

Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

Meeting Topic: Joint Meeting of the Inter Agency Council (IAC) of Glen Cove and the Glen Cove Senior Center

Date: 12/14/2023 9:30 – 11:00 a.m.

Location: Glen Cove Senior Center

Facilitators:

Coordinators:

Ann Fangmann, Executive Director, Glen Cove CDA & IDA

Jocelyn Wenk, Senior Grant Writer and Administrator, CDA

BFJ Planning:

Frank Fish, Principal

Silvia Del Fava, Associate

Emily Junker, Planner

Michelle Gilman, Planner

Introductions and Consultant Presentation (30 minutes)

On Thursday, December 14, 2023, BFJ Planning facilitated a public outreach event for the Glen Cove Comprehensive Plan: a joint public meeting of the IAC and Senior Center. The event was held at the Glen Cove Senior Center. The workshop was attended by approximately 50 people including members of the IAC and Senior Center. **Mayor Pamela Panzenbeck** opened the meeting with a welcome to the public and an introduction to the coordinators and the consultant team.

Following, BFJ Planning gave a presentation with an overview of the plan, the planning process, and preliminary recommendations, and explained the workshop discussion activity.

Frank Fish, Principal of BFJ Planning, began the presentation by reintroducing the City's Comprehensive Plan and team. This was followed by a review of the project timeline and outline of the plan chapters. At the time of this meeting, the consultant team had conducted four Core Working Group meetings, two Comprehensive Planning Committee meetings, stakeholder interviews, a public workshop, a public survey, and completed five draft chapters.

The consultant team members shared the preliminary recommendations from the plan chapters that have been completed to date.

Emily Tolbert, Planner, BFJ Planning, summarized key takeaways from two draft chapters: History and Regional Context, and Demographics and Housing.

Silvia Del Fava, Associate, BFJ Planning, reviewed preliminary recommendations from the draft Land Use and Zoning; Transportation, Mobility, and Parking; and Downtown and Economic Development chapters.

Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

Michelle Gilman, Planner, BFJ Planning, outlined the topics that will be covered in three chapters: Natural Resources, Climate Change, and Resilience; Infrastructure and Utilities; and Community Facilities.



Round Table Discussion and Report Back (1 hour)

The participants dispersed and joined six breakout tables. The tables were organized by theme as follows, although all tables could discuss any subjects or issues relevant to the Comprehensive Plan:

- **Downtown and Economic Development**
- **Community Facilities**
- **Transportation**
- **Land Use and Zoning**
- **Housing**
- **Environment and Natural Resources**

The group discussion lasted approximately 40 minutes. Representatives from each breakout table reported key takeaways to the broader group at the conclusion of the workshop.

Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

Downtown and Economic Development

The breakout group expressed a desire to increase the availability of housing in the downtown, especially if that provides more affordable options and housing for seniors. They believed that further attention should be directed towards increasing on-street parking and optimizing parking garage usage to improve functionality of the downtown. They recognized that downtown stores face challenges with retail landlords and rental rates that may prevent spaces from being leased out. There was an expressed preference for more active retail establishments, like entertainment providers or even large-scale retail stores (if that serves as an anchor), as opposed to passive alternatives.

Community Facilities

This breakout group identified library expansion and the establishment of a combined recreation and youth center as key areas of opportunity. They stated a critical need for the City's community spaces to align closely with the needs of its residents. A key consideration is how the City can provide spaces that not only fulfill practical functions but also serve as a source of community inspiration and pride. Furthermore, there was an emphasis on creating environments that are attractive to youth, with the aim of increasing Glen Cove's young adult population.

Transportation

The group expressed a desire for enhanced enforcement and adjustments to parking regulations in residential areas; a few group members suggested Glen Cove consider residential parking permits. Additionally, they identified a need to enhance transportation options, specifically for seniors within the community. The group wants to better understand how the City can effectively maximize the utilization of its already existing parking structures. One group member spoke against the recommendation to extend Highland Road to Brewster Street.

Land Use and Zoning

The breakout group discussed the lack of shopping options in Glen Cove, challenges presented by stores and restaurants operating without uniform hours, and a need for retail options at various price points. One idea to promote downtown activity is to improve marketing by leveraging channels such as email, websites, and social media; they believed that the BID could set aside budget for marketing purposes. Wayfinding was identified as a crucial aspect to attract customers; improved parking signs, a digital directory near the parking garage, enhanced wayfinding elements outside the garage (e.g., signs and lights), and beautification efforts like murals could help attract and lengthen visitor trips downtown. The group liked a long-term idea of converting part of the Pulaski Street Garage into a community space that would attract visitors. Additional ideas included the development of a "dining district" to transform downtown into a culinary destination, a re-branding effort that would attract visitors from the region.



Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

Housing

The group discussed the issue of affordable housing in Glen Cove. In some instances, entire families are renting a single room, highlighting the severity of the housing crisis. The group suggested drawing inspiration from Suffolk County's home sharing program, where care workers are paired with seniors, and caregivers provide assistance to seniors in exchange for discounted living space in their homes, accompanied by potential tax benefits. The group also emphasized that while senior housing is important, the City should take a multigenerational approach to providing affordable housing.

The idea of Accessory Dwelling Units (ADUs) in Glen Cove was also discussed, with the group agreeing that ADUs could help with opening up affordable housing opportunities. Additionally, there is a recognized need to adjust income thresholds to align with the City's levels rather than regional Area Median Income (AMI). Furthermore, the shortage of Section 8 apartments (inventory) to use available vouchers compounds the housing challenge.

Environment and Natural Resources

This group discussed how Glen Cove has a unique opportunity to transform natural assets into local attractions. This could involve initiatives such as offering dinner cruises or expanding beach access. Another potential avenue for change includes the establishment of an environmental committee to address and guide environmental initiatives within the City. Brownfields, currently underutilized, could be repurposed into solar fields. Furthermore, concerns related to flooding pose a significant challenge, especially given Glen Cove's coastal location.

