

[www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)

\*Hard copies of the survey are available at Glen Cove City Hall, Glen Cove Senior Center, and the Library.



The City of Glen Cove is updating its Comprehensive Plan which was last updated in 2009. The Comprehensive Plan is an official, long-range planning document that provides policy guidance for future land use, development, infrastructure, and services.

For more information, visit the project website: [www.GlenCoveComprehensivePlan.com](http://www.GlenCoveComprehensivePlan.com)

- This project has been funded in part by the Climate Smart Communities Grant Program, Title 15 of the Environmental Protection Fund through the New York State Department of Environmental Conservation.
- This flyer was prepared with funding provided by the New York State Department of State Environmental Protection Fund via its Smart Growth Program.



# What's Next?

- 5-minute break to prepare for group discussion
- Breakout Table Discussion (40-45 minutes)
  - Professional staff at each table
  - Any topics can be discussed at any tables
- Report back (10-15 minutes)





*Thank You for Helping Shape the Future of Glen Cove!*