

Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements

Meeting Topic: Public Workshop #1

Date: 6/29/2023 6:30-8:00PM

Location: City Hall

Participants: *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

Christine Jimenez, Senior Planner

Matrix New World:

Sarah Sklar, Senior Environmental Planner

Nicole Campo, Technical Director

Introductions and Consultant Presentation (30 minutes)



Mayor Pamela Panzenbeck opened the meeting with a welcome to the public and an introduction to the coordinators and the consultant team.

Ann Fangmann, Executive Director of the Glen Cove CDA & IDA, introduced the project and the purpose of the workshop.

BFJ Planning gave a presentation with an overview of the plan, the planning process, and the anticipated contents of the plan, and explained what comes next.

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Frank Fish of BFJ Planning started the presentation by explaining what a comprehensive plan is and what it is not. A comprehensive plan is a long-range policy document for the City and provides goals and recommendations for future development, land use, infrastructure, and services. It is not zoning regulations or a budget. Mr. Fish explained that BFJ has been hired to assist the City to develop a comprehensive plan update, that the City Council is authorized to adopt the plan, and that public input is essential to developing the plan for the community. Mr. Fish introduced the 52-member Comprehensive Planning Committee (CPC) that represents a cross-section of stakeholders that live and/or work in the community and the Core Working Group (CWG) which is a subset of 12 members (Glen Cove residents) that meets more frequently to guide the plan. He also introduced the subconsultants who will assist with specific topic areas: Urbanomics for market analysis, MatrixNewWorld for sustainability, and CSA & KB Engineering for utilities and infrastructure. Next, he acknowledged the City's funding partners, New York State Department of State (DOS) and New York State Department of Environmental Conservation (DEC). He walked everyone through the project schedule and timeline, noting key opportunities for additional public involvement. He showed a slide of the proposed plan outline which follows the topic areas suggested by New York State's statutes for comprehensive plans and highlighted Chapter 9: Future Land Use Plan and Implementation.

Emily Junker of BFJ Planning continued the presentation with an overview of the first eight chapters of the plan, providing examples of the type of content that will be included in each:

1: History and Regional Context

This chapter will summarize past and ongoing planning and policy documents and projects from Glen Cove and the surrounding region, including:

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

2: Demographics and Housing

This chapter will review trends in population changes and housing needs. Ms. Junker shared some initial takeaways from the demographic analysis:

- Glen Cove's population grew at a faster rate than the County between 2010 and 2020.
- Glen Cove's population has a changing ethnic and racial composition. In particular, the Hispanic population has grown by over 2,000 people in the past 10 years. At the same time, Asian and other groups have grown slightly, while non-Hispanic, white, and African American populations have declined.
- Glen Cove's population 65 years and older has grown at a faster rate than the County and makes up a larger proportion of the total population, indicating a heightened need to serve seniors in Glen Cove.

3: Land Use and Zoning

- This chapter will review what is occurring on the ground (existing land use) and the code that regulates uses and dimensional requirements in different districts of the City (zoning). It will consider whether there are areas of the City where changes in the zoning code may potentially be recommended to achieve the City's goals.

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4: Transportation and Parking

- This chapter will cover topics like Glen Cove’s Complete Streets policy, transit policies, and parking garages.

5: Downtown and Economic Development

- Compact and infill development, entertainment, and jobs are just a few examples of the content of this chapter. This chapter will be produced by BFJ in concert with Urbanomics, BFJ’s market analysis subconsultant.

6: Natural Resources, Climate Change, and Resilience

- MatrixNewWorld, BFJ’s sustainability subconsultant, will take the lead on this chapter, which will cover topics like open space conservation and sea level rise.

7: Infrastructure and Utilities

- BFJ’s engineering subconsultants will take the lead on this chapter, which will have an emphasis on water supply and quality.

8: Community Facilities

- This chapter will focus on quality of life and public health topics.

Silvia Del Fava of BFJ Planning continued the presentation with an explanation of the Sustainability Elements that will be addressed in the plan as required by the Climate Smart Communities Program grant funding. She also explained that there are additional elements the community can elect to address including protecting drinking water sources from pollution.

Ms. Del Fava asked attendees to make sure that they sign in at the workshop and include their email address if they would like to receive updates. She introduced the project website, www.GlenCoveComprehensivePlan.com, and directed attendees to use the “contact us” feature to share feedback. Upcoming events and public participation opportunities will include a public survey (online and hard copy), a meeting with the InterAgency Council of Glen Cove (IAC) and Glen Cove Senior Center, a Planning Board meeting with opportunity for public comment on the plan, a second public workshop in the fall or winter, and subsequent public hearings.

BFJ staff explained how the remainder of the public workshop would be conducted: a 30-minute Q&A would be followed by an open house activity with five stations around the room with boards. Professional staff from the consultant team and City are available at each station. A second board is set up at the station with representatives from MatrixNewWorld about sustainability topics to include in the plan. Christine Jimenez of BFJ Planning was available at a station for Spanish translation. The boards at each station list preliminary goals and participants can place green dot stickers next to their top three priorities. Half of each board is open, enabling participants to add their comments on the goals and let the consultants know what they may have missed up to this point.

Q&A (30 minutes)



Frank Fish moderated the Q&A.

Key questions and topics from this discussion are summarized below.

Q: Could the workshop be livestreamed?

A: For the next workshop, the City could consider whether they have the capacity to livestream the workshop. This workshop presentation will be posted on the website with a summary of the comments heard.

Q: Where is the State funding coming from and how much is it?

A: Glen Cove received grants totaling \$150,000 from two State agencies for preparation of the comprehensive plan. DOS is providing a Smart Growth Comprehensive Planning grant and DEC is providing a Climate Smart Communities grant.

Q: Is the 52-person CPC paid or volunteer?

The members are all volunteering to be on the CPC.

Q: Can we involve the youth in the City for their input?

A: Yes, the City and consulting team will include the Youth Bureau as part of the public engagement process.

Q: How many more buildings are planned for development in Glen Cove? Is there a development agenda?

A: No, there is not. The consultants and City are here to listen to the public. The comprehensive plan is a democratic process and the City and consultants want input from the public about what they want and what their vision is. The plan makes recommendations for land use, zoning, regulations, and capital planning priorities, but is not a law or a regulation itself.

Q: There was supposed to be an amphitheater built at Garvies Point. Is that going to happen?

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A: Ann Fangmann clarified that the 18-person amphitheater that a participant referred to is part of the project's public amenities but is not the promised larger outdoor amphitheater. The amphitheater is still in the contract with the developer, however they do not own the site where it is to be located yet, so the City does not know the construction schedule. The site is next to the brewery, where there is a materials business, in "Block J." There are public infrastructure bond proceeds set aside for the amphitheater.

Q: If the Council approves the plan, are there consequences if they do not implement it?

A: The plan is a guidance document to be followed in other decision-making and actions by the City. Zoning changes should be based on a well-reasoned plan per NY State statutes.

Q: How were the 52 members of the Comprehensive Planning Committee (CPC) chosen?

- Frank: In BFJ's experience, it is beneficial to have a councilmember or a few council members on the committee, someone from the planning board, and to form the committee early.
- Ann: All of the members of the CPC are Glen Cove residents. The City followed New York State's guidance that requires the City to have a diverse and inclusive committee. Ann asked all members of the CPC present to stand up. (Note: Immediately after the meeting, a clarification was provided at <https://www.glencovecomprehensiveplan.com/advisory-groups>. All Core Working Group (CWG) members are Glen Cove residents. All CPC members live and/or work in Glen Cove. The CWG is a subset of the CPC that meets more frequently.)
- Dr. Maxine Cappel-Mayreis, a member of the CPC, stood up and commented that she feels the CPC is diverse and represents a number of businesses, organizations, and people in Glen Cove.

Following are the main themes discussed by the public during the Q&A session:

Seniors

- Seniors, age-friendly, enable independence, transportation for elderly, aging in place
- Need more apartments for seniors 60+, not more luxury units that are not affordable to people who live in Glen Cove

Housing Affordability

- Will there be a mother-daughter provision?
- In Westbury, there was some affordable housing built but the rent is \$2000 per month, which is not affordable
- Truly affordable housing is needed
- Need more apartments for seniors 60+, not more luxury units that are not affordable to people who live in Glen Cove

Traffic and Parking

- The increasing population contributes to traffic and parking issues
- Traffic and congestion, especially getting in and out of the City
- Several localized issues related to enforcement were raised:
 - Enforcement of no parking and no standing signs and double parking (e.g., Janet Lane)
 - Enforcement of speeding through traffic circles, U-turns in the downtown, and provision of stop signs at key locations to calm traffic (e.g. Dickson Street and The Place)

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- Specific issues related to parking needs
 - Need for handicapped parking in accessible locations near key services
 - Parking garages are too far from downtown for some and there is concern about the garages' structural integrity
 - Desire for more parking in downtown near services such as the post office
 - Parking and traffic are of concern during large events (e.g. Greek Festival)

Transportation

- It is hard for people to get to jobs if they don't own a car
- There is no place to safely ride a bicycle, would like to have bike lanes
- Walkability is a concern – Glen Cove has a great downtown, but outside of the downtown area it's not walkable (missing sidewalks, etc.)
- Replacing bricks that are a trip hazard
- We don't have public transportation in Glen Cove: the buses stop at night, Glen Cove is a destination, have asked Nassau Inter-County Express (NICE) to extend bus service and hours, but they have not acted on it
 - The Loop Bus service is lacking
 - Need buses from the train station
 - The Oyster Bay line of the Long Island Rail Road (LIRR) has very limited service

Downtown Activation

- Jazz Hands Children's Theater and North Shore Village Theater would like to have a performance space in downtown Glen Cove
 - Could bring people to businesses in the downtown
 - Community wants a place like that downtown
- There is nowhere for adults to go out at night
- Balancing events with parking concerns

Community Services and Quality of Life

- Desire for things for kids to do in the Welwyn Preserve
- There is no community center
- Would like a recreation center and pool
- Programming for children and seniors is limited
- Participants favor the idea for a theater in the downtown
- Want book stands (little free libraries) at parks and beaches
- Want an arcade for children
- There are events happening in Glen Cove including the Greek Festival, St. Rocco's Feast, Downtown Sounds, etc., but people do not know about them.
- Security at houses of worship

Infrastructure

- Need water pressure for firefighting
- Better cell service is needed

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Economic Development

- Sound Designs – Sustainable furniture company would like to bring more sustainable business to Glen Cove.
- One person noted that dense housing at 50 units per acre adds residents and traffic while taking away from places that used to provide jobs. Do not want more large residential buildings on Glen Cove Creek; we need to provide jobs and less traffic.

Environment and Natural Resources Conservation

- Continue the clean-up of brownfields, especially near Glen Cove Creek
- Recycling and e-waste: need to involve schools, large apartment complexes, and grocery stores in this effort
- Would like a recycling program for vape litter
- Solar power for the City
- Electric car infrastructure
- Photocircuits site could be a solar power plant
- Keep things working during a superstorm or other disaster
- Protect woodlands
- Establish an Earth Day event
- Public green space – Friends of Welwyn Preserve and Green Glen Cove are trying to get the County to allow them to set up a community garden in the preserve to respond to food insecurity issues in the City, but there has been resistance at the County level (the County owns the preserve)

Ann Fangmann closed the Q&A session by reminding people that there is a contact form on the project website and there will be many additional opportunities for public input. The following are some of the engagement opportunities that are anticipated in the next several months:

- Survey in print and hard copy
- IAC and Senior Center meeting
- Planning Board meeting
- Another public workshop
- Two public hearings

OPEN HOUSE BOARD EXERCISE



Preliminary Goals Ranking Exercise:

Priority	Preliminary Goal	Score*
1	Activate and revitalize downtown	96
2	Preserve and enhance neighborhoods	48
3	Emphasize pedestrians, bicyclists and public transit	47
4	Ensure water supply, quality and redundancy	45
5	Protect and improve the waterfront	44
6	Assess community facility needs	40
7	Provide housing options	38
8	Create and retain jobs	33

*Score is based on the number of dots on each priority multiplied by 3 for top priority, 2 for second priority, and 1 for third priority. The results were summed for each.

Sustainability Elements:

Rank	Sustainability Elements	Score*
1	Support alternative modes of transportation	9
2	Promote smart growth principles in land-use policies	9
3	Develop renewable energy	9
4	Conserve natural areas	6
5	Promote a healthy and safe community	6
6	Foster equity	3

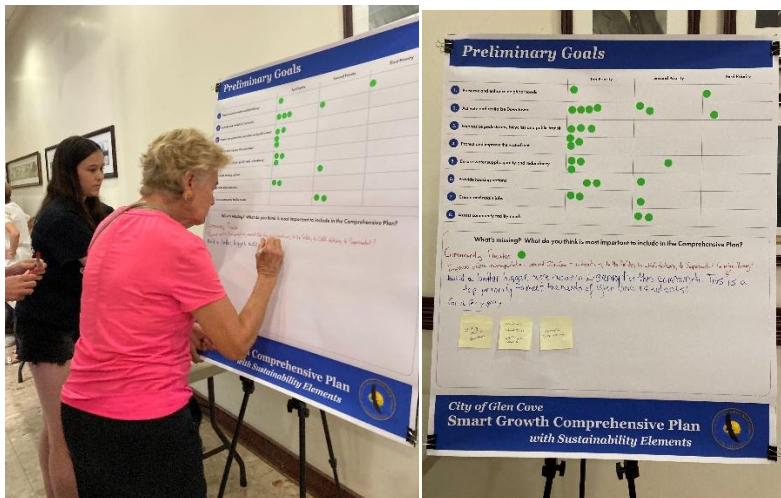
*Score is the raw count of dots.

Key themes from the comments on the boards:

- Provide and improve community facilities and services such as a community theater, larger and more modern library, public pool, and parks and recreation programming

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- Improve public transportation to key destinations and expand service (e.g. LIRR stations, shopping centers, the library)
- Improve traffic flow and road access in and out of Glen Cove
- Provide and improve parking in key places (e.g. near Senior Center, downtown)
- Revitalize downtown, attract small businesses and retail, and make it more walkable
- Enforce the City Code
- Provide housing for people aged 55 years and older rather than luxury apartments
- Support the homeless population
- Provide jobs by attracting employers
- Improve building code to encourage safe and sustainable construction methods



Written comments on the boards:

- More parking for the Senior Center
- Community theater
- Improve public transportation around Glen Cove – to downtown, to the fields, to LIRR stations, to supermarkets and to the library
- Build a better, bigger, more modern library for this community. This is a top priority to meet the needs of Glen Cove residents
- Get the ferry going
- Clothing store in downtown
- No trains before 5am
- N27 – no weekends
- More code enforcement
- Teach kids and adults not to litter
- Once new things (ex: apartments built) are in town, let's keep them attractive – dumpsters in streets turn off visitors!!! I cannot leave a dumpster on my property long-term. Why is this allowed???
- Make downtown great commercial district and make surrounding area sustainable, walkable place where people and nature meet
- Provide 55+ new housing communities (not apartments) [that] include recreation, pools, clubhouses, etc.

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- There is a great need of a place to take care of our homeless population, short- and long-term help
- More parking downtown
- Bring the factories back like we had in the 70s and 80s
- Concert Hall/bandshell
- Kids activities/parks
- Make Glen Cove more like the gold coast community that it is
- Recreation center/community pool
- Bypass out of Glen Cove (by Northern Boulevard)
- Lack of public transportation. Oyster Bay LIRR branch, buses
- Building construction. Ban tress construction and compressed wood
- Glen Cove lacks small businesses. Too many franchises and big businesses
- Bigger, better, more modern library to meet the needs of Glen Cove!
- Glen Cove has a very long history – the homes of our founders and original settlers and developers should be emphasized – plaques at beaches [and] in neighborhoods. We can honor politicians in a different, more subtle manner.
- I like the parking but wondering what is going to happen with the ferry?