

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

Project Website: www.GlenCoveComprehensivePlan.com

January 30, 2024

PUBLIC WORKSHOP #2 (7:00 PM)

COMMITTEE PUBLIC HEARING (8:00 PM)



Agenda

- 1** Presentation (7:00 – 7:30/35 PM)
- 2** Open House (until 8:00 PM)
- 3** Committee Public Hearing (8:00 PM)

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 a 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

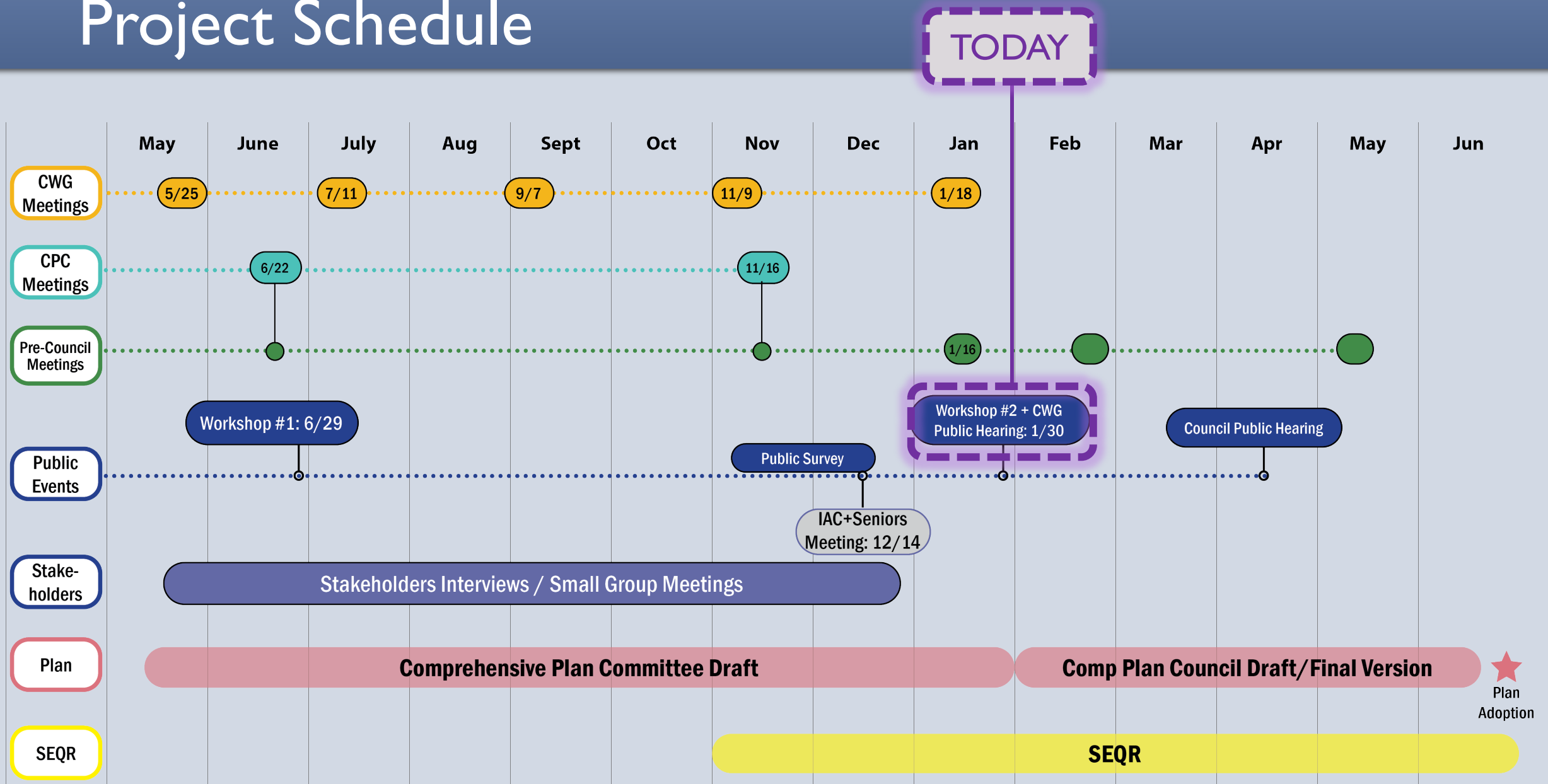
CORE TEAM

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



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Plan Adoption

Public Engagement

- Online Outreach
 - Website: www.GlenCoveComprehensivePlan.com
 - Survey: results discussed tonight and available on the website
- Public Workshops
 - Workshop #1: Comprehensive Plan Introduction, Goals, Issues and Opportunities
 - Workshop #2: Strategies and Recommendations – **TONIGHT!**
- Public Hearings
 - Committee Public Hearing – **TONIGHT!**
 - Council Public Hearing
- Stakeholder Interviews / Small Group Meetings (e.g., IAC, Senior Center)
- Committee Meetings (CWG + CPC) & City Council Briefings

Meetings with Stakeholders

Zoning and Development (Building Department, Planning Board, ZBA, City Attorney, CDA/IDA)

Housing (SAFE, Long Island Housing Partnership, Senior Center, and others)

Transportation (Glen Cove DPW, Nassau County DPW, NICE, Age-Friendly Glen Cove, and others)

Downtown (BID, Chamber of Commerce, Business owners, North Shore Hispanic Chamber of Commerce, and others)

Sustainability and Utilities (Glen Cove DPW, Glen Cove Water Department)

Parks and Recreation (DPW, Beautification Commission, Youth Bureau, Recreation Department, County Parks and Recreation)

Hempstead Harbor (Coalition to Save Hempstead Harbor, Hempstead Harbor Protection Committee)

Community Facilities (Senior Center; Library; Police; Fire; Ambulance; School District; Childcare Providers; Landmarks)

Neighborhood Representatives (Shore Road Neighbors and East Island Association)

Public Events

Summaries available on the project website

Public Workshop #1

Thursday, June 29 6:30-8:00 PM

City Hall Main Chambers

~85-90 people attended



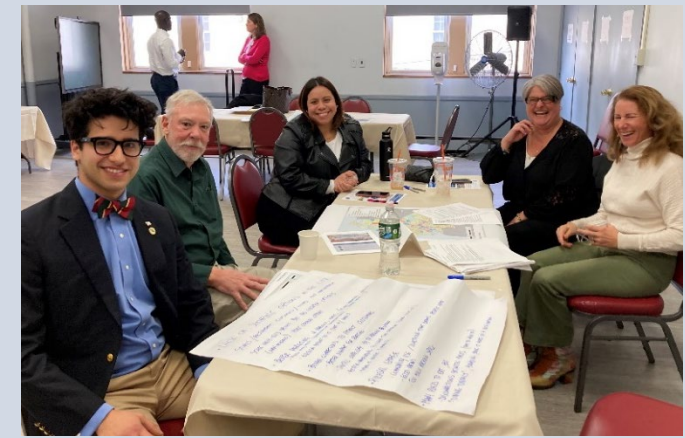
IAC/Senior Center Meeting

Thursday, December 14

9:30-11:00 AM

Glen Cove Senior Center

~50 people attended



Preliminary Goals as Ranked by 1st 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

Public Survey

Open **November 15 – December 22**

Online and in print at the Senior Center, City Hall, Library

Total Respondents: 599

Relationship to Glen Cove:

- 73% live
- 20% live and work
- 4% work
- 50% have lived here for over 20 years

Economic Opportunity Coalition (EOC) Survey

- Hard copies distributed at a meeting held by EOC.

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.

Click on the link in the post to TAKE THE SURVEY or go to www.GlenCoveComprehensivePlan.com

Summaries of both survey results are available on the project website

Total Respondents: 81

- 100% live in Glen Cove
- 31% have lived here for 20+ years

Snapshot of EOC's Survey Results

Housing Types

97-100% of responses said there are:

Not Enough

- Three Family Homes
- Senior Housing
- Affordable or Workforce Housing
- Apartments

Too Many

- Single Family Homes

Top Economic Objectives

100% of respondents ranked these most important:

- Expand local job opportunities
- Diversity the local economy
- Support local entrepreneurship, especially small businesses

Top Concerns About New Development

1. Parking and traffic
2. School Capacity
3. Building scale and design

Most Important Transportation Improvements

100% of respondents ranked these most important:

- Improve frequency/availability of public transit
- Make it safer and easier to walk
- Improve transportation options for seniors

Public Survey Results

Glen Cove's Greatest Strengths

1. Parks and Beaches (68%)
2. Quality of Life (43%)
3. First Responders (36%)

Glen Cove's Greatest Weaknesses

1. Downtown Offerings (50%)
2. Taxes (33%)
3. Cost of Living (31%)

Public Survey - Housing

Top Housing Priorities

- Incentivize housing opportunities for first time homebuyers
- Adopt design guidelines to encourage more attractive buildings
- Adopt green building standards

Top Concerns About New Development

1. Parking and traffic
2. Infrastructure limitations
3. Building scale and design

Housing Types

Not Enough

- Senior housing
- Affordable workforce housing

Too Many

- Three-family homes
- Two-family homes

Public Survey – Downtown & Economic Development

Downtown Sentiments

Agree

1. I feel safe when visiting downtown
2. Walking is comfortable
3. Parking is usually easy to find

Disagree

1. It feels like a true, vibrant downtown
2. I walk around and visit multiple stores
3. There is a good mix of retail, restaurants, services and amenities

Top Economic Objectives

- Fill vacant storefronts (71%)
- Support local entrepreneurship, especially small businesses (50%)
- Expand local job opportunities (32%)

Most Desired Retail Businesses

- Clothing, shoes, accessories (69%)
- Grocery Store (59%)
- Restaurants and bars (41%)

Public Survey – Transportation

Most Common Transportation Issues

1. Speeding
2. Lack of convenient public transit
3. Congestion

Most Important Transportation Improvements

1. Reduce traffic congestion
2. Improve transportation options for seniors
3. Make it safer and easier to walk

Public Survey – Community Facilities and Services

75% feel community services meet their needs.

Most Support for Public Spending

1. **Waterfront activities (41%)**
2. Improvements to parks and open spaces (40%)
3. Recreational programming for all residents (30%)
4. Indoor theater/performance space (30%)

Public Survey – Sustainability and Resilience

62% have experienced flooding due to heavy rainstorms.

Most Important for a Healthy Environment and Greener Community

1. Monitoring and protection of **drinking water quality**
2. **Environmental clean-up** of the Glen Cove Creek area and its former industrial sites
3. **Protecting environmental assets and existing open space** through development restrictions/regulations

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

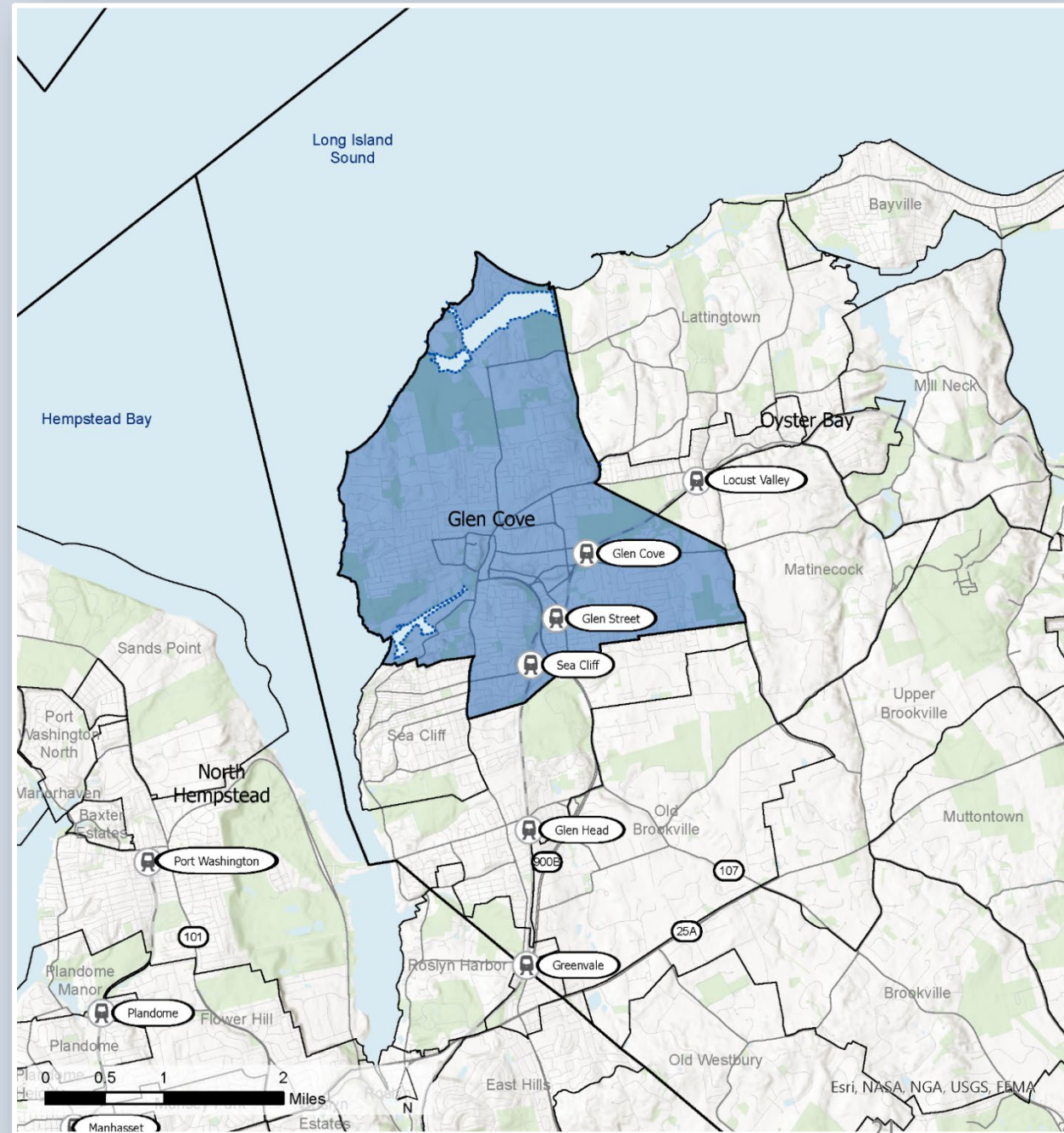
Chapter 9: Future Land Use Plan and Implementation

**Draft Chapters Available
Online for Public Review**

www.GlenCoveComprehensivePlan.com

I: Regional Context

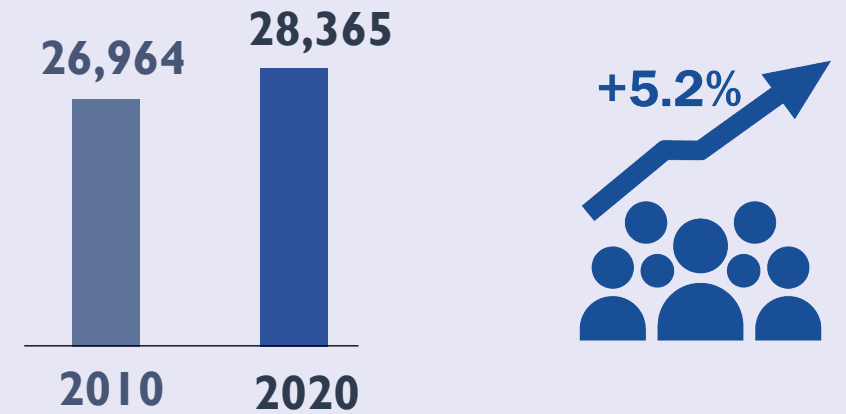
- Long Island Sound Study
- Nassau County Plan
- Hempstead Harbor Management Plan



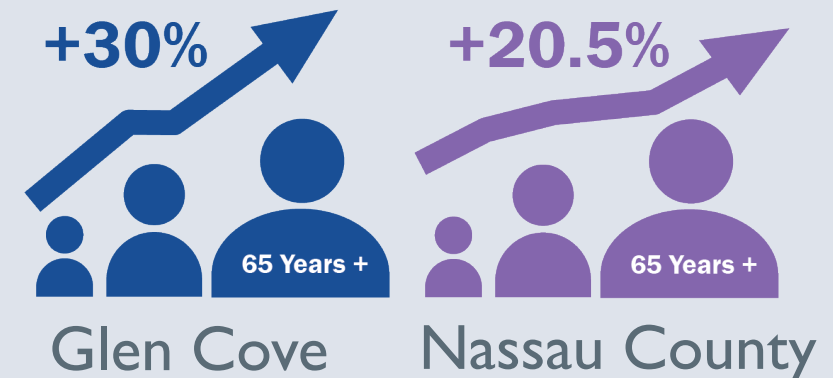
2: Socio-Demographics and Housing

- Preserve established neighborhoods.
- Control scale & density and explore targeted options for new development following smart growth principles.
- Enhance Inclusionary Housing Requirements to reach deeper affordability levels.
- Promote affordable homeownership.
- Support organizations that help the homeless.

Population Growth 2010-2020



Aging Population

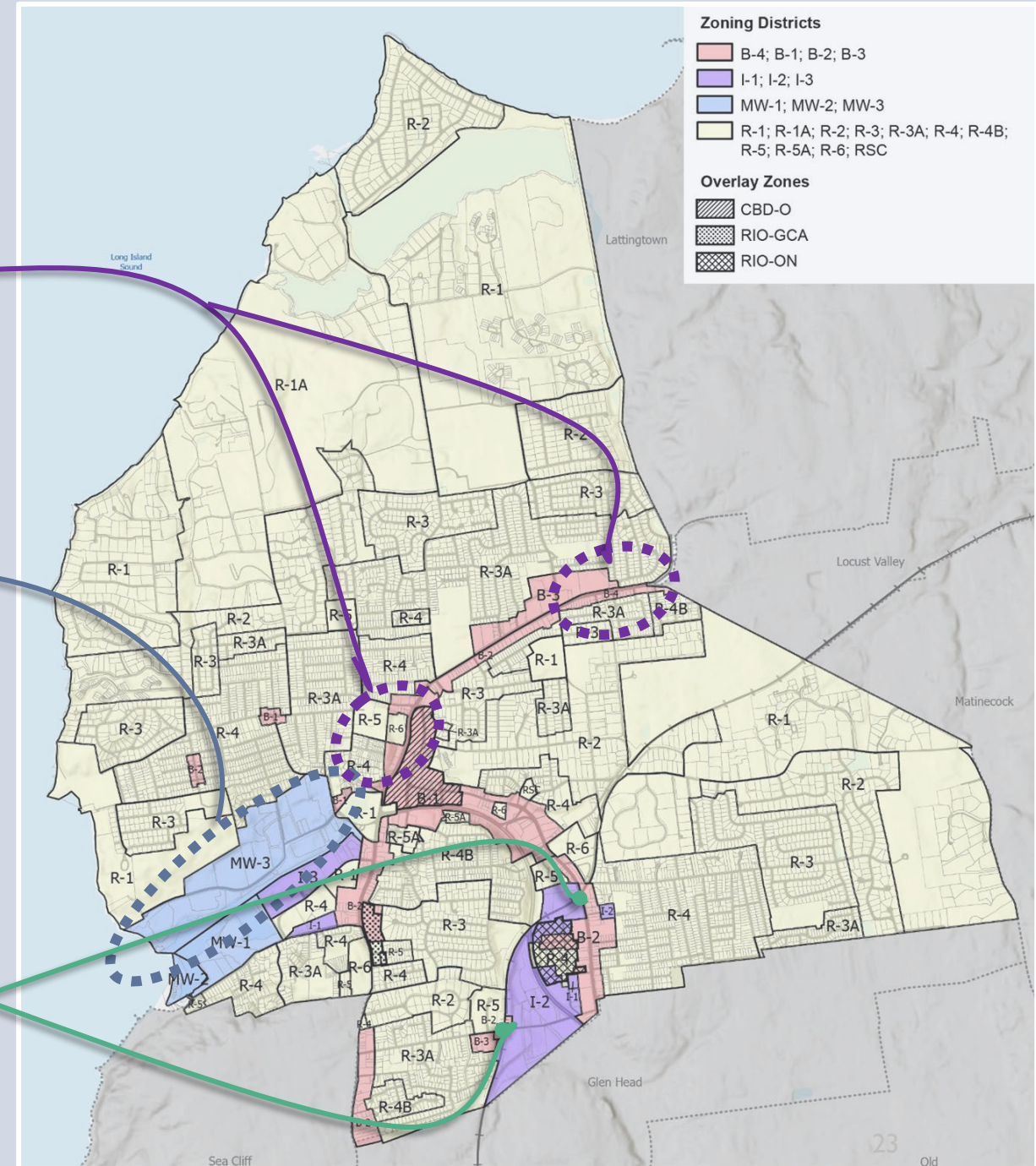


3: Land Use and Zoning

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

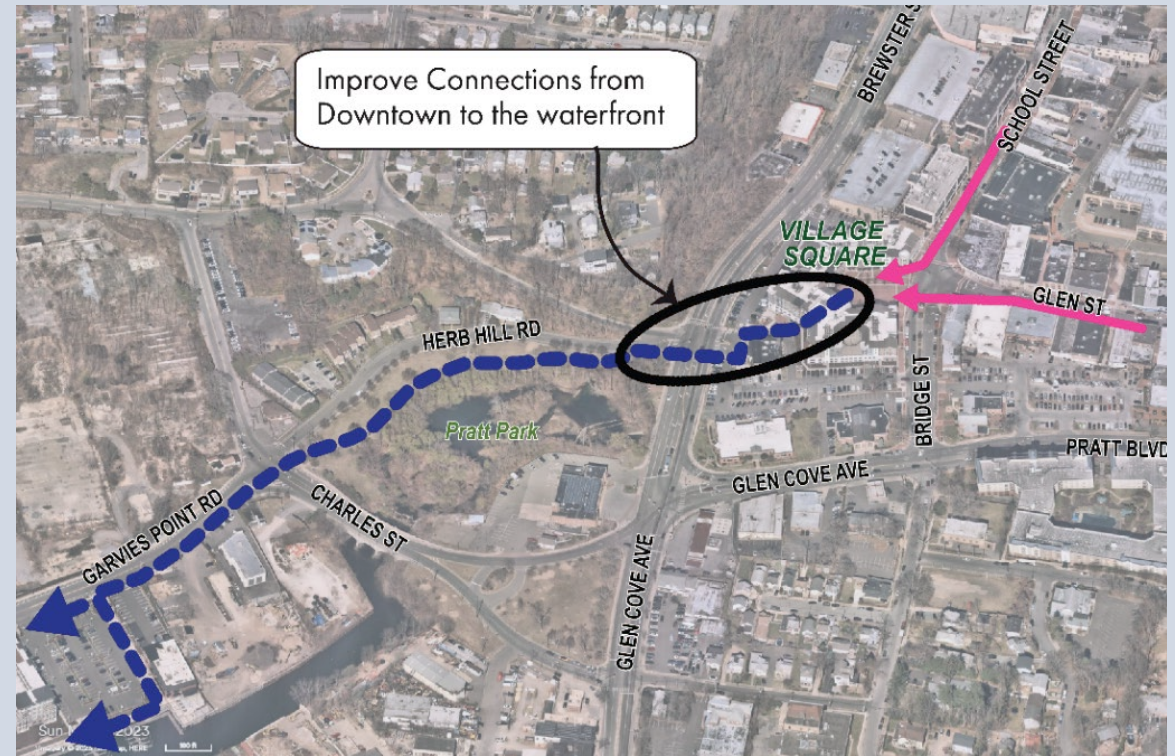
North side of the waterfront: remove zoning barriers to spur investment in a few big parcels that have vacancies or outdated uses

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



4: Transportation and Parking

- Enhance safety and efficiency of Glen Cove's roadways.
- 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, emphasizing on-demand transit.



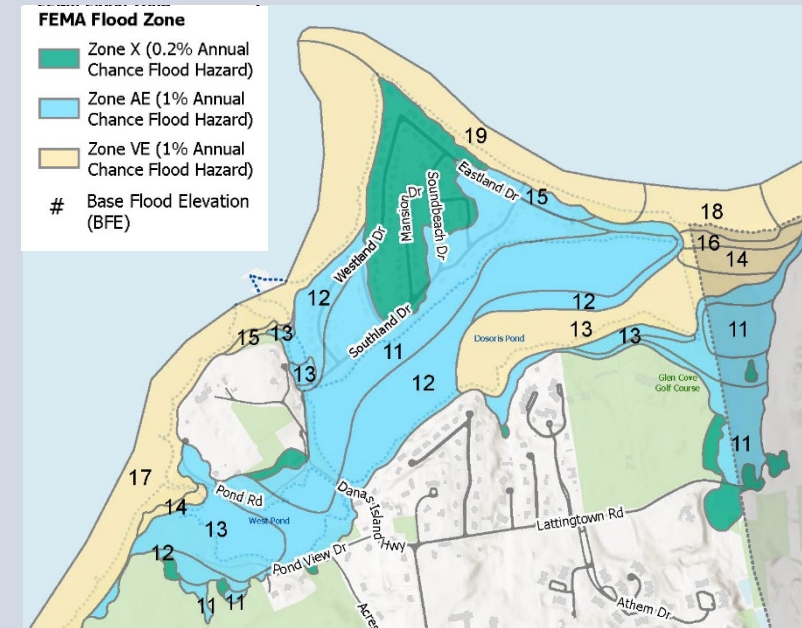
5: Downtown and Economic Development

- Support existing businesses through 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.
- Repair/Redevelop the Pulaski Street Garage.



6: Natural Resources, Climate Change and Resilience

- Increase resilience to storms and sea level rise.
- Replace greenhouse gas (GHG) emitting energy sources (coal, oil, gas) with renewable energy.
- Reduce GHG emissions and natural resources consumption.
- Protect and restore natural resources to increase coastal resiliency.
- Sustainable stewardship of the City's character-defining natural and scenic resources
- Move toward net zero waste by minimizing waste production and recovering organic matter.



7: Infrastructure and Utilities

- Ensure adequate water capacity, in particular during peak summer usage.
- Promote replacement of or upgrades to aging septic systems in unsewered areas of the City.
- Seek grant opportunities for infrastructure improvements and energy conservation measures.
- Improve stormwater management practices through multiple approaches.



Image: Nestor Rivera

8: Community Facilities & Services

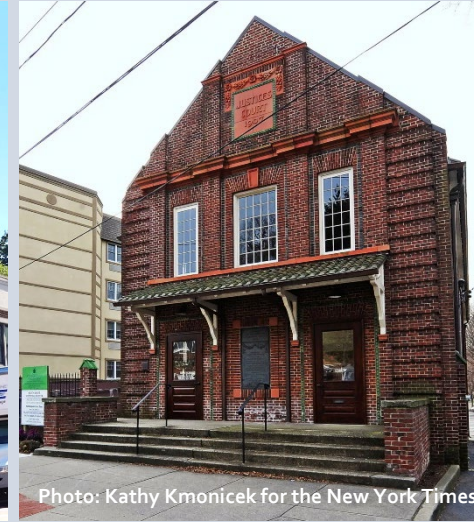
Emergency/Municipal Services

- Prioritize investment in emergency services.
- Provide spatial and resource needs of municipal services.
- Continue supporting human services organizations.
- Review the roles and processes of the School District and the City to streamline coordination.
- **Parks and Recreation**
- Prioritize investment in recreational spaces and facilities
- Continue to upgrade parks, beaches and marinas

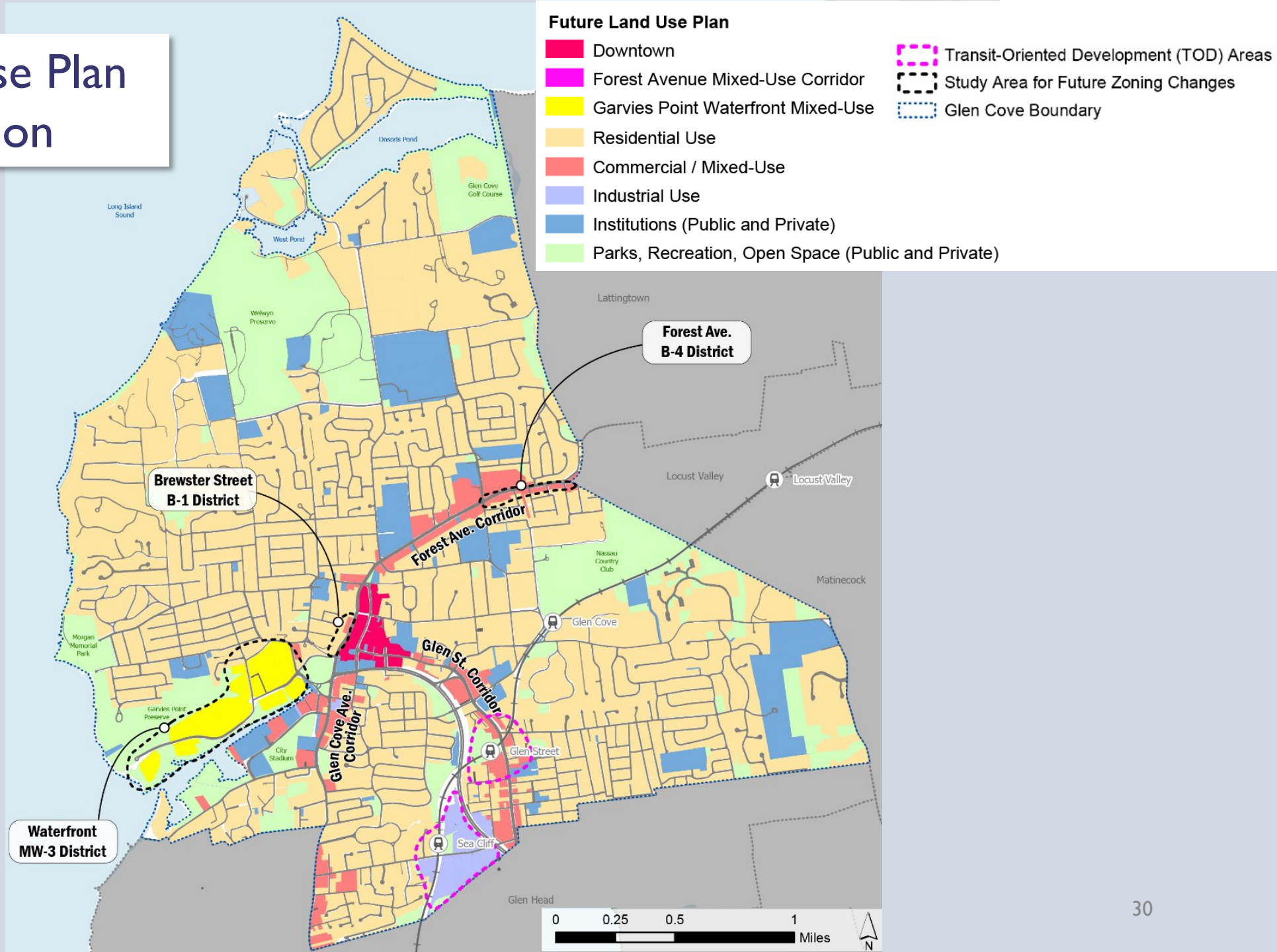


8: Community Facilities & Services – Landmarks

- Maintain staffing and operation of the Landmarks Commission.
- Survey historic properties and develop a database and map.
- Designate additional Landmarks.
- Encourage adaptive reuse of historic buildings.
- Allocate architectural review to the Planning Board and ensure that architects advise.



9: Future Land Use Plan and Implementation



Preliminary Draft Vision Statement

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.

Get Involved!

- Visit the dedicated website to stay informed and review the preliminary draft chapters of the Plan
www.GlenCoveComprehensivePlan.com
- Sign in tonight (name + e-mail address) to receive notification on the next public hearing and events
- Email ComprehensivePlan@GlenCoveNY.gov
- Public Hearings
 - Committee Public Hearing (Tonight! @ 8:00PM)
 - City Council Public Hearing (Date TBD)

What's Next?

Open House (until 8:00 PM)

- 5 Stations with boards presenting preliminary recommendations and the Vision
- Professional staff at each station

Public Hearing 8:00 PM



Thank You for Your Interest in the Future of Glen Cove!