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CITY OF GLEN COVE
SMART GROWTH COMPREHENSIVE PLAN
WITH SUSTAINABILITY ELEMENTS
JANUARY 30, 2024
PUBLIC WORKSHOP #2 - 7:00 PM

PRESENTERS:

- FRANK FISH, Principal, BFJ Planning
- EMILY TOLBERT, Planner, BFJ
- MICHELLE GILMAN, Planner, BFJ
- SARAH SKLAR, Senior Environmental
Planner, Matrix New World Engineering

CORE WORKING GROUP COORDINATORS:

- ANN FANGMANN, Executive Director, Glen
Cove Community Development Agency (CDA)
- JOCELYN WENK, Senior Grant Writer and
Administrator, Glen Cove CDA

Jennifer Sampugno
Official Court Reporter

1 MR. FISH: My name is Frank Fish, I am
2 with BFJ Planning. We are assisting the City and
3 the City staff and city council and the
4 committees we have been working with to develop
5 this comprehensive plan.

6 Tonight is just two things here.
7 There's this part which we call the public
8 workshop and it's just to bring you through where
9 we are in the plan, so we summarize it for you.
10 We hope to do that in about 35, 40 minutes. We
11 will hopefully be finished by quarter to eight.

12 It is just to give you an overview
13 because the second part of tonight at 8:00 is a
14 public hearing. That public hearing is required.

15 The municipality such as Glen Cove sets
16 up a Master Plan Committee and there's a
17 committee that will sit up here for the
18 8:00 hearing. That committee state law says must
19 hold its own hearing on the plan that they've
20 helped develop and actually steered the
21 processing, development of, and they must hold
22 that hearing during the development of the plan.

23 So the plan is not completely finished.
24 we'll go through the chapters that are, show you
25 the final chapter that will still need work. And

1 so they want all of you to have input throughout
2 the whole process.

3 Once the plan is together and after we
4 get all your comments tonight, then that plan
5 will be -- will go to the council and then the
6 council will go through it in several hearings,
7 and then the council will hold its own public
8 hearing.

9 This is not the council public hearing.
10 There will be another hearing. This is the
11 committee's hearing to just get your input while
12 the plan is still in development. So that's the
13 idea tonight.

14 So just sort of explaining this slide.
15 Our presentation we hope to finish at 7:30 or so
16 or 7:45 and then this little open house with all
17 these boards around us. One of us, one of our
18 team will be at all the boards and all of us are
19 going to present.

20 So as I turn this over to the people,
21 they will introduce themselves and go through
22 this, and then I will wrap up at the end. And
23 then at 8:00 the committee -- we're going to take
24 this down and the committee will come up here and
25 then this will be all about your comments and

1 your views of the plan and what your concerns
2 are. So that's what we have.

3 So why are we here? It is the plan
4 which the last one was 2009, so we are updating
5 that plan. We are consultants as I mentioned,
6 but the key is that the plan needs to reflect --
7 it can't be anybody from the outside. Wherever
8 we are is from the outside. It's not our plan,
9 it's your plan. It needs to be your plan. It
10 needs to be Glen Cove's plan. And to ensure that
11 the committee has already held, as you know, two
12 public workshops and then this hearing tonight
13 and then council will also go through this.

14 So it truly is a reflection of your
15 priorities and that's why we want to hear you
16 tonight.

17 So what is a comprehensive plan? Well,
18 statewide is a section in state law. It is
19 basically a long-range policy document. We like
20 to call it a decade policy document, 10-year
21 projection to it. And we have to say in fact in
22 the plan we do that this should be a 10-year
23 plan, not a 20 or 30-year plan, but a 10-year
24 plan arising.

25 And it provides goals and

1 recommendations for the future. It will also
2 undergird the zoning code if any zoning changes
3 were to come about or also capital budget issues.

4 So it is not the actual zoning
5 regulations. So there is no zoning amendments,
6 there's no zoning map changes in the plan itself.
7 There are zoning policy recommendations which if
8 the council chooses to the council can follow-up
9 on. They are not made to. It is entirely up to
10 the council how they follow-up on zoning.

11 And then I want to -- as most of you
12 know a lot of this funding comes from New York
13 State, two agencies, Department of State and the
14 Smart Growth Comprehensive Planning Grant and
15 then the Department of Environmental
16 Conservation.

17 And then as I said we have been working
18 with the core working group, a certain committee,
19 you can see here all the members of the
20 committee. We have had a larger comprehensive
21 planning group we have met with and their role,
22 they have had their meetings and they're
23 finishing that role, but now what happens is we
24 are working to transmit this after they hear all
25 your comments tonight to the council for council

1 consideration.

2 You see here the BFJ team. I will let
3 everybody introduce themselves in a minute. And
4 then I want to just before I hand this over, go
5 through the project schedule just quickly.

6 I know from a distance this may not be
7 entirely -- you can't read it all, but we are
8 about here at the end of January. We are about
9 two-thirds of the way through the work. We are
10 aiming to be finished in May so that the council
11 can hold hearings on this before the summer. So
12 that's the actual schedule.

13 what we've done during this committee,
14 you can see those yellow or tan meetings. We've
15 had several meetings with them and then the
16 larger thing you see, we have had some opening
17 workshops. We have had a public survey. We are
18 going to sort of summarize some highlights of
19 that survey. The survey is on line.

20 We have not tried to -- we have just
21 published the exact results of the survey online
22 so you're welcome to go through that online. And
23 then we've had a whole set of meetings with, you
24 know, department heads here in the City and other
25 groups, the stakeholder groups. And so we hope

1 to get that draft to the council right after,
2 soon after sometime in February, March after this
3 hearing tonight.

4 The final chart you see here at the
5 bottom, that SEQR stands for the State
6 Environmental Quality Review process and council
7 has started that process. They first have to
8 declare themselves what's called the lead agency
9 and that is the agency that has the most
10 authority over the plan.

11 And council by law is the only one that
12 can adopt the plan, so they are the lead agency.
13 And Nassau County for instance will give some
14 recommendations if they choose to, has already
15 agreed to that. So SEQR started. We have a
16 scoping document that's up online that just
17 outlines, and then we hope the council public
18 hearing and we have the public comment hearing
19 will be at the same time, hopefully sometime in
20 May.

21 So that's the overall schedule to this.
22 We hope to obviously finish before school gets
23 out. I only say before school gets out because
24 the summer tends to be a more difficult time to
25 get public input and have a public hearing. So

1 that's the overall schedule.

2 with that I am just going to go into
3 public engagement very briefly. There's been a
4 whole set of workshops and public engagement,
5 public hearing tonight, the lead council hearing
6 and these committee meetings that we have had.

7 Then there has been meetings with
8 stakeholders. I am not going to go through this
9 list, it's going to be too long to read. We have
10 had meetings on different elements, zoning,
11 housing, transportation, downtown,
12 sustainability. Some of them are summarized on
13 the boards as you go around the room. And then
14 each speaker from our team is going to go through
15 and try to summarize some of these issues.

16 we had that public workshop. Someone
17 said to me at that public workshop that a little
18 girl, I don't know she is probably not here
19 tonight, stole the meeting. She was terrific.

20 That public workshop was an interactive
21 workshop. This one we are kind of doing as if
22 you have questions of us after this, please feel
23 free to see us at the boards, but at 8:00 state
24 law does mandate that the committee have its own
25 hearing, so that will be a formal hearing.

1 We also met at the senior center in a
2 roundtable discussion. We were very pleased with
3 it.

4 And then as a result of that public
5 outreach we sort of ranked some of the
6 preliminary goals of the plan and we go one
7 through eight here, revitalize downtown, preserve
8 and enhance neighborhoods, emphasize pedestrians,
9 bicyclists and public transit, ensure water
10 supply, quality and redundancy. By the way,
11 water supply came out very important here. And
12 then the fact, improve the waterfront, people who
13 looked at the survey reading the waterfront, the
14 beaches, the parks, very important asset. Access
15 community facilities, provide housing options and
16 then create and retain jobs.

17 So that survey, I am going to turn this
18 over now to Michelle in our office and she's
19 going to summarize the survey results.

20 MS. GILMAN: Hi everyone. My name is
21 Michelle Gilman. I am a planner with BFJ and I
22 will be giving you an overview of public survey
23 results.

24 So we ran a public survey for about six
25 weeks. It was available online and hard copies

1 were in key locations throughout the community.
2 we got over 600 or just about 600 responses. And
3 the majority of the folks who live in Glen Cove
4 or both live and work in Glen Cove.

5 we also distributed the survey at an
6 economic opportunity coalition meeting, and we
7 got about 80 responses there.

8 So we'll be going through the public
9 survey as well as the economic opportunity
10 coalition results. The full survey results are
11 available online so if you're curious or want to
12 look closer you can hop on and take a look.

13 First, this is an overview of the EOC's
14 survey results. So when asked about housing
15 types respondents said there was not enough
16 housing diversity and too many single-family
17 homes.

18 In terms of concerns about new
19 development, the top concern was related to
20 parking and traffic.

21 For top economic objectives there was
22 consensus that expanding local job opportunities,
23 diversifying the local economy and supporting
24 local entrepreneurship were top priorities. And
25 then the most important transportation

1 improvements were improving the frequency of
2 public transit, making it safer and easier to
3 walk and improving transportation options for
4 seniors.

5 And the next two slides I will be going
6 through the broader public survey results. So
7 when prompted about Glen Cove's greatest
8 strengths, parks and beaches were the most ranked
9 strength for Glen Cove.

10 In terms of weaknesses or greatest
11 opportunities for improvement, downtown offerings
12 was the option most selected.

13 Next is a look at housing in Glen Cove.
14 So the top housing priority was focused on
15 incentive buying opportunities for new homeowners
16 or first-time home buyers in Glen Cove.

17 Top concerns about the development,
18 parking and traffic. And in terms of housing
19 types, respondents felt there was not enough
20 senior housing or affordable workforce housing.

21 when asked about downtown, residents
22 feel safe or respondents feel safe when visiting
23 downtown, but do not feel like it's necessarily a
24 true vibrant downtown.

25 For top economic objectives, there is

1 consensus that filling vacant storefronts is a
2 key priority. And most desired retail businesses
3 are clothing, shoes and accessories.

4 For transportation the most common
5 issue cited was speeding. And the most important
6 transportation improvement, reducing traffic
7 congestion.

8 Seventy-five percent of respondents
9 feel like the community services in Glen Cove
10 meet their needs. And when prompted to ask what
11 would you support additional public spending for
12 as it relates to community facilities and
13 services, waterfront activities and improvements
14 to parks and open spaces were the top two
15 choices.

16 And lastly, respondents were prompted
17 about their experiences with flooding and about
18 six out of every ten respondents have experienced
19 flooding in Glen Cove. And they have monitoring
20 and protection of drinking water quality as a
21 critical step for a healthy environment and
22 greener community.

23 Now I will pass it to Emily.

24 MS. TOLBERT: My name is Emily Tolbert.
25 I am a planner at BFJ Planning. I am going to go

1 through some of the content of the plans. Some
2 of you may be familiar with the first two slides.

3 There are nine chapters in the plan.
4 we have things like history and regional context
5 all the way through community facilities and
6 services, and then future land use plan.

7 The first eight of these chapters are
8 available for your review on the comprehensive
9 plan website. I encourage you to go through and
10 download all of these chapters, chapters one
11 through eight.

12 So this evening we are going to go
13 through some of the preliminary goals and
14 recommendations for each of those eight chapters.

15 So the first chapter is called regional
16 context and it includes things like demographics,
17 kind of situates Glen Cove within the surrounding
18 communities and the county, and it also reviews
19 prior plans and studies at both the local level
20 and the regional level.

21 So some of those examples are the Long
22 Island Sound study, the Nassau County Plan and
23 also the Hempstead Harbor Management Plan.

24 So beginning with chapter two we start
25 to have more of the goals and recommendations.

1 So chapter two is on demographics and housing,
2 and the key goals that we are looking at here are
3 preserving the established residential
4 neighborhoods.

5 So we are not looking at making any
6 changes in the majority of the areas of Glen Cove
7 which are built out and have homes and
8 neighborhoods that have been there for a long
9 time.

10 We also want to control the scale and
11 density of development. We have heard a lot
12 about concerns for overdevelopment in Glen Cove.
13 And so we want to look at options for development
14 that are following smart growth principles so
15 that means more like retail development or
16 redevelopment of previously developed sites
17 rather than developing areas that haven't been
18 developed in the past.

19 We also want to enhance Glen Cove's
20 inclusionary housing requirements. So currently
21 when developers develop residential properties in
22 Glen Cove they are required to set aside some
23 units at certain affordability thresholds and we
24 think that some of those thresholds are set too
25 high to meet the demands for housing in Glen

1 Cove, especially for the senior population.

2 we know that Glen Cove is an aging
3 community and that there is a need for more
4 affordable housing for seniors, but also for the
5 workforce or for people who are young and
6 starting off their careers.

7 Like Michelle said in the survey,
8 promoting home ownership was something that came
9 out on top and so we want to promote affordable
10 home ownership opportunities, and we also want to
11 support organizations that are helping the
12 homeless in Glen Cove.

13 We have met with the interagency
14 council which includes several of the religious
15 institutions in Glen Cove, and also organizations
16 that are working to help the homeless population
17 here.

18 In terms of land use and zoning, we
19 have the main goal recommendations. The first
20 one is about some small zoning changes to align
21 permitted uses on some of the commercial
22 corridors in Glen Cove.

23 So there is a small area on Forest
24 Avenue and on Brewster Street where we think that
25 a little change in the code could make them align

1 better with the existing buildings that are
2 there. And if you have any questions about that
3 you can come see me. I will be at this board
4 here on land use and zoning.

5 The next one is addressing the north
6 side of the Glen Cove creek waterfront. Right
7 now the way that the zoning is written is
8 restricting that area from being invested in and
9 there's some underutilized properties there,
10 former industrial sites that can't be invested
11 in. And we are also recommending a reduction in
12 density in that area.

13 And then the last one is about transit
14 oriented development. So if you hear us say TOD
15 this evening, that refers to transit-oriented
16 development.

17 we think that Glen Cove should look at
18 options for maybe a floating district or an
19 overlay zone near the Glen Street and Sea Cliff
20 stations that can allow for some contextual
21 development that could be a mix of housing,
22 commercial uses that are located near the train
23 station.

24 Chapter four is on transportation and
25 parking. Frank will be managing that station.

1 That station is located over here. You can ask
2 Frank any questions you have about transportation
3 and parking or downtown and economic development.

4 Our key recommendations for
5 transportation here are enhancing the safety and
6 efficiency of Glen Cove's roadways, enhancing the
7 connections between the downtown and the Glen
8 Cove creek waterfront. Investing in the parking
9 facilities so the Pulaski garage, we know that
10 that needs some repairs or redevelopment, and
11 also looking at parking strategies for the
12 downtown. Also working with Nassau County to
13 improve public transit, and looking at on demand
14 services to meet the transportation needs in Glen
15 Cove.

16 We know that downtown is something that
17 came out as a weakness in our public survey and
18 so we want to look at strategies for
19 strengthening the downtown and also general
20 economic development across the City.

21 Our first is supporting existing
22 businesses so supporting local businesses,
23 helping with marketing efforts, broadband access
24 and pursuing grant opportunities, collaborating
25 with the BID and the Chamber of Commerce and the

1 North Shore Hispanic Chamber of Commerce.

2 The idea is to kind of create a sixteen
3 hour seven day a week downtown that has
4 opportunities for nightlife, creating some kind
5 of entertainment anchor in the downtown such as a
6 theater that will bring people to the downtown,
7 and maybe have them go to the restaurants and
8 other local businesses.

9 Improving the streetscape, consistency
10 and uniformity and, again, redeveloping the
11 Pulaski street garage.

12 Now I am going to pass it to my
13 colleague Sarah to talk about natural resources.

14 MS. SKLAR: Hello my name is Sarah
15 sklar, thank you all for coming to this hearing.

16 we prepared chapter six, natural
17 resources, climate change and resilience. So we
18 are just going to give a broad overview of the
19 recommendations that we are proposing.

20 So increase resilience to storms and
21 sea level rise. Replace greenhouse gas emitting
22 energy sources with renewable energy. Reduce
23 greenhouse house gas emissions and natural
24 resources consumption. Protect and restore
25 natural resources to increase coastal resiliency.

1 Sustainable stewardship of the City's
2 character-defining natural and scenic resources,
3 as well as move toward net zero waste.

4 I am also going to discuss the
5 utilities chapter as well and recommendations for
6 those. So, ensure adequate water capacity, in
7 particular during peak summer usage. Promote
8 replacement of or upgrades to aging septic
9 systems in un-sewered areas of the City. Seek
10 grant opportunities for infrastructure
11 improvements and energy conservation measures.
12 And, finally, improve storm water management
13 practices through multiple approaches.

14 I will be at the sustainable and
15 resilience chapter board over there with
16 infrastructure as well if you have any questions.

17 MS. TOLBERT: The final chapter in this
18 section of the plan is community facilities and
19 services. This chapter encompasses a lot of
20 things including emergency services, other
21 municipal services like the senior center,
22 library, schools and it also covers park and
23 recreation.

24 So some of our key recommendations and
25 goals there are prioritizing investment and

1 emergency services. Generally providing spacial
2 and resource needs of all those municipal
3 services. Supporting human service
4 organizations. And reviewing the role and
5 processes of the school district and the City to
6 streamline coordination.

7 For parks and recreation we know that
8 you have a very beautiful number of parks in Glen
9 Cove and wonderful beaches. Our idea there is
10 just to prioritize investment in those assets
11 that you already have rather than trying to
12 create new ones. Also to continue to upgrade
13 parks, beaches and marinas throughout the City.

14 The community facilities chapter also
15 includes recommendations and goals for landmarks.
16 So Glen Cove recently reestablished the Landmarks
17 Preservation Commission, so our big
18 recommendation there is to maintain that staffing
19 and operation so that you have that continuous
20 support to create a survey of historic properties
21 or update existing surveys and develop a database
22 and a map designating additional landmarks at the
23 local level, and also at the national level.
24 Encourage adaptive reuse of historic buildings.
25 And last one is about architectural review.

1 So we are advising that the Planning
2 Board should have architects or designed
3 professionals on hand who can advise the Planning
4 Board when they have to make decisions of
5 architectural review.

6 So if you have any questions about
7 community facilities or want to know more about
8 what is in that chapter, Michelle will be
9 managing that station and that one is over there
10 in the corner.

11 I am going to pass it back to Frank who
12 will talk about the last chapter of the plan
13 which is the future land use plan.

14 MR. FISH: That is a chapter that is
15 not completed yet. This public hearing is
16 supposed to be during development of the plan, so
17 actually we have completed eight out of the nine
18 chapters, but the ninth chapter will be reviewed
19 carefully also by the council, and the council
20 will get all this plan.

21 One of the key elements in the
22 ninth chapter is this future land use plan. And
23 it's not meant to be a plan done lot by lot which
24 is why you don't see any lots on it, but
25 generally it follows your current development.

1 Sort of context here appears in the single family
2 now, in those light green colors. That is all
3 going to be kept. We are not making any
4 suggestions or any big changes.

5 This plan is about as we said earlier,
6 it is not a growth plan in a sense it's a
7 conservation plan where it's got some growth
8 elements. We hope that they're smart growth
9 elements in terms of infill in downtown which I
10 think people felt downtown was not what it quite
11 could be according to the survey. So we can make
12 some improvements to that.

13 We have highlighted in red the downtown
14 area. By the way, to a land use planner, and I
15 should just spend a brief moment on this plan a
16 little bit. There's three copies of it in the
17 back. In the back there are copies for you to
18 see.

19 It's a generalized plan. So it's not
20 parcel to parcel, but the red colors are
21 commercial, office, retail, that type of thing.
22 And you will see some of the corridors throughout
23 here, Glen Street corridor, Brewster Street. You
24 will see how it is broken up and then the
25 waterfront. That yellow, bright yellow there is

1 the waterfront.

2 So we are reflecting what's here. We
3 are trying to provide some principles to enhance
4 it and make it a little bit better over time, but
5 all of the parks in the green, they are all
6 looked at as great assets of the City and assets
7 that the major emphasis is to restore where it is
8 needed and maintain it.

9 And so that's the overall plan. And
10 then the blue is institutional, and basically we
11 are trying to recognize the major institutions,
12 actually all the institutions in Glen Cove, but
13 we have shown the large institutions on the plan.

14 So the second part of the plan is going
15 to be an action agenda for the council. In other
16 words, we are going to summarize the
17 recommendations of chapter one through eight and
18 then try to summarize those in nine and say all
19 right, here is a checklist for the council and
20 that checklist will include a summary and when it
21 should be done, what the approximate cost of it
22 is and who is the responsible agency. So there
23 is a little checklist at the end. So that's what
24 chapter nine will be primarily about.

25 we will also have in chapter nine and

1 at the beginning of the document sort of a vision
2 statement. I don't want to read it, the whole
3 thing here, but I will summarize it right now.
4 And also the whole vision statement is on a board
5 in the back. And I said if you have comments on
6 it feel free to make those comments online at any
7 time.

8 what it is about is preserving and
9 enhancing the quality of Glen Cove's
10 neighborhoods. So really trying to invest in
11 your neighborhoods and what you have here. And
12 then trying to revitalize downtown through
13 connections.

14 Traffic congestion came out as the
15 weakest point and transportation, trying to
16 improve that and trying to rehabilitate
17 structured parking, and then of course enhancing
18 pedestrian safety and leveraging transit-oriented
19 areas.

20 We want to support some modest targeted
21 growth, but provide public benefits. And then
22 the City's commitment as it became very clear to
23 us in the development is on adequate drinking
24 water. Drinking water supply does continue to be
25 an issue and we've got strategies that we have

1 gone over with on the water supply.

2 And then a variety of sustainability
3 issues that Sarah has summarized, and then
4 continue to upgrade the existing parks and
5 beaches. We are not suggesting any new ones or
6 expansion. We think the priority ought to be in
7 making what you have which is very good, the best
8 it can be.

9 And then explore opportunities for
10 recreation. And then your assets and
11 infrastructure and creating more resilient
12 infrastructure due to climate change.

13 I know that is a little bit long as a
14 vision statement, but we really wanted to get in
15 all the component parts of it. So again, it's on
16 the back, against the back wall.

17 And I just wanted to mention again here
18 is your GlenCovecomprehensiveplan.com. You can
19 stay informed that way. You can see everything
20 that's been posted on the website.

21 A woman just asked earlier if she can
22 see some of the SEQR documents. You can get
23 those on the website. Everything we are doing we
24 want to be completely transparent so that
25 everyone can see everything that's being done.

1 Again, you can email
2 Comprehensiveplan@GlenCoveny.gov. We are hoping
3 that tonight -- we are going to take a break, we
4 are on time, we got 20 minutes here. We'll be at
5 these different boards so that you can meet with
6 us. It's sort of also a break, but we do want to
7 start the hearing because it's been advertised at
8 8:00.

9 So that's the overall -- that's it.
10 That's the open house. We have five stations we
11 talked about and then the public hearing at 8:00.
12 Thank you very much.

13 There are some additional seats if you
14 want to find one.

15 (Whereupon, the Open House was held.)

16

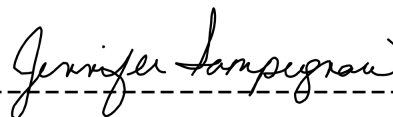
17 * * *

18 C E R T I F I C A T E

19 I, Jennifer Sampugnaro, an official court
20 reporter of the State of New York, do hereby certify
21 that the foregoing is a true and accurate transcript
22 of my stenographic notes.

23

24



25

JENNIFER SAMPUGNARO, RPR
SENIOR COURT REPORTER
JS