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CITY OF GLEN COVE
COMMITTEE PUBLIC HEARING
JANUARY 30, 2024 - 8:00 PM

B E F O R E:

HON PAMELA PANZENBECK,
MAYOR OF CITY OF GLEN COVE

- DONNA MCNAUGHTON, ESQ.,
Deputy Mayor
- BARBARA PEEBLES,
Former councilwoman
- MARSHA SILVERMAN,
Councilwoman
- ANDREW KAUFMAN,
Planning Board Chair
- SPIRO TSIRKAS,
Executive Director/President, Youth Bureau and
Recreation Department, City of Glen Cove/Inter
Agency Council (IAC)
- DAVID NIERI,
City Historian
- DESTIN HARVEY,
President of Community Strong 516, Inc.
- JILL NOSSA,
Executive Director, Glen Cove Downtown Business
Improvement District (BID)
- DR. MAXINE CAPPEL- MAYREIS, DC,
Vice President, Glen Cove Chamber of Commerce
- DAVID JIMENEZ,
Member, Glen Cove Industrial Development Agency
(IDA) and Local Economic Assistance Corp.
(GCLEAC) Board of Directors
- PHYLLIS BURNETT,
Board Member/Administrator, IAC/Kiwanis Club of
Glen Cove

Jennifer Sampugno
Official Court Reporter

1 MAYOR PANZENBECK: Good evening. I
2 want to thank you for attending tonight's
3 committee public hearing for the comprehensive
4 plan. If you do not know, my name is Mayor Pam
5 Panzenbeck and I am joined on the dais tonight by
6 the members of the core working group for the
7 comprehensive plan. A couple of people are a
8 little further down there.

9 we very happy to have you here tonight
10 and we are looking for your feedback on the plan.
11 we have a stenographer here with us who will
12 capture the feedback shared this evening.

13 Just like city council meetings, we are
14 going to keep the public comment at the podium to
15 three minutes per person. As a reminder, at any
16 time not just this evening, please visit
17 GlenCovecomprehensiveplan.com to learn more about
18 the plan, review the draft chapters and the
19 presentation materials, and to submit comments or
20 questions using the contact us button.

21 Comments on the plan may also be
22 submitted at any time to the City Clerk Tina
23 Pemberton, Ann Fangmann and Jocelyn Wenk at the
24 Glen Cove CDA or any of us here at the dais. We
25 will include our consultants in all feedback.

1 Thank you again.

2 So when you raise your hand and we call
3 you up, please come up. And as we have a
4 stenographer here, please very clearly state your
5 name and address. We are here to hear comments.
6 Anybody ready? Anybody want to go first?

7 Please come up and state your name and
8 address.

9 MR. ROBINSON: My name is John
10 Robinson. What do you mean by address?

11 MAYOR PANZENBECK: Where you live.

12 MR. ROBINSON: I live in Glen Head, but
13 my business is here in Glen Cove.

14 MAYOR PANZENBECK: What is your
15 address?

16 MR. ROBINSON: Fifty-six School Street.

17 MAYOR PANZENBECK: Okay, great.

18 MR. ROBINSON: So I would like to move
19 into Glen Cove and I have been looking at the
20 rents and they're quite high. Even the RXR
21 apartments starting at about \$3,000 and with the
22 extra utilities on top of that, to afford it it's
23 getting quite pricey, especially for anyone
24 starting out young working, trying to invest.

25 I saw that there is a fifty percent to

1 a hundred percent AMI that they are looking for
2 for the people coming in. I did the math and
3 such. For a single person who is making a median
4 income of about \$90,000 you are looking around --
5 for fifty percent that is like \$1,125 which is
6 considerably lower than what it is right now.

7 Now, I am relatively curious what the
8 plan is in terms of doing that. I know that they
9 are creating another RXR complex where the
10 staples is from what I have heard. Is that
11 wrong?

12 MAYOR PANZENBECK: No, that's not
13 exactly right.

14 MR. ROBINSON: Then I am misguided
15 there, so I will be open to whatever answer you
16 may have.

17 MAYOR PANZENBECK: Okay. Thank you.
18 We are taking comments and also reach out to us
19 on the website as well. You can always call me.

20 MR. ROBINSON: Thank you.

21 MAYOR PANZENBECK: Next person with a
22 comment, question.

23 Hello, sir, state your name and
24 address.

25 MR. TOOLBERG: Thank you. Robert T.

1 Toolberg, 6 Reynolds Road, Glen Cove.

2 Thank you for having me, madam Mayor
3 and community people.

4 MAYOR PANZENBECK: Please speak into
5 the microphone.

6 MR. TOOLBERG: In regards to
7 transportation as I was saying, I don't see the
8 MTA and the LIRR making anymore changes to the
9 Oyster Bay line in regards to the electricity and
10 adding more trains.

11 And with the NICE bus we had two coming
12 in, the N21 and the N27, they're not going to add
13 another bus into the thing.

14 Now, in regards to this comprehensive
15 plan, master plan, once it's all set up and done
16 who votes on this?

17 MAYOR PANZENBECK: So, just the master
18 plan is really our plan and it doesn't mean we
19 are going to adopt the entire thing. We are
20 going to look at it piece by piece and at the end
21 the council will adopt the plan and be voted on
22 by the city council several months from now. But
23 it doesn't mean -- it is not their plan, it's our
24 plan.

25 MR. TOOLBERG: It's your plan. Now

1 should --

2 MAYOR PANZENBECK: It's our plan.

3 MR. TOOLBERG: It's your plan of the
4 council.

5 Now, shouldn't that be put up to a
6 referendum on a vote for the entire City to vote
7 on it?

8 MAYOR PANZENBECK: No, the council will
9 be voting on it and when it is pretty much
10 complete each one of the council people will have
11 an opportunity to make changes and look at parts
12 that they wish to keep, wish to eliminate.

13 Again, it is just a plan so it doesn't
14 mean that we are going to automatically adopt
15 everything. Every time a new project comes into
16 town it has to go through all the processes that
17 it does at this point in time. These are
18 recommendations.

19 MR. FISH: I just want to state one
20 thing in state law, you don't have a choice.
21 State law says that only the elected officials
22 can adopt the plan, period. In other words, it
23 is not a choice. State law specifies that the
24 elected officials must adopt the plan. It's your
25 plan, no one else's. So this is a representative

1 democracy, they represent you. So they are the
2 ones under state law that must adopt the plan.
3 It's not a choice. So I just wanted you to know
4 that, that's all.

5 MR. TOOLBERG: Thank you.

6 MAYOR PANZENBECK: Thank you.

7 Next. Please come up and state your
8 name and address.

9 MR. SMITH: Rick Smith, 150 School
10 Street Glen Cove.

11 I have been in town quite a while. I
12 have a business in town for 50 years this year
13 actually and it used to be -- I live a mile away
14 from my business. It used to be two traffic
15 lights between my house and my business. There
16 are now eight and traffic is getting out of
17 control. It is getting out of control because
18 contrary to what we have been fighting, many
19 people have been fighting against for years is
20 becoming like the place many of us moved out of
21 to come here, which is New York City.

22 we used to fight, we called it the
23 Queensification in Glen Cove, and there are
24 housing projects beyond belief already and there
25 are more to come from what I have heard. I don't

1 think we need anymore housing projects in Glen
2 Cove.

3 It has already come to the point where
4 there are three or four traffic lights that you
5 need to wait for before crossing Northern
6 Boulevard. There is so much traffic in Glen
7 Cove. They are actually going down Shore Road
8 and up Albert Street and up Prospect Avenue
9 winding their way through Sea Cliff, massive
10 numbers every morning and evening just to avoid
11 having to drive through Glen Cove Road to get to
12 Northern Boulevard. So I don't see any point in
13 building anymore housing.

14 MAYOR PANZENBECK: Thank you.

15 Next.

16 Come on up.

17 MS. SOBECK: Nancy Sobeck, 15 Saxon.

18 I have a question. How many apartments
19 do we actually have in town that have already
20 been built and ready to be occupied? what's the
21 vacancy rate? Does anybody know?

22 MAYOR PANZENBECK: Are you talking
23 about --

24 MS. SOBECK: Everything. Village
25 Square, RXR, all the new buildings that have gone

1 up. And any apartments that are, you know, it's
2 Fairfield now where the Avalons are.

3 MAYOR PANZENBECK: I really am not sure
4 about the Fairfield.

5 MS. SOBECK: Does anybody know?

6 MAYOR PANZENBECK: They are in the 90s.
7 And these new buildings are like 98 to 99 percent
8 occupied.

9 MS. SOBECK: what is the lowest rent in
10 these buildings?

11 MS. FANGMANN: The lowest rent for the
12 new developments?

13 MS. SOBECK: what is the lowest rent
14 for these apartment complexes?

15 MS. FANGMANN: we have an affordable
16 apartment complex on the waterfront, the green,
17 with 55 units of affordable rental that recently
18 opened, but then we have some historic apartments
19 in the City that are lower rents.

20 MS. SOBECK: what is affordable rent is
21 my question?

22 MS. FANGMANN: That could mean a lot of
23 different things.

24 MS. SOBECK: Affordable to whom?

25 MS. FANGMANN: I think that that is

1 your comment, right, you are looking for more
2 affordability here.

3 MS. SOBECK: No, I want to know what
4 the rent -- we set aside these apartments for
5 affordable housing in these projects for people
6 to move in for affordable housing, but nobody can
7 tell me what the rents are for affordable
8 housing, and what I would have to earn to rent
9 that apartment.

10 MAYOR PANZENBECK: For me to go rent an
11 apartment not looking for a discount or
12 affordable housing, across the street they would
13 probably start at about \$3,000.

14 MS. SOBECK: Okay, so \$3,000. I would
15 have to --

16 MAYOR PANZENBECK: Affordable housing
17 is just kind of a tricky -- it's based on what
18 your income is.

19 MS. SOBECK: That is what my comment
20 is. Let's say --

21 MS. FANGMANN: So we actually have the
22 owner of the Georgia Green apartments with us
23 tonight and he is letting us know that its \$1,500
24 for one bedrooms at the waterfront.

25 MS. SOBECK: \$1,500 for one-bedroom?

1 okay, and utilities on top of that? And how many
2 of those are available for rent?

3 MR. GALLO: We are a hundred percent
4 occupied.

5 MS. SOBECK: No, but how many are
6 there?

7 MR. GALLO: Fifty-five.

8 MS. SOBECK: All fifty-five are about
9 \$1,500?

10 MR. GALLO: There's various tiers so
11 some are \$1,500, \$1,600 range, and then there is
12 another tier slightly higher, but the majority of
13 them at are at about \$1,600.

14 MS. SOBECK: So we have 55 apartments
15 there and you are talking about putting up more
16 apartments there. So with all the people that
17 are coming in, supposedly going to come into this
18 town and you want to keep the younger people here
19 who are not -- I mean \$70 or \$80 an hour is not
20 considered for these apartments, is not
21 considered low, affordable housing in my book.

22 So we are talking here, how many
23 apartments could we be talking about when we are
24 overbuilt now, another 60 apartments?

25 So you've got 110 younger people coming

1 in to do what? We are basing our demographics on
2 a hundred people. Doesn't make sense.

3 MAYOR PANZENBECK: Next.

4 Come up.

5 MS. SLEZAK: I am Grace Slezak, 9
6 Rooney Court. I am a real estate agent.

7 MAYOR PANZENBECK: Speak into the
8 microphone.

9 MS. SLEZAK: I am at 8 Rooney Court. I
10 am a real estate broker so I have the answers to
11 some of those questions.

12 The least expensive one-bedroom
13 apartment in a two family house currently on the
14 market on MLS, a one-bedroom apartment \$2,150. A
15 least expensive in the Fairfield previously
16 called the Avalon, a studio, \$2,450. One hundred
17 Glen Street which is another Fairfield Avalon, a
18 one-bedroom, \$3,200. It's kind of expensive for
19 what it is.

20 The Green over at Garvies Point, there
21 were only 55 units and they were done on the
22 lottery system. There are so many more people
23 who needed that type of housing, but only 55
24 units were built. And I presume more are going
25 to be built there, is that correct, at Garvies

1 Point? Are more like the Green going to be
2 built? We don't know?

3 MR. GALLO: Our project is fully
4 completed.

5 MS. SLEZAK: Your project is fully
6 completed. Is there going to be another project?

7 MR. GALLO: I can only hope so.

8 MS. SLEZAK: In Glen Cove on public
9 records which is having legal definition of a
10 duplex, the legal duplexes in Glen Cove are
11 \$1,094. The legal triplexes are \$5,900.

12 Now, we have a lot of apartments that
13 are in RXR where they are in the Village Square
14 or over at Garvies Point that are vacant, but the
15 prices are astronomical for the size of the
16 apartment. And the same thing with Avalon, they
17 have lots of vacancies, but they're unaffordable.

18 So -- and just to document something,
19 being a real estate broker I get all the news
20 from the developers so I am reading an email sent
21 to me from RXR regarding the Beacon.

22 The title, special 2024 New Year's
23 incentive, sponsor to pay 12 months of common
24 charges and taxes for immediate occupancy. So
25 this shows -- and this was sent to me January 22

1 of 2024. You can see it. I can show it to you.

2 MAYOR PANZENBECK: Those are for sale,
3 they are not for rental.

4 MS. SLEZAK: That's correct. But that
5 is just to show you how many apartments there
6 are. There are thousands of apartments over at
7 Garvies Point. If you add them up throughout the
8 town there's like 4,000 apartments in this town.

9 It would be important for the Planning
10 Board, the Zoning Board, the city council, for
11 all of you to know how many apartment complexes
12 are there. How many apartment buildings are
13 there. How many apartment units are there. How
14 many vacancies are there. It isn't just what I
15 can come up with on MLS.

16 You really have to know how many
17 apartments and how many units are there in this
18 town. I know that there are already
19 approximately 4,000, but you have to know this.
20 You have to document it.

21 MAYOR PANZENBECK: At this point I
22 think there are 4,000 and we --

23 MS. SLEZAK: I can prove there is over
24 3,200 in apartment buildings and then you have
25 all these other people with two-family houses,

1 three-family houses, multi-family houses that
2 have apartments as well. So it is about 4,000
3 when you add it all up.

4 MS. WENK: If I may clarify for just a
5 moment from the draft chapter two of the plan
6 which is available on the project website,
7 GlenCovecomprehensiveplan.com.

8 It provides information about housing
9 tenure. So Glen Cove has a high percentage of
10 renters with 43.8 percent of the City's 10,974
11 housing units renter occupied and 56 percent
12 owner occupied. So that jibes with what you are
13 saying of a rough number of 4,000.

14 MS. SLEZAK: Thank you for verifying
15 that.

16 MS. FANGMANN: I will also just add
17 quickly, as part of the reporting we are required
18 to do for Nassau County, we do have an inventory
19 of all of those multifamily buildings, and also a
20 landlord list that's maintained by the Building
21 Department. That was all provided to BFJ
22 Planning our consultants on the plan.

23 So they do have the multifamily
24 buildings, they have the units and they also have
25 many of those multifamily buildings that are also

1 rented here in the City. Our Building Department
2 does maintain that list.

3 MS. SLEZAK: Okay, I think that should
4 be made available to everyone.

5 MAYOR PANZENBECK: Thank you, Grace.
6 we have a lot of people who want to speak and
7 your time is over. Let somebody else speak and
8 come back. Give somebody else a chance and come
9 back.

10 MS. LOCASIA: Stacey Locasia, 124
11 woolsey.

12 I have two questions. One is
13 considering what we are talking about with
14 generations of younger people having difficulty
15 finding a place to live and buying a house, that
16 type of thing, is Glen Cove considering or would
17 they consider permitting mother/daughter homes?
18 That's one question.

19 The second question is what is the plan
20 for staples because I know people are going to
21 be --

22 MAYOR PANZENBECK: Staples, the plan
23 for Staples, that's the Planning Board. I really
24 don't manage every single thing. That will be on
25 the Planning Board agenda I believe on

1 February 6th.

2 The people that own the shopping center
3 are looking to refurbish it and make it newer and
4 nicer.

5 In terms of mother/daughter houses, two
6 family houses, something we really would have to
7 look into. I mean we do have a large number of
8 two-family houses and apartments here.

9 when I grew up here you lived with your
10 parents and then you moved across town into a
11 two-family house until you could buy your own
12 house. I lived in a garden apartment. I have
13 always managed to live here and pay high rent.

14 MS. LOCASIA: My understanding,
15 multigenerational living is coming back very
16 strongly and the ability to have separate areas
17 within the same home.

18 MAYOR PANZENBECK: Some houses are
19 probably easier to do that to and other homes are
20 not. Something we will need to look into.

21 MS. LOCASIA: Thank you.

22 MAYOR PANZENBECK: Come on up.
23 State your name.

24 MS. CIPRIANO: Mary Grace Cipriano, 45
25 Ralph Young Avenue.

1 I have a few general questions about
2 the plan and the survey which if any of the
3 survey people want to answer that, that is
4 totally fine. I took it, but was it available in
5 spanish, Italian or any other language?

6 MAYOR PANZENBECK: Yes.

7 MS. CIPRIANO: I didn't see it, I just
8 wanted to know if there was because there is a
9 large population particularly of spanish and
10 Italian speaking.

11 MAYOR PANZENBECK: It was in Spanish.
12 I don't believe it was in Italian.

13 MS. CIPRIANO: I just know because my
14 husband's grandmother exclusively spoke Italian
15 until she died so there are a lot of folks who
16 would have been helped by that.

17 Honestly, I really applaud everybody
18 who put a lot of work into this and came up with
19 the ideas and us looking into the future. I
20 think it's great.

21 what's going to make this time
22 different because I have heard so many of these
23 same ideas, oh we need to revitalize the
24 downtown, oh we need affordable housing. It's
25 all great on paper and in theory, but what is

1 going to make this time different?

2 MAYOR PANZENBECK: well, we all have to
3 make it different. Everybody wants a robust
4 downtown. We have to support our downtown.

5 I mean we have opened a number of new
6 shops. You have to come down and look at Tocolo
7 Cantina, it's absolutely beautiful.

8 MS. CIPRIANO: I have been there five
9 times.

10 MAYOR PANZENBECK: we all want these
11 things, but when they come here you have to give
12 them a try and support them.

13 MS. CIPRIANO: I try very hard to do
14 that and I drag people there too.

15 MAYOR PANZENBECK: That's just an
16 example because I looked out the window tonight
17 and it looked so beautiful.

18 MS. CIPRIANO: Honestly I see the
19 biggest group of people who answered the survey
20 was my parents aged people, and I would love to
21 know why my age group, why it had such a small
22 percentage. And I don't know if there is not
23 just enough of us in Glen Cove to answer it or if
24 they didn't know about it or aren't getting
25 involved enough, and what can we do to make my

1 age people more involved.

2 The biggest thing about the downtown
3 for me is everything closes too early. I know
4 this isn't Manhattan, this isn't Queens and I
5 understand that, but everything closes too early
6 even on the weekends. So if that can somehow be
7 included as part of the planning for the
8 downtown.

9 I know people complain about noise
10 levels and this and that, but I would love to
11 have Downtown Sounds go to 10:30 instead of 9:30.

12 Jill, I know you are doing what you
13 can.

14 And I think that's -- when is the --
15 what is the order of the priorities to get this
16 stuff done because there are some things that are
17 real safety issues like the parking garage?

18 I have some hardware in one of my legs
19 and if I fall down I have a real problem to the
20 point that my husband has to hold my hand every
21 time we are in that garage to make sure I don't
22 fall down the stairs. Because if I fell down
23 those falling apart stairs I would be in Glen
24 Cove Hospital very quickly.

25 MAYOR PANZENBECK: We are looking for

1 funding for the parking garages even without this
2 project.

3 MS. CIPRIANO: I am glad to hear it.

4 MAYOR PANZENBECK: It is a big
5 priority. Nothing has happened for -- 50 years
6 ago they were built and nothing has been done to
7 maintain them.

8 MS. CIPRIANO: I am glad to hear that
9 and I hope that continuing to maintain them is
10 part of the plan. I hope this time is different.
11 So thank you.

12 MAYOR PANZENBECK: Thank you.

13 Please give us your name.

14 MS. HOFACKER: My name is Margaret
15 Hofacker, I live at 45 Southfield Road in Glen
16 Cove.

17 I didn't think of this before, but when
18 people started talking --

19 MAYOR PANZENBECK: Just speak into the
20 microphone.

21 MS. HOFACKER: I didn't think of this
22 before, but while people were speaking it
23 started, you know, thoughts occurring to
24 conversations I have been having with friends and
25 other people I have been meeting.

1 I am getting older now and I am meeting
2 more people my age who have parents and they have
3 Medicaid or some other insurance, if they even
4 have insurance. But one thing to consider is
5 more and more people with an aging population and
6 even younger population will need aide
7 assistance.

8 One of the problems is Glen Cove is
9 known, it's almost like a deadzone because it's
10 so difficult for people to get here and there's
11 not enough transportation. So even if they do
12 take trains which is costly for someone that does
13 not make that much money, once they get to the
14 train station then they need to have a taxi or
15 some other kind of service.

16 So you might want to think of some way
17 to facilitate an aide going to someone's house to
18 provide some aide assistance. It's a shame that
19 some people get Medicaid, you can get an aide for
20 maybe four hours or possibly eight hours a day,
21 but then there is no way for that aide to get to
22 the person's house. So that's one thing.

23 Then another thing when you are talking
24 about affordable housing is if there were less
25 expensive apartments for some people to live in

1 that can maybe work for the local population.

2 That's it.

3 MAYOR PANZENBECK: Thank you.

4 Please come up.

5 MR. KARSAI: Gabor Karsai, 37

6 Northfield Road.

7 I would like to talk to you about the
8 waterfront, the north side of the creek. I am a
9 little bit involved with it for the past, I don't
10 know, 12 years.

11 I have been managing the second largest
12 lot after -- if not counting the RXR development
13 and brokering the other two lots that are on the
14 north side.

15 MW3 zoning was a little bit -- actually
16 it is not working right now for what it is, and
17 we had conversations I just wanted to get on
18 record with this.

19 There is a couple of problems. There
20 are couple of industrial buildings there, they
21 were built building in the 1960s and they are
22 really out of place now that the RXR development
23 is going forward and the whole place is so
24 beautiful.

25 so I think logically that goes to --

1 should be redeveloped and made much more usable
2 and hopefully mixed use. Right now retail is not
3 really allowed there and I think MW3 is very,
4 very restrictive. It is restrictive to boat
5 storage, boat repair, restaurants. None of them
6 is happening there.

7 So one problem is that the existing
8 buildings cannot get retail that we want there.
9 And the other thing is redevelopment is really
10 stunted because the densities -- on one property
11 that I manage we did three studies and none of
12 the -- all of the developers came to the
13 conclusion that if the current density allowed,
14 which is soft but still, it makes no sense
15 because it would cost \$80 million to develop and
16 they would end up with a \$50 million property.

17 So no one is touching it and I really
18 would like the development of the waterfront to
19 continue and those buildings to go and something
20 beautiful happen there, but we have to really
21 resonate to help make it happen. That's it.

22 I just wanted to also say thank you so
23 much for doing this. This is great.

24 MAYOR PANZENBECK: Thank you.

25 Please come up, state your name.

1 MS. PETERS: Amy Peters, 45 Harwood
2 Drive East.

3 I know it was in the survey and I
4 answered the survey and I was dismayed that only
5 600 people answered the survey. I thought it
6 would have been more, but I want to reiterate
7 that I think that there needs to be a community
8 center for this City.

9 I think having all of our recreational
10 facilities being so in different areas of the
11 City makes it very spread out and we don't really
12 have a central place to be. So I think that
13 would be something to consider and also a skate
14 park.

15 MAYOR PANZENBECK: Thank you.

16 Next.

17 MS. VENTURA: Good evening. My name is
18 Isabelle Martin Ventura, 10 Saxon Court.

19 I moved to Glen Cove about 14 years ago
20 and one of the things I really loved was the
21 greenery, and I have been dismayed to see it. I
22 understand some of our trees are quite mature and
23 we have lost some of them, but I am really seeing
24 things kind of transform and start looking more
25 like Queens where I came from, shout out to

1 Queens.

2 So I would be curious about having new
3 plantings as part of the plan throughout the
4 City. I mean trees really contribute to property
5 values, our health, and just advocating for new
6 plantings throughout the City. Thank you.

7 MAYOR PANZENBECK: Proud to say we are
8 a tree city. We just don't allow people to come
9 in and take trees down.

10 MS. VENTURA: Yes, I have noticed a lot
11 of the mature trees, even the ones -- I
12 understand some of them need to come down, and
13 just seeing the replanting. I see some streets
14 that are now fully empty practically compared to
15 how they were before even going down Dosoris.

16 MAYOR PANZENBECK: Those trees all fell
17 down because one fell on my house. They had to
18 come down.

19 MS. VENTURA: Thank you.

20 MAYOR PANZENBECK: Next.

21 MR. MANCHERJE: Noel Mancherje, 31
22 Barry Drive, Glen Cove.

23 I was looking at the housing
24 recommendations and I see there's one section
25 that's blank and that is about the accessory

1 dwelling units. And I just wanted to ask you, it
2 seems like it would be a good solution to some of
3 the issues, senior housing, housing for young
4 people. And I understand there is a fair amount
5 of resistance. I am just trying to understand
6 where that resistance is coming from.

7 MAYOR PANZENBECK: well, you know, the
8 lady before that asked about for her parents to
9 come and live with her to change houses. Just
10 has to be done properly. Just can't be done
11 hodgepodge. At the beginning a plan didn't come
12 out, you could put anything you want in your
13 backyard with no zoning. So we really have to
14 look into how we are going to allow that to
15 happen. A plan like that took away all of our
16 zoning so it needs to be looked into.

17 MR. MANCHERJE: I looked into some of
18 the New York State guidelines that other towns
19 have adopted and they are very, very strict. And
20 the state gives a lot of money for people to
21 actually develop these things. And it seems like
22 the rules are much stricter than we currently
23 have. So it seems like there is a system out
24 there that maybe we should look at.

25 MAYOR PANZENBECK: Thank you.

1 Please come up.

2 MS. HAWKINS: Nancy Hawkins 123 Duck
3 Pond Road.

4 May I make a suggestion? Next meeting
5 we have, that you turn off the air because that
6 is really what's causing people not to be able to
7 hear anybody. You are competing with the air
8 handlers so that I don't think anybody would
9 choke or have a problem if the air were turned
10 off.

11 MAYOR PANZENBECK: Okay.

12 MS. HAWKINS: That's one.

13 Two, to that gentleman's point about
14 Governor Hochul's proposal to allow anybody to
15 put accessory living structure in their backyard,
16 we do have codes for this. You're not allowed to
17 do that. You need an acre to open up a guest
18 house on your property which can only be, I
19 believe, 10 percent of the property.

20 So we already have those codes in place
21 and we're pretty darn strict with our codes.

22 That was two.

23 Now, there was a third one. I agree
24 with my fellow realtor that we have a tremendous
25 amount of apartments in Glen Cove, but no

1 affordable apartments. And when RXR was building
2 all of the waterfront down there we were
3 constantly told that there would be affordable
4 property, but we were not told what the pricing
5 was. And we were told it would be market rate.

6 well, the market rate is pretty darn
7 expensive and it has only gotten more so through
8 Covid. So it is not really that we need a lot of
9 apartments, we need affordable apartments.

10 And I have another question because I
11 am a little ignorant at the moment, but is
12 everybody on our Planning Commission here a
13 citizen of Glen Cove, a resident?

14 MAYOR PANZENBECK: Everybody that is on
15 the core working group is, yes.

16 MS. WENK: It also includes Dave and
17 Dave.

18 MS. HAWKINS: All right, because I was
19 under the impression that all of our committees
20 and our boards that were nominated by the Mayor
21 had to be residents of the City of Glen Cove and
22 electors of the City of Glen Cove. So I just
23 wanted to make sure that is still being done.

24 MAYOR PANZENBECK: So we do have --
25 like in some of our other groups woman from the

1 EOC she is not a Glen Cove resident. She
2 represents the EOC. We do have some people who
3 work for agencies on some of our groups, but our
4 working group is all Glen Cove residents.

5 MS. HAWKINS: Great, thank you very
6 much.

7 MAYOR PANZENBECK: Please come up.

8 MS. DiPAOLO: I'm Carol DiPaolo. I'm
9 with the Coalition to Save Hempstead Harbor, and
10 that's Glen Cove Avenue, Sea Cliff.

11 I just wanted to commend the council,
12 the City Planning Group for having water supply
13 top of mind in this comprehensive plan. And the
14 coalition will be submitting comments within the
15 comment period that started last week. I
16 believe, 30 days for written comments.

17 One of the things that we've been
18 concerned about is water supply on Long Island
19 regionally, but also very locally, and came out
20 with a report that we had commissioned for local
21 water suppliers around Hempstead Harbor and we
22 were delighted to see that so much of that
23 information was incorporated into the
24 sustainability part of the plan so that's great.

25 We wanted to make sure that it really

1 is water capacity that has the emphasis not so
2 much delivery because we are concerned about what
3 is happening to the aquifer, what is happening to
4 some of the wells that we already know that are
5 already dealing with saltwater intrusion, and
6 also just obviously some of the wells that were
7 outlined in the infrastructure chapter of the
8 plan that had been closed, and what needs to be
9 done to some of the standing wells.

10 One of the issues that was not brought
11 up was really about also the need that, I guess
12 in one section there was some description of it,
13 but not with the wells. And I don't know whether
14 this is continuing as to Glen Cove's need to
15 purchase water from another supplier.

16 MAYOR PANZENBECK: That is over. We
17 have gotten past that.

18 MS. DiPAOLO: So that's good.

19 MAYOR PANZENBECK: That only happened
20 one time since I have been elected. We have been
21 really spending money on upgrading our wells and
22 we really, you know, my two big things are going
23 to be the garages and the water because our wells
24 are old. We have been trying to be one step
25 ahead and really tried to be not on top of it,

1 but ahead of it.

2 MS. DiPAOLO: We saw that and hopefully
3 other of the known at this point forever
4 chemicals, some pollutants that are infiltrating
5 water supplies will be dealt with as well.

6 We hope that will be incorporated into
7 the plan as well as what are the other issues
8 that these wells are going to have to deal with
9 in retrofit.

10 MAYOR PANZENBECK: Yes, capacity of the
11 well.

12 MS. DiPAOLO: Thank you.

13 MAYOR PANZENBECK: Next.

14 MS. SLEZAK: Regarding water, I wanted
15 to mention that this past year there have been
16 numerous water pipe bursts throughout Glen Cove.

17 I know our infrastructure is really
18 stressed between the water pipes bursting, the
19 sewer system is also at its maximum capacity. We
20 have schools, and total infrastructure, our fire
21 and police department, we really do not have the
22 capacity to take in more people.

23 So I along with many others came to
24 Glen Cove for the character, the waterfront, the
25 charm of the quiet, peaceful village by the sea

1 atmosphere. That has changed in the past ten,
2 fifteen years dramatically, and we've lost that
3 charm. By building all these apartment buildings
4 we are losing it more every day.

5 So I know I speak for many friends who
6 have told me the same thing, they don't want any
7 more development. No more apartment buildings.
8 But we do need affordable housing.

9 So perhaps the solution would be
10 stopped if they stopped giving all these PILOTS.
11 Every single developer gets a huge PILOT, a tax
12 break. They get a tax break.

13 Like for instance, RXR at the
14 waterfront has \$260 million tax break for 40
15 years. When will they start paying their taxes?
16 They have a \$1.24 million tax break at the
17 Village Square. We homeowners are paying that
18 difference.

19 So if the people who own these
20 apartment complexes or two-family or three-family
21 homes didn't -- if we all didn't have to pay the
22 taxes to make up for the budget when the
23 developers are getting these tax breaks, perhaps
24 then the apartment rentals wouldn't have to be as
25 high priced as they are currently, and that would

1 create more affordable housing.

2 Just by eliminating all these
3 outrageous PILOT programs. They are over the
4 top.

5 My other concern is our downtown is a
6 ghost town. We need a beautiful downtown. Look
7 at Huntington, look at Roslyn, look at Manhasset,
8 look at Port Washington, look at Cold Spring
9 Harbor. We should be any one of those and we
10 could be, but our downtown is a desert. It
11 doesn't -- it isn't even attractive.

12 I have a simple solution. I don't know
13 if I can make a suggestion, if anybody would
14 approve it. If all the buildings that aren't
15 brick or stucco, if everything that was just wood
16 would be painted white instead of the dark brown
17 that it is it would freshen up the entire
18 downtown.

19 All of Glen Street, all of School
20 Street would look a thousand percent better. All
21 you need is a coat of paint. So if each property
22 owner or if the City would say let's do that, you
23 would find a spark immediately.

24 MAYOR PANZENBECK: We are working on
25 something like that starting at the far end.

1 MS. SLEZAK: That's great.

2 MAYOR PANZENBECK: We don't do that,
3 the business owners do that.

4 MS. SLEZAK: The business owners should
5 have to do that, of course, but it's only a front
6 and a lot of it is glass to begin with because of
7 the glass frontage. It would make such a
8 difference. It would make such an improvement
9 because right now it looks so bad.

10 Now, the other thing is this town needs
11 stores. We don't need more apartments, we need
12 more stores. We have no shopping in this town.
13 We need staples to stay. We cannot lose staples.
14 That shopping center is very important.

15 Also that parking lot. We need parking
16 lots. That parking lot, if the developer tears
17 down the staples shopping center and eliminates
18 that parking lot, where are all the stores and
19 little restaurants that are all along that
20 area --

21 MAYOR PANZENBECK: That will be
22 addressed at the Planning Board next week.

23 MS. SLEZAK: But they will have no
24 place to park because the developer is
25 eliminating that parking lot in that plan.

1 MAYOR PANZENBECK: That isn't what I
2 have seen. I don't know, I haven't seen it, but
3 I will be at the Planning Board meeting.

4 MS. SLEZAK: I studied it because I was
5 prepared for the January 30th meeting regarding
6 the potential discussion of the Staples shopping
7 center.

8 MAYOR PANZENBECK: That's February 6th.

9 MS. SLEZAK: So we need that parking
10 lot and we need that Staples.

11 MAYOR PANZENBECK: And we need stores,
12 and we need everyone to shop in the stores.

13 MS. SLEZAK: Absolutely. We had more
14 stores in this town and everybody shopped in this
15 town, and now the stores are empty and we have
16 thousands of more people. So more people is not
17 the solution.

18 MAYOR PANZENBECK: And everybody has an
19 Amazon package on their step every day, me
20 included. I mean I am guilty as well, but I am
21 telling you I do as much shopping in town as I
22 possibly can.

23 MS. SLEZAK: Exactly, so do I.

24 The other question is our codes need to
25 be addressed.

1 MAYOR PANZENBECK: But this isn't the
2 forum for this. This is about -- this is a
3 different meeting.

4 MS. SLEZAK: Then I just think there
5 should be a moratorium on construction until our
6 codes are straightened out.

7 MAYOR PANZENBECK: Thank you.

8 MS. SLEZAK: Thank you very much for
9 the opportunity, and thank you very much everyone
10 for all the time and effort you put into all
11 these things.

12 I am addressing just one thing. The 52
13 people that are on that big committee, not all of
14 them are residents of Glen Cove.

15 MAYOR PANZENBECK: I didn't say that.
16 Some of them work at the senior center. We have
17 women from the EOC. We have people that
18 represent agencies, but our core group that are
19 here are Glen Cove residents, and most of them
20 are Glen Cove residents.

21 MS. SLEZAK: I understand that, but
22 most of us that are residents thought everyone
23 should be a resident who is making a decision.

24 MAYOR PANZENBECK: The director of the
25 senior center isn't a resident. The director of

1 the EOC is not a resident. They are people who
2 perform a very great task for the City who are
3 not residents who we felt needed to be part of
4 it.

5 MS. SLEZAK: I totally agree with it,
6 but just the majority should be.

7 MAYOR PANZENBECK: Is there anybody who
8 would like to get up who hasn't gotten up yet?

9 MS. PETERS: Just to address something
10 that Grace said.

11 COURT REPORTER: I just need your name
12 again.

13 MS. PETERS: Amy Peters, 45 Harwood
14 Drive East.

15 Something that Grace had mentioned.
16 She mentioned all these other towns that are so
17 vibrant and wonderful and they are, but part of
18 the reasons is because they are pass-through
19 towns. People pass through them to get somewhere
20 else. So they will stop and then they'll go
21 home.

22 we have a problem of being at the end
23 of the peninsula. So what we need is attraction
24 so that people from elsewhere will come here on
25 purpose, not by accident. So things like art

1 center, movies, live music venue, dance,
2 something like that that will attract people to
3 come and then maybe something at the waterfront
4 that will attract people to come besides
5 apartments. We need something more recreational.

6 Most towns that are vibrant on Long
7 Island is because they are not at the end of the
8 Peninsula it is because lots of people pass by
9 and oh look at that and they stop.

10 MAYOR PANZENBECK: Thank you.

11 Next.

12 MS. EPSTEIN: Roni Epstein, 15 Rooney
13 Court.

14 Amy just made me think of something.
15 We have a great Youth Bureau who are doing an
16 amazing job. We could appropriate property to
17 maybe create something for the kids for like
18 recreation. Most cities -- Long Beach has an ice
19 rink, they have a pool. Port Washington has a
20 nice -- I think they have a skateboard park and a
21 pool.

22 I know it's really difficult because we
23 don't -- you have to plan that in advance and you
24 have to have the money. Maybe instead of
25 subsidizing high density apartments we could

1 subsidize something for the public for the kids.

2 If we had a skating rink, for example,
3 that's something that kids could learn how to
4 play hockey and they could get scholarships and
5 it helps them. So that is something that would
6 really bring people to Glen Cove. They would
7 come here, they would stay and they could eat.
8 You can have tournaments. So just a thought.

9 I know it takes a lot of planning for
10 something like that and it's costly, but maybe
11 that is something that could be --

12 MAYOR PANZENBECK: It can also be done
13 by somebody privately as well. It doesn't have
14 to be created by the State.

15 MS. EPSTEIN: Could be a partnership or
16 something like that. When a developer comes in
17 to put -- just like the Fire Department when they
18 need something.

19 I know it's hard for developers in this
20 climate. We want them to be successful, but we
21 have to create public things for the future of
22 the City because it could be great and we could
23 have a lot of assets here and we could have
24 charming downtown because people are coming.

25 Anyway, thank you everyone. I know

1 this is a lot of work and it looks like everyone
2 has put a lot of time into it and thank you.

3 MAYOR PANZENBECK: Thank you.

4 Yes.

5 MS. SOBECK: Just something quick that
6 was said previously. How we want to bring stores
7 to downtown and we want to bring business in.
8 Dealing with the backlog at the Building
9 Department, these poor guys work their tail off,
10 number one.

11 Number two our application process is a
12 flipping nightmare. Anybody that wants to come
13 into this town not only do they have to pay
14 through the nose, but just to fill out that
15 paperwork. Some of it is not up-to-date, oh you
16 don't have to do this and then you have to do
17 this. Oh wait, I forgot to tell you that you
18 have to do this first.

19 It is not -- what's the word I am
20 looking for? It's not conducive to bring in a
21 new business for --

22 MAYOR PANZENBECK: We have made some
23 changes to make it easier for people to open a
24 new business.

25 MS. SOBECK: I mean you guys work your

1 tail off and the paperwork that comes in and the
2 duplicates, it's just either we need to hire more
3 people to help out in the Building Department --
4 and even our inspectors, we only have part-time
5 inspectors.

6 People are waiting to get the
7 construction that they have in their houses, they
8 can't get a plumbing inspector, they can't get
9 the electrician to come in to inspect because
10 there is such a backlog. I think that needs to
11 be addressed before we start pushing forward.

12 MAYOR PANZENBECK: Thank you.

13 Yes.

14 MS. HAWKINS: Nancy Hawkins, 123 Duck
15 Pond Road.

16 with regard to what was just told to me
17 that people who sit on our agencies and sit on
18 our boards and commissions as was just mentioned,
19 I hesitate to point out that in C2-5C of our
20 charter it states, the Mayor shall with the
21 consent of the city council accept as otherwise
22 provided by law, appoint members of the Zoning
23 Board of Appeals.

24 MAYOR PANZENBECK: This isn't -- we are
25 here for our comprehensive plan.

1 MS. SOBECK: So am I. We have people
2 that are discussing our comprehensive plan that
3 don't live here.

4 Our CDA has three out of the four
5 people that don't live here. And if you don't
6 mind, Mayor, these are all pursuant to different
7 general city laws, but it says most permanently,
8 persons appointed to the various boards and
9 commissions which serve the City must, must be
10 residents of the City of Glen Cove.

11 That's not an option, it's a must.

12 MAYOR PANZENBECK: Members of the IDA,
13 the CDA, the Zoning Board, they're all residents
14 of the City of Glen Cove. The Planning Board.

15 I mean the only one of the people --
16 they're employees.

17 MS. FANGMANN: We have employees,
18 myself included, that are not residents of the
19 City of Glen Cove, but we do not serve on the
20 boards themselves. We are not appointed members
21 of the board of the CDA or the IDA or the LEAC.
22 Those are all City residents.

23 The city council votes the CDA and the
24 LEAC board members in.

25 MS. SOBECK: So you are not on the

1 board?

2 MS. FANGMANN: That's correct.

3 MS. SOBECK: You are just an --

4 MS. FANGMANN: I am the executive
5 director of the agency.

6 MS. SOBECK: You're in an advisory
7 capacity.

8 MS. FANGMANN: I do not have a vote. I
9 am staff.

10 MS. SOBECK: Thank you.

11 MAYOR PANZENBECK: I guess this will be
12 it because it's 9:00.

13 MR. MANCHERJE: Just a quick question.
14 The ferry was not mentioned during the
15 presentation. Is it part of the comprehensive
16 plan, and if it is then how is it going to come
17 into --

18 MAYOR PANZENBECK: well, we are looking
19 into running a ferry. We are all set to do it.
20 We had a pilot last year and I think we got a
21 little nervous at the last minute because people
22 are still not working in Manhattan. We can only
23 run it one time in the morning and one time in
24 the evening. That is really not a full enough
25 ferry service.

1 I think we got concerned that we were
2 going to start something that would not be
3 successful. We've had other initiatives in the
4 past and we really would like to -- not that we
5 can ever be a hundred percent sure, but we would
6 like to run something. We are very interested in
7 getting a ferry going, okay.

8 MR. MANCHERJE: Thank you very much.

9 MAYOR PANZENBECK: Anybody else?

10 Thank you very much. Reach out there.
11 The website is open. There are plenty of
12 opportunities for you to ask questions, leave
13 comments. We thank you.

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1 STATE OF NEW YORK)

2) ss.:

3 COUNTY OF NASSAU)

4

5 I, JENNIFER SAMPUGNARO, a Notary Public
6 within and for the State of New York, do hereby
7 certify:

8 That the public hearings hereinbefore
9 set forth are a true record of the testimony
10 given.

11 I further certify that I am not related
12 to any of the parties to these proceedings by
13 blood or marriage; and that I am in no way
14 interested in the outcome of these matters.

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 30th day of January, 2024.

17

18



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JENNIFER SAMPUGNARO

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