

Housing

Draft Recommendations

1. Preserve existing residential neighborhoods.

- 1.1. Preserve established residential neighborhoods' scale and character by maintaining and enforcing the existing residential zoning code.



Residential Neighborhoods
Sources: City of Glen Cove, NYS GIS, BfJ Planning

2. Control scale and density of new development to avoid overdevelopment.

- 2.1. Balance the benefits and negative externalities of new development to meet the City's goals (e.g., providing housing and balancing the tax base) while providing quality services.
- 2.2. Do not allow more density than is currently permitted by existing zoning, without an overriding public purpose.

3. Explore targeted options for new development following Smart Growth principles.

- 3.1. Promote infill development in previously developed areas such as downtown and brownfields.
- 3.2. Consider Transit-Oriented Development by the Glen Street and Sea Cliff train stations.

4. Enhance the Inclusionary Housing Requirement through adjustments.

- 4.1. Homeownership and rental options should have different price points/income levels (for example, 80-120% AMI for homeownership and 50-100% AMI for rentals).
- 4.2. Ensure architectural integration in buildings that contain affordable units by amending the inclusionary housing code.



5. The City is not considering changing its zoning code at this time to include provisions for Accessory Dwelling Units (ADUs) but would be open to studying ADUs in the future if the State provides guidelines.

6. Promote opportunities for affordable and workforce homeownership.

- 6.1. Support non-profits and other organizations that provide services to expand access to homeownership, including technical assistance programs, down payment assistance, low-interest mortgages, and deed restrictions on subsidized units.
- 6.2. The City through its IDA should consider supporting financial incentives for affordable homeownership projects.
- 6.3. The City through the County supports affordable homeownership projects funded through federal programs.
- 6.4. Proactively reach out to affordable housing developers that focus on affordable ownership opportunities and affordable housing management.

7. Help the homeless population in Glen Cove.

- 7.1. Support and advocate to the County for a comprehensive study of homelessness in the region.
- 7.2. Support non-profit and religious organizations in their efforts to address the needs of the homeless population.

Land Use and Zoning

Draft Recommendations

1. Maintain a mix of land uses in the Downtown.

A mix of uses in the downtown area can create a vibrant, 24/7 active neighborhood. Downtown living offers a lifestyle desired by younger professionals and empty nesters who want to live close to stores, restaurants, entertainment, institutions, and amenities. The CBD overlay regulations provide for a good balance of scale and density while encouraging commercial uses on the ground floor.

Downtown development and redevelopment should complement the existing character of Downtown Glen Cove, improve connectivity, provide public benefits, and result in more affordable and workforce housing.

2. Remove zoning barriers to continue to promote investment and redevelopment of remaining underperforming Glen Cove Creek waterfront sites.

- 2.1. Amend the MW-3 district to allow for a greater mix of modern uses as principal uses.
- 2.2. Review uses allowed by special permit in the MW-3 district, including PUD requirements.

Some of the options that the City should consider for Special Permit revisions include:

- Reduce the minimum contiguous land area required for PUD developments from 25 acres to 10 to 15 acres.
- Reduce the maximum residential density from 20 units per acre to 15 to 18 units per acre.
- In light of the 28-plus acres of open space previously created at the Garvies Point redevelopment, consider adjustments to other PUD criteria in Section 280-73.2C(3)(b), such as reducing minimum public open space requirements to, for example, 20% of the total PUD land.
- Consider requiring at least one parking space per unit for multifamily residential that is bundled with the rental agreement.

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 in a few big parcels that have vacancies or outdated uses.

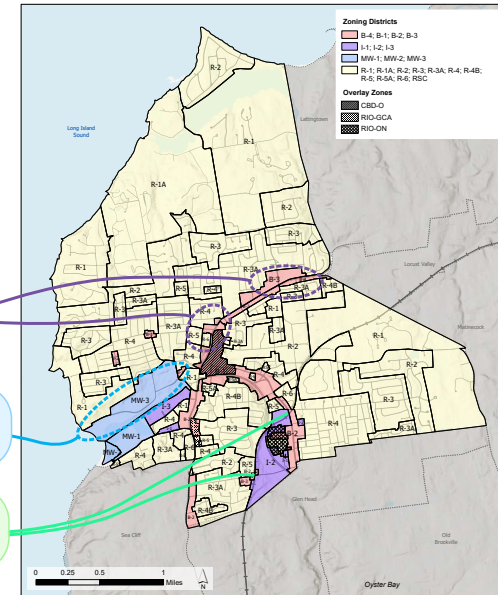
Glen Street and Sea Cliff LIRR Stations:
Consider overlay zones to allow mixed-use development that fits with the existing context.

3. Consider Transit Oriented Development (TOD) overlay zones or floating TOD zones.

- 3.1. Evaluate TOD overlay zones by the Glen Street and Sea Cliff LIRR stations.
- 3.2. Consider including design guidelines as a requirement to opt-in in the TOD overlay / TOD floating zone.

4. Consider zoning changes in a few targeted commercial districts.

- 4.1. Amend the B-4 Limited Commercial District along Forest Avenue to allow for residential as a principal use.
- 4.2. Study the west side of Brewster Street north of Mill Hill Road for a potential rezoning from B-1 to B-2 zoning.



Existing Zoning
Sources: City of Glen Cove, NYS GIS, BfJ Planning



Transportation & Parking Draft Recommendations

1. Continue to enhance the safety and efficiency of Glen Cove's roadways.

1.1. Target intersection upgrades to improve traffic and pedestrian safety at locations that have high crash rates.

Intersections with the highest crash rates include:

- Forest Ave. - Walnut Rd.
- Brewster St. / School St. - Cottage Row
- Glen Cove Ave. - Sea Cliff Ave.
- Herb Hill Rd. - Brewster St.

These roads are under County jurisdiction; cooperation on potential upgrades is imperative.

1.2. Target corridor-wide improvements on the City's most trafficked roadways where there are the greatest concentrations of crashes.

The City and County should continue to promote safety-enhancing Complete Streets interventions on the busiest corridors with the most crash incidents, including:

- Glen Cove Ave. - Brewster St. - Forest Ave.
- Glen Cove Rd. - Pratt Blvd.
- Cedar Swamp Rd. - Glen St.

1.3. Pursue upgrades that enhance the pedestrian experience and safety throughout the City, with a priority at key downtown intersections and near key community facilities.

2. Consider Transit-Oriented Development (TOD) around the Glen Street and Sea Cliff Stations that is contextual with surrounding neighborhoods, includes public benefits and amenities, adds to the City's affordable housing stock, and provides increased opportunities for multi-modal transportation.

3. Enhance pedestrian connections from downtown to the Waterfront.

3.1. Strengthen downtown pedestrian connections to the Waterfront via Herb Hill Road and through Pratt Park.

3.2. Continue to partner with the County to make Complete Streets enhancements along the Glen Cove Ave. - Brewster St. corridor.



4. Strengthen the downtown parking system through facility investments and parking management strategies.

4.1. Study the feasibility of redeveloping all or part of the Pulaski Street Garage into a mixed-use project with a public-private partnership to resolve the excess parking capacity situation and the need to repair the facility.

4.2. Utilize parking management strategies to shift long-term on-street parking to the parking garages and improve parking turnover through better enforcement of parking duration limits.

4.3. Encourage shared parking policies to enable such arrangements in the municipal garages and new developments, with a goal of increasing the existing parking supply available to shoppers, residents, and commuters.

5. Partner with Nassau County to explore NICE bus service upgrades, with a focus on the potential for on-demand transit service.

5.1. Study the possible extension of existing routes to:

- Add more stops in downtown to better connect with LIRR stations
- Connect with Glen Cove Hospital and Forest Ave
- Connect with Garvies Point

5.2. Study the feasibility of County-operated micro-transit in Glen Cove (i.e., an on-demand shuttle system).

6. Lobby LIRR to provide more direct LIRR service to/from Oyster Bay Branch communities to Manhattan.

7. Consider conducting a City-wide bicycle study to identify a strategy for bicycle infrastructure investments.



Downtown & Economy Draft Recommendations

1. Support existing businesses.

1.1. Pursue funding or public-private partnerships to provide technology support to small businesses in order to establish and maintain web listing presence.

1.2. Pursue additional grants to promote façade improvements and interior renovations for properties.

1.3. Improve broadband access to Downtown businesses.



2. Diversify downtown businesses in order to create a 16-hour/7-day downtown.

2.1. Increase nightlife and/or weekend activities by actively pursuing entertainment venues for Downtown.

2.2. Explore opportunities to attract new businesses, especially retail, to Downtown.

2.3. Work with business owners to establish coordinated and consistent business hours throughout the Downtown.

2.4. Continue to create more flexibility in the Zoning Code in order to facilitate new business openings.

2.5. Support local entrepreneurship, especially for Hispanic/Latino businesses.

- Create materials that outline the steps required/expectations to open a new business.
- Pursue grants that could be used as gap-funding for the capital investment required.

2.6. Consider potential for a hotel in Downtown.

3. Improve shopper/pedestrian experience.

3.1. Continue working to improve streetscape consistency and uniformity throughout the commercial areas.

3.2. Consider reopening the front entrance of City Hall to eliminate the "dead space" on Glen Street, while ensuring City Hall remains secure.

3.3. Improve connectivity and pedestrian safety between Glen Cove Creek/the Waterfront and Downtown.

4. Attract new shoppers.

4.1. Continue working with and supporting the BID, Chamber of Commerce, and North Shore Hispanic Chamber of Commerce with a diverse array of events and attractions in Downtown.

4.2. Improve wayfinding, especially between the Downtown and the Glen Cove Creek waterfront, to include signage and updated information kiosks.

4.3. Regularly update marketing materials such as attractions maps, and distribute at community events, in area hotels and local businesses, and potentially as part of a welcome package to new residents.

4.4. Continue public investment in beautification efforts.



5. Pursue meaningful economic development.

5.1. Create an entertainment magnet for the Downtown.

5.2. Encourage infill development on underutilized sites in existing commercial corridors (e.g., Cedar Swamp Road and Forest Avenue).

5.3. Rehabilitate the Pulaski Street Garage through a public-private partnership to be mixed-use with public amenities, while continuing to provide public parking within the garage. Nearby vacant and/or underutilized properties may be utilized to complete this vision.

5.4. Continue to encourage redevelopment of former industrial sites (e.g., Photocircuits and Konica) that meet the City of Glen Cove's economic development goals in terms of job creation and fiscal revenues.



Sustainability and Resilience

Draft Recommendations

1. Increase the City's resilience to future storms and sea level rise.

- 1.1. Improve energy resilience (e.g., require electrical wires to be installed underground for new development).
- 1.2. Develop a Climate Change Action Plan to establish carbon reduction targets and goals.
- 1.3. Implement various resilience measures recommended under prior planning initiatives (e.g., Western Gateway Climate Vulnerability Assessment and Adaptation Plan)
- 1.4. **Sea Level Rise Considerations:** Use innovative best development practices in the 100-year floodplain (e.g., Waterfront Edge Design Guidelines) and adapt flood-vulnerable infrastructure and critical facilities.
- 1.5. Floodproof existing City-owned buildings where needed.
- 1.6. Adopt advanced New York energy and building codes.
- 1.7. Create a local Heat Emergency Plan to help the community respond to future extreme heat events.

2. Explore replacing greenhouse gas-emitting energy sources with renewable sources.

- 2.1. Transition to clean, renewable energy.
 - Install solar facilities on City-owned property.
 - Incentivize solar on commercial and industrial buildings.
 - Continue installing solar trash/recycling compactors.
- 2.2. Implement innovative solar technology (e.g., solar bus shelter lighting, solar crosswalk systems, and solar trees in parks)

3. Reduce greenhouse gas emissions and natural resources consumption.

- 3.1. Support community gardens to strengthen food security and reduce emissions from trucking.
- 3.2. Educate homeowners and business owners on energy efficiency and renewable energy incentives.
- 3.3. **Decrease energy usage:** Require bike facilities at developments and train stations, Transition City vehicles to zero-emission vehicles, and Consider requiring green roofs or cool roofs.
- 3.4. Continue to benchmark City energy usage.
- 3.5. Increase the sustainability of City buildings and facilities (e.g., switch to heat pumps and LED lighting, improve insulation)
- 3.6. Increase energy efficiency requirements in all new and major home construction projects.
- 3.7. **Decrease water consumption.** (e.g., install water-efficient fixtures in City buildings, require automatic irrigation systems)
- 3.8. Increase water reuse (e.g., rain barrel incentive program).

4. Protect and restore existing natural resources within the City to increase coastal resiliency.

- 4.1. Improve the quality of groundwater and surface water resources.
 - Consider establishing a Freshwater Wetlands Chapter in the City Code to protect wetlands.
 - As a condition of site plan approval, require landowners to restore wetlands impacted by development.
 - Consider developing wellhead protection regulations.
 - Implement landscaping standards (e.g. remove invasive species, conserve and introduce native species, and minimize fertilizer and pesticide usage.)
- 4.2. **Preserve and enhance existing natural habitats.**
 - Explore feasibility of installing living shorelines and/or submerged aquatic vegetation along the City's waterfront.
 - Implement shoreline protection, restoration, and enhancement measures.
 - Provide educational information on the City's website about native species and available grants.
 - Explore feasibility of dredging Glen Cove Creek as needed, in partnership with other agencies.

5. Ensure sustainable stewardship of the natural and scenic resources that define the City's unique character.

- 5.1. Improve pedestrian access and connectivity to natural resources.

Work with property owners to ensure continuous public access and natural resource protection along the shoreline.
- 5.2. Increase the tree canopy and plant species that tolerate a warmer and wetter climate.
- 5.3. Provide new recreational opportunities for the community, especially along the waterfront.

Require open space set asides in new major developments.
- 5.4. **Preserve wooded areas and existing trees within the City.**

Consider additional protections in the City Code, such as requiring a tree preservation plan during site plan review.

6. Move toward net zero waste by minimizing waste production and recovering organic matter.

- 6.1. Remove organic matter from the waste stream (compost).
- 6.2. Increase recycling efforts throughout the City.
 - Add recycling bins to City facilities and public spaces
- 6.3. Increase awareness of the City's recycling initiatives.

Infrastructure

Draft Recommendations

1. Ensure adequate water capacity, in particular during peak summer usage.

- 1.1. Consider water conservation measures during summer.
- 1.2. **Anticipate future demand needs and consider water main upgrades to ensure adequate flow.**

e.g., establish a capital improvement program for selective upgrades via a multi-year process
- 1.3. **Continue planning and exploration of creative funding opportunities for water improvement projects.**

e.g., community benefit fee towards water-related expenses for new developments
- 1.4. Explore options for an additional well or existing well enhancement.
- 1.5. Consider investment in technology to detect leaks and/or relocation of water meters (for accurate readings).
- 1.6. Promote water conservation measures and consider codifying them into zoning.

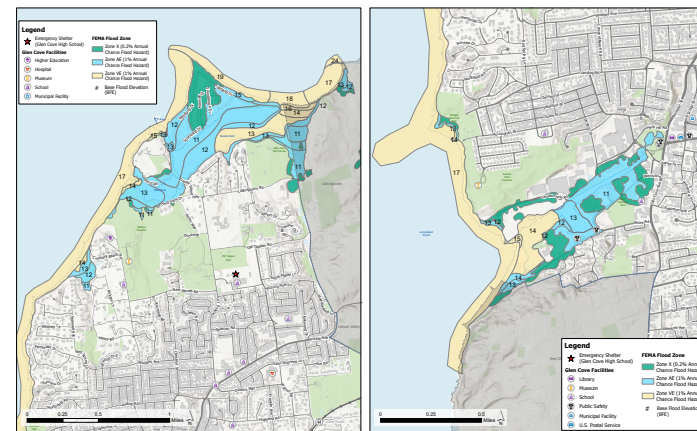
2. Promote replacement of or upgrades to aging septic systems in unsewered areas of the City.

- 2.1. Encourage private property owners that are not served by the sewer system to take advantage of County grants to upgrade their septic systems with state-of-the-art nitrogen-reducing septic systems. These modern systems prevent or minimize groundwater contamination from sewage. The City may consider targeted outreach to properties that utilize older cesspool systems that result in leakage issues.

3. Seek grant opportunities for infrastructure improvements and energy conservation measures.

4. Improve stormwater management practices through multiple approaches.

- 4.1. Develop and update a list of recharge basins locations to ensure regular maintenance.
- 4.2. Consider adopting the County's on-site drainage storage requirements for stormwater runoff.
- 4.3. Continue to monitor and regularly maintain stormwater management infrastructure and work with Nassau County to address flood prone areas on flood-prone County roads, including improved drainage solutions (e.g., Shore Road).
- 4.4. Consider updating the Zoning Code to include specific standards for green infrastructure stormwater techniques and reduce impervious surfaces.
- 4.5. Require that new development or major reconstruction projects utilize green bioretention techniques such as rain gardens and bioswales to treat and recharge stormwater runoff on-site.
- 4.6. Consider implementing low-impact development (LID) principles designed to minimize runoff for any new development in the City.
- 4.7. Consider requiring any new or redeveloped parking lots in the City to incorporate permeable pavement, porous design techniques, and other green infrastructure to reduce stormwater runoff volume.



Glen Cove Water Tower
Image: Nestor Rivera

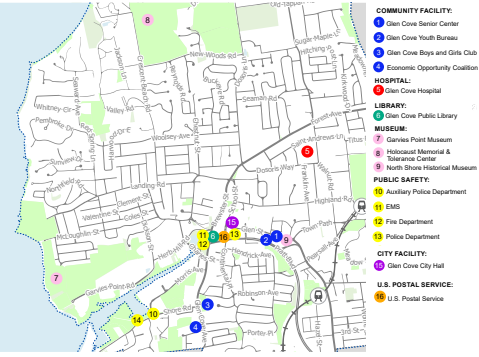
FEMA Floodplains
Sources: City of Glen Cove, NYS GIS, Eri, NASA, USGS, FEMA



Community Facilities

Draft Recommendations

Emergency / Municipal Services



Community Facilities
Sources: City of Glen Cove, NYS GIS, Google, BFI Planning

1. Prioritize ongoing investment in critical emergency services.

- 1.1. Maintain funding to ensure vehicles, equipment, and training are adequately supplied to Police, Fire, and EMS Departments. Consider analyzing staffing needs to inform future departmental budgeting and planning.
- 1.2. Explore establishing an in-house Fire Department Marine Unit.

2. Consider strategies to best accommodate the spatial and resource needs of municipal services.

- 2.1. Explore alternative spaces to support growing EMS department.
- 2.2. Consider Firehouse upgrades to ensure ADA compliance.

3. Examine approaches to improve coordination and collaboration between the municipal facilities, services, and institutions that serve Glen Cove.

- 3.1. Continue supporting human services organizations.

Parks and Recreation

4. Prioritize continued investment in Glen Cove's premier recreational spaces.

- 4.1. Explore feasibility of establishing a City recreation center.

5. Explore upgrades to Glen Cove's parks, beaches and marinas rather than creating new parks and open spaces.

- 5.1. Consider investment in targeted parks that are in need of repair and/or offer opportunities for improvement.

6. Continue investment in recreational facilities to support Glen Cove's status as the Nassau County youth sports destination.

- 6.1. Consider improvements to City Stadium.
- 6.2. Explore upgrades to Pasucci Soccer Field.



Open Space, Parks and Recreation in Glen Cove
Sources: City of Glen Cove, NYS GIS, Google, BFI Planning

Landmarks

7. Maintain staffing and operation of the Landmarks Commission.

8. Survey historic properties and develop a database and map.

- 8.1. Apply for grants and funding sources to enable the survey.
- 8.2. Proactively review and document structures over 50 years old throughout the City to determine if they have historic, architectural, cultural, or other significance.
- 8.3. Develop a database and GIS map of resources.

9. Designate additional Landmarks.

- 9.1. Encourage historic property owners to nominate their properties for designations.
- 9.2. Encourage completion of National Register nominations for eligible properties.
- 9.3. Consider a "Thematic" or "Multiple Resource" designation for Glen Cove's historic estates.
- 9.4. Establish educational materials for property owners and the public.
- 9.5. Establish a signage program for local landmarks and encourage Nationally designated landmark property owners to get official signage.



Glen Cove U.S. Post Office
Photo: DanTD - Own work, CC BY-SA 3.0, Wikimedia Commons



Old Glen Cove Post Office



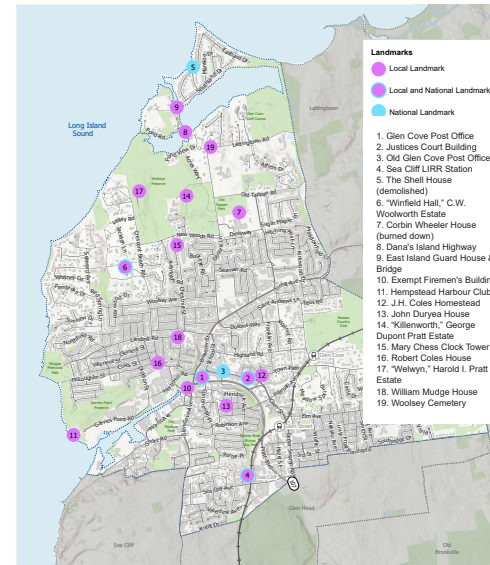
Justice Court Building
Photo: Kathy Kmonicek for the New York Times

10. Encourage adaptive reuse of historic buildings.

- 10.1. Allow a zoning incentive for adaptive reuse of landmark buildings, should their current use prove untenable.
- 10.2. Encourage the upkeep and continuous use of older buildings that give the downtown historic character.
- 10.3. Encourage adaptive reuse of estates.
- 10.4. Work closely with Nassau County to ensure that the Welwyn Preserve grounds and buildings, which are locally designated landmarks, are maintained with integrity.

11. Allocate the responsibility of architectural review to the Planning Board and ensure that architects are available to advise.

- 11.1. Change the City Code to remove the establishment of an Architectural Review Board.
- 11.2. Consider establishing a subcommittee of the Planning Board staffed with one to two design professionals for architectural review matters.

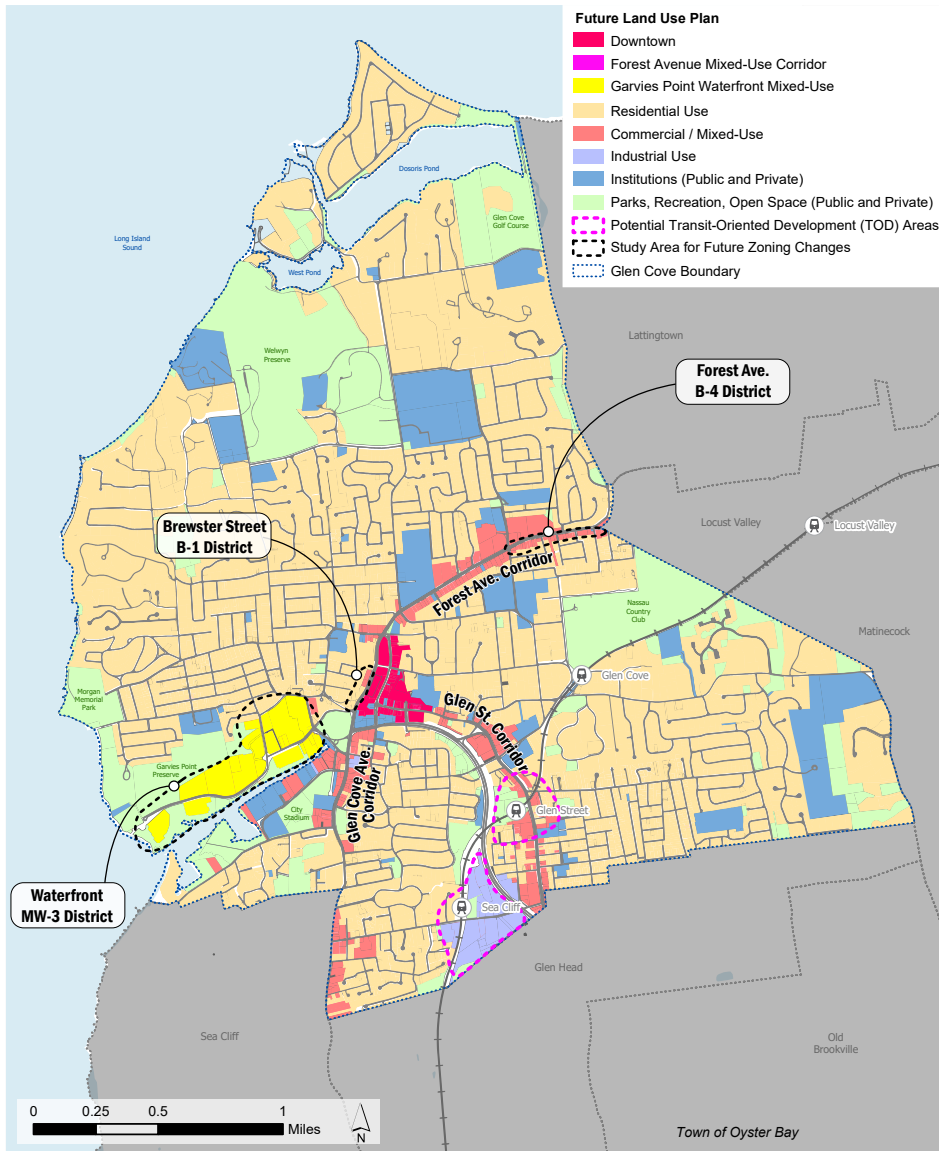


Landmarks
Sources: City of Glen Cove, NYS GIS, CRIS NYS OPRHP, BFI Planning



Future Land Use Plan

Preliminary Draft Vision



Glen Cove will preserve and enhance the quality of its neighborhoods while investing in revitalizing its downtown, improving connections, reducing traffic congestion, rehabilitating structured parking, and enhancing pedestrian safety, and leveraging transit-oriented areas that can support modest growth and provide public benefits; the City is committed to ensure adequate drinking water supply and good quality while concurrently addressing a variety of sustainability issues with multiple strategies; Glen Cove will also continue to upgrade existing parks and beaches, explore opportunities for indoor recreation, and make its assets and infrastructure more resilient to climate change.

Questions or Comments?

Email: ComprehensivePlan@GlenCoveNY.gov

Visit:

www.GlenCoveComprehensivePlan.com/contact-1

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