



City of Glen Cove
Brownfield Opportunity Area Step 3 Implementation Strategy:
The Orchard and Sea Cliff Avenue (NYS DOS C1000368)

Memorandum

TO: HON. TIMOTHY TENKE, MAYOR
MEMBERS, GLEN COVE CITY COUNCIL

FROM: ANN FANGMANN, AICP, EXECUTIVE DIRECTOR, GLEN COVE CDA/IDA
KATHY EISEMAN, AICP, PARTNER, NELSON, POPE & VOORHIS (NP&V)

SUBJECT: TRANSMITTAL OF DRAFT BOA STEP III IMPLEMENTATION STRATEGY
FOR ACCEPTANCE BY COUNCIL

DATE: JANUARY 11, 2019

CC: TINA PEMBERTON, CITY CLERK
CHARLES MCQUAIR, ESQ, CITY ATTORNEY
MAUREEN BASDAVANOS, DEPUTY MAYOR

A link will be provided shortly to the Draft Brownfield Opportunity Area Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor which has been revised in response to public input received in writing and verbally since the public release of the draft Implementation Strategy and at the public open house held on December 6, 2018. As you know, the Step III Implementation Strategy builds upon the recommendations of the BOA Step II Nomination Study which was completed in 2012 and was the basis of the Governor’s designation of the BOA Area in 2015. The acceptance of the Draft BOA document will allow NP&V to commence with the preparation of a Generic Environmental Impact Statement that is required under the State Environmental Quality Review Act.

This memo provides an outline of the major changes to the document since you received the draft in November 2018 and provides an overview of the next steps involved in completing this project.

Summary of Revisions

1. The Executive Summary was revised to provide a summary in everyday language relying on the materials that were prepared for the public open house.
2. Language has been added to clarify that any future redevelopment within the RIO-ON will be at the property owner’s intention. The City is not proposing the redevelopment, however, is considering zoning amendments to encourage the type of development that is desired within the Study Area.
3. The recommendations originally included an amendment to adjust zoning incentives within the RIO-ON District to reduce the minimum size lot to 9,500 SF from the current 15,000 SF minimum to allow townhouse development. **However, based upon public**



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feedback, the recommendation to include a provision for smaller (9,500 square foot lots) has been removed. The recommended RIO-ON amendments contained in Appendix I-2 reflect this change.

4. An additional refinement to the RIO-ON District language is recommended to allow for 3 story buildings (ground floor parking with two stories residential) where these are not out of character with the surrounding properties, so that garage parking may be provided on the ground floor with living space above. This provision provides greater flexibility in design, while ensuring adequate on-site parking is provided.
5. The future land use map has been revised to reflect the recommendation for transit oriented development adjacent to the Glen Street LIRR Station consistent with the recommended extension of the RIO-ON District.
6. The Community Participation Plan was updated to include a summary of the public open house and how input received shaped the recommendations. Section 3 of the BOA (Community Participation) was likewise revised.
7. A recommendation to include a project champion (ex. community group) for construction and maintenance of any rain garden on public or private property has been added to the document.

The remaining modifications were made to clarify information or simplify language per input from the NYS DOS.

Next Steps

It is requested that the City Council accept the BOA Implementation Strategy at the City Council meeting on January 22nd as well as begin the New York State Environmental Quality Review Act (SEQRA) process. As you will see in the attached schedule, the SEQRA process is lengthy and has recently been extended with the addition of a mandatory scoping process (per the updated regulations of January 1, 2019), by which the public has an opportunity to comment on the contents of the Generic Environmental Impact Statement (the draft scope).

We have contacted the DOS and there is no objection to the City Council acting as Lead Agency for the SEQRA process. NP&V has prepared the EAF Parts I, II and III with a draft positive declaration and draft scope that will allow the City Council to commence the process immediately. These documents will be transmitted shortly.

The public would then have the opportunity to comment on the draft scope until February 15th, at which time, NP&V will modify the scope to reflect comments for review by the City Council and formal adoption of the scope at the March 12th City Council meeting. All of the steps are described in the attached document.

If you have any questions about the BOA Implementation Strategy, the recommendations that are included in the document, or the next steps, please feel free to contact me or to set up a meeting. Ms. Eiseman at NP&V has offered to meet with you individually if desired to discuss the recommendations and any concerns you may have.