

1 CITY OF GLEN COVE

2 CITY COUNCIL PUBLIC HEARING

3 APRIL 24, 2024

4 7:30 P.M.

5  
6 RE: COMPREHENSIVE PLAN PUBLIC HEARING

7  
8 P R E S E N T:

9 MAYOR PAMELA D. PANZENBECK

10 GRADY FARNAN, COUNCILMAN

11 DANIELLE FUGAZY SCAGLIOLA, COUNCILWOMAN

12 MICHAEL KTISTAKIS, COUNCILMAN

13 MARSHA SILVERMAN, COUNCILWOMAN

14 KEVIN P. MACCARONE, COUNCILMAN

15 JOHN F. ZOZZARO, COUNCILMAN

16 TIP HENDERSON, ESQ., CITY ATTORNEY

17 TINA PEMBERTON, CITY CLERK

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JENNIFER DEVLIN  
COURT REPORTER

1           MAYOR PANZENBECK: We're going to open  
2           tonight with a public hearing, 2(A), to  
3           discuss the proposed City of Glen Cove Smart  
4           Growth Comprehensive Plan with Sustainability  
5           Elements.

6           Good evening and thank you for attending  
7           the City Council meeting and comprehensive  
8           plan public hearing. Glen Cove has been  
9           working on updating our comprehensive plan  
10          for the past year. The draft plan is  
11          available for review on the project website:  
12          www.glencovecomprehensiveplan.com.

13          This evening we have here with us over on  
14          the side the project consultants from BFJ  
15          Planning, Frank Fish and Emily Tolbert; Ann  
16          Fangmann, the executive director of Glen Cove  
17          Community Development Agency, who has been  
18          helping with the plan which is largely funded  
19          through state funds; and a stenographer who  
20          is present to record all the public comments.

21          Throughout the planning process the city  
22          has welcomed public input through workshops,  
23          meetings, surveys and more. Tonight's public  
24          hearing is another opportunity for you to

1 provide comments on the draft plan before the  
2 Council considers adoption.

3 Before we begin let's cover the rules for  
4 tonight's hearing. When you come up to the  
5 podium please state your name and address.  
6 Please limit your comments to three minutes  
7 or less to give other residents the  
8 opportunity to speak. If you would like to  
9 speak more than once, please wait until  
10 everyone else has had a chance to speak  
11 first.

12 Another public hearing on this plan will  
13 be held at the City Council meeting on May  
14 14th. We welcome you attend again in May.  
15 Thank you.

16 So are there any comments on public  
17 hearing A? That's the comprehensive plan.  
18 Any comments, questions?

19 Okay. Please come up. And even though  
20 we know your name, state your name and  
21 address.

22 MS. SLEZAK ROONEY: Grace Slezak,  
23 S-L-E-Z-A-K, R-O-O-N-E-Y. Hi. Good evening  
24 everyone.

1           As you all know from numerous other  
2 meetings, the public is very concerned about  
3 overdevelopment of high density apartment  
4 buildings. So I was wondering what is being  
5 done specifically in this master plan to  
6 limit or eliminate high density apartment  
7 buildings?

8           Frank, would you like to answer that, or  
9 should I ask another question?

10           MAYOR PANZENBECK: No.

11           MR. FISH: May I use -- can you hear me?

12           COUNCILWOMAN FUGAZY SCAGLIOLA: You have  
13 to use the mic. You have to use the mic.

14           MR. FISH: Actually your comments were  
15 reflected in some of the reviews that we had  
16 by council members. So there are several  
17 spots in the plan where we are trying to  
18 control density. For instance, downtown. We  
19 made it clear that, yes, infill development  
20 on a vacant site, we want to be able to allow  
21 that -- you have to do that -- but without  
22 increasing density. Without increasing  
23 height or density.

24           There's also some development parcels

1 left on the waterfront where, again, they  
2 would be able to be developed in accordance  
3 with zoning. We're suggesting that those  
4 developed sites not exceed the existing  
5 density. And if anything, it's made easier  
6 for development such as lower lot sizes and  
7 the size of the lots that the density might  
8 even be decreased. So we're very aware of  
9 that. And we tried to reflect that in the  
10 plan.

11 The only other area is the area around  
12 the train stations. Actually the Glen Street  
13 Station primarily. And that one we've said  
14 any development there should respect the  
15 zoning context of the area. But that -- if  
16 anything were to be different than that, and  
17 in any case anything that happens there, it  
18 will require its own environmental assessment  
19 form and its own evaluation of what's being  
20 proposed.

21 So I think there is protection on this  
22 issue in the plan itself on those three  
23 areas. Other than that, all of the  
24 neighborhood, as you know already, the

1 neighborhoods are not being affected by  
2 anything in the plan.

3 In terms of density. We're trying to --  
4 the plan is -- the plan tries to be a  
5 sustainable plan, which tries to make sure  
6 that the neighborhoods are preserved, the  
7 context of the neighborhoods through the  
8 existing housing in the neighborhood is  
9 preserved.

10 MS. SLEZAK ROONEY: Thank you. Another  
11 question is regarding we have some low lying  
12 areas where we tend to have flooding. And  
13 that needs to be addressed. This past  
14 rainstorm really was very hazardous in our  
15 town. And we need to have something, I  
16 believe, in the master plan to address no  
17 development in low lying areas or flood zone  
18 areas.

19 Glen Cove Avenue in the vicinity of where  
20 Shore Road and Glen Cove Avenue intersect  
21 near the Boys and Girls Club, that whole  
22 section floods all the time. And then in the  
23 winter it's all ice. And yet a development  
24 is being -- has been approved for that site

1 called the "Glen Cove Villa," which has made  
2 -- which has many obstacles, to say the  
3 least.

4 MAYOR PANZENBECK: Correct.

5 MS. SLEZAK ROONEY: But at the same time  
6 that's one of the low lying areas that's  
7 known for flooding and is a hazard. And  
8 there are many others in the city that I  
9 think needs to be also included I think in  
10 the master plan to make sure that such areas  
11 are specifically identified and eliminated  
12 from development and of course cured, if  
13 possible, from the floods.

14 MAYOR PANZENBECK: The county is  
15 currently working on a project with the  
16 drainage underneath Shore Road. That is  
17 currently -- I don't know what stage it's at,  
18 but it's been ongoing for a couple of years.  
19 I believe we're much closer to them finishing  
20 that project. When we find out we'll let you  
21 know.

22 MS. SLEZAK ROONEY: Well, Nassau County  
23 has stated even with the villa project,  
24 they've identified very clearly that there

1 was erosion and water drainage runoff. And  
2 it's like a -- and it's -- it's been  
3 identified for years. It's in the plan.

4 MAYOR PANZENBECK: Thank you.

5 MS. SLEZAK ROONEY: So I just wanted to  
6 mention those things.

7 MS. PEMBERTON: Excuse me, Miss Slezak.  
8 Can you just speak closer into the mic?  
9 People can't hear you. I'm getting text  
10 messages. Thank you.

11 MS. SLEZAK ROONEY: Okay. I don't think  
12 there's too many other topics that I wanted  
13 to address. But I just wanted to make sure  
14 overdevelopment is limited. And even by the  
15 train station, because it's changing the  
16 atmosphere of our town. And the traffic  
17 already is horrendous here.

18 And there's no parking. That's another  
19 topic I wanted to mention. We don't have  
20 enough parking. We need parking desperately.  
21 So don't take away any parking lots.

22 MAYOR PANZENBECK: We're not taking away  
23 parking lots. We're concerned about parking.  
24 We're working on that as well.



1 MS. SLEZAK ROONEY: We need parking and  
2 we need shopping. We're kind of a desert  
3 when it comes to shopping and also to  
4 parking.

5 MAYOR PANZENBECK: Thank you.

6 MS. SLEZAK ROONEY: So I think those  
7 should be addressed.

8 MAYOR PANZENBECK: Thank you very much.

9 MS. SLEZAK ROONEY: Thank you very much.

10 MAYOR PANZENBECK: Anyone else?

11 (There was no response.)

12 MAYOR PANZENBECK: So this public hearing  
13 will remain open until May 14th.

14 (Time noted: 7:42 p.m.)

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16 CERTIFIED THAT THE FOREGOING IS A TRUE AND ACCURATE  
17 TRANSCRIPT OF THE STENOGRAPHIC MINUTES IN THIS HEARING.

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20 JENNIFER DEVLIN  
21 Court Reporter

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