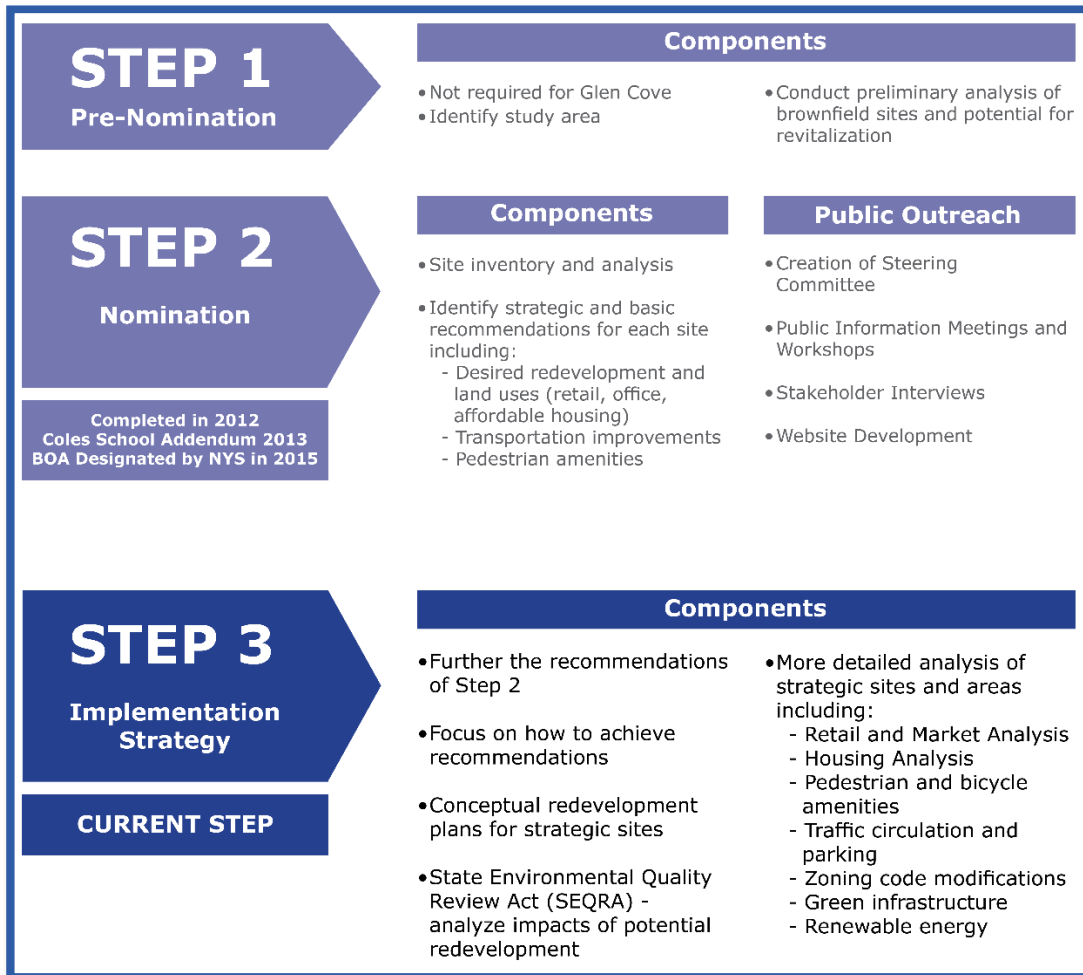


EXECUTIVE SUMMARY

A Brownfield Opportunity Area (BOA) Plan is comprised of a Nomination (Step II) and an Implementation Strategy (Step III). This document is the Step III Brownfield Opportunity Area (BOA) Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue in the City of Glen Cove.

The BOA Program is a three-step process designed to assist communities burdened by brownfield sites. The term brownfield has a broad definition under this program and can include any site where redevelopment or reuse is problematic due to impacts resulting from former land uses. The brownfields can be vacant, abandoned, or underutilized and may have actual or perceived environmental contamination.

The three steps of the BOA Program, as well as details about how these steps apply to the Orchard Neighborhood and Sea Cliff Avenue Corridor BOA are summarized in the graphic below.



WHAT IS THE STEP III BOA?

The Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue Corridor is, as the name implies, focused on action items.

The project was funded by the NYS DOS with funding through the Brownfield Opportunity based upon the work that was completed in the Step II BOA Nomination. The major recommendations of the Step II are provided in the next section. Based upon public feedback, there is clearly a misconception regarding what exactly a Step III Implementation plan means and how it would be used by the City.

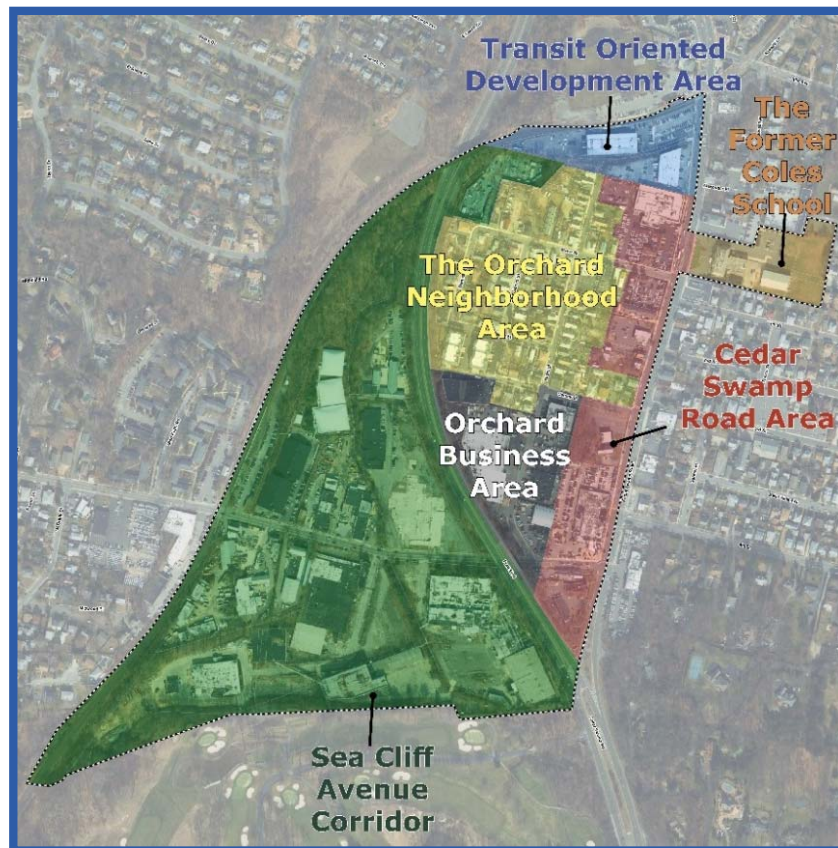
Below is a graphic that illustrates what the Step III Implementation Strategy is comprised of – versus what it is not.

The adoption of the Step III BOA will allow the City of Glen Cove to move forward with recommendations that could include physical improvements such as sidewalk, lighting and drainage improvements as well as zoning changes that will enable redevelopment consistent with the vision for the BOA.

WHAT THE BOA STEP III IMPLEMENTATION PLAN...	
IS...	IS <u>NOT</u>...
<ul style="list-style-type: none"> ❖ Recommendations for quality-of-life improvements ❖ A guiding document for future development as neighborhood properties become available (examples: bowling alley, former Stango’s restaurant, vacant properties) ❖ Recommendations for re-use of former industrial sites with environmental concerns ❖ A study that includes analysis of housing, traffic circulation, parking, green infrastructure, renewable energy, and economic development ❖ Keeping historic character and make-up of area ❖ An opportunity to enhance City zoning for transit-oriented housing near the Glen Street Station with affordable housing options 	<ul style="list-style-type: none"> ❖ City or Community Development Agency (CDA) purchase of any properties or use of eminent domain ❖ Displacement of residents (only major development proposed by train station) ❖ Adoption of zoning changes (the plan recommends zoning modifications for future consideration) ❖ A guarantee of change (neighborhood land uses tend to change over time, and the Step III Plan endeavors to create a framework for well thought-out future planning)

STUDY AREA AND STRATEGIC SITES

The Orchard Neighborhood and Sea Cliff Avenue Corridor BOA (Study Area) is provided in the image below. The Study Area is approximately 110 acres and has been divided into six areas of interest. The general land use pattern of the study area is generally the same as it existed in 2012, at the time that the BOA Step II was completed. Land uses include a mix of single-family, two-family and multifamily residential uses in the core of the Orchard Neighborhood; commercial uses along Cedar Swamp Road, near the Glen Street LIRR Station, and at the southern end of Hazel Street; and industrial activity along Sea Cliff Avenue.



The strategic sites identified by the Step II BOA included three properties located on Sea Cliff Avenue which are within the New York State Department of Environmental Conservation (NYSDEC) State Superfund Program: the Photocircuits, Pass & Seymour, and Pall Corporation sites. Also identified as a strategic site was the City-owned property located on the west side of Pratt Boulevard (north of the former Pall Corporation property) developed with the Glen Cove Child Day Care Center. In 2013, the Coles School Addendum was prepared and for the purpose of this Step III Implementation Strategy, the Coles School was considered a strategic site.

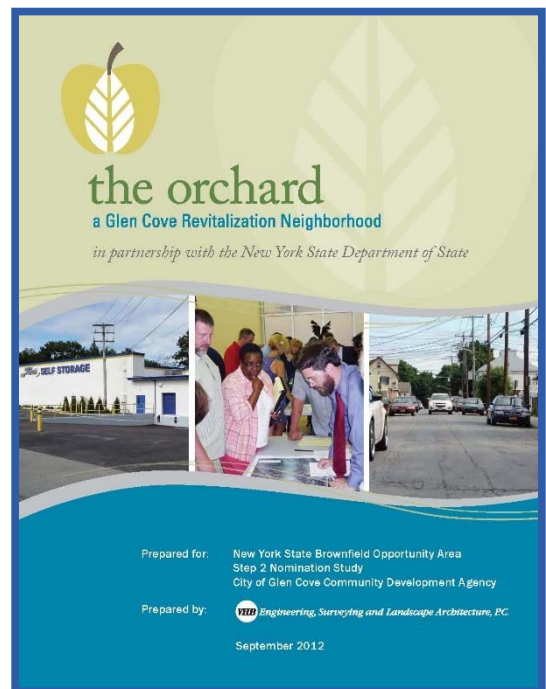
The existing zoning of the Study Area includes residential zones (R-4), business zones (B-2), industrial zones (I-1 and I-2), and the Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON). The R-4 residential district is located in the Orchard Neighborhood allows for single-family and two-family

homes, depending on the size of the property. The RIO-ON is an overlay district located in the Orchard Neighborhood and was adopted in 2010. This district permits additional flexibility by allowing townhouses, multifamily and mixed-use developments. It also allows for an increased residential density if public amenities are provided. Examples of the public amenities include recreational facilities, streetscape improvements, and high-performance buildings. Properties within the B-2 district are located along Cedar Swamp Road and Grove Street. The B-2 District is intended to provide opportunities for auto-oriented commercial uses or uses that require larger parcels. The district permits a wide range of retail stores, services, and offices, with potential for second story apartments. The industrial districts are the I-1 and I-2 districts, with I-2 the largest district in the BOA Study Area which expands north and south of the Orchard Neighborhood and west of Pratt Boulevard. A small area of I-1 is located south of the Orchard Neighborhood. Both of these districts permit the same types of light industrial activity. The strategic sites located along Sea Cliff Avenue are zoned I-2.

SUMMARY OF RECOMMENDATIONS FROM THE 2012/2013 BOA STEP II NOMINATION AND COLES SCHOOL ADDENDUM

A summary of the main recommendations from the BOA Step II Nomination and Coles School Addendum is provided below as these provide the basis for tasks completed for the Step III:

- Improvements within the Orchard Neighborhood so that it becomes an attractive, walkable, vibrant neighborhood with improved linkages to the rest of Glen Cove.
- Promote the Redevelopment Incentive Overlay District (RIO-ON) as a zoning tool for positive redevelopment within the Orchard.
- Encourage new commercial investment along Sea Cliff Avenue that could include large scale retail and other uses.
- Study the need for shared parking within the Orchard Neighborhood.
- Prepare an engineering study to identify Green Infrastructure solutions for stormwater management and identify new green space within the Orchard.
- Improve pedestrian circulation by providing a connection between the north end of Hazel Street and the Glen Street Long Island Rail Road (LIRR) Station, a reinvigorated Sea Cliff Avenue area, and providing a safe route to the City Day Care facility.
- Pursue a Transit Oriented Development (TOD) at the Glen Street Station.
- Identify reuse opportunity for the former Coles School which preserve the existing building and provide an opportunity to maintain recreational use in the rear.

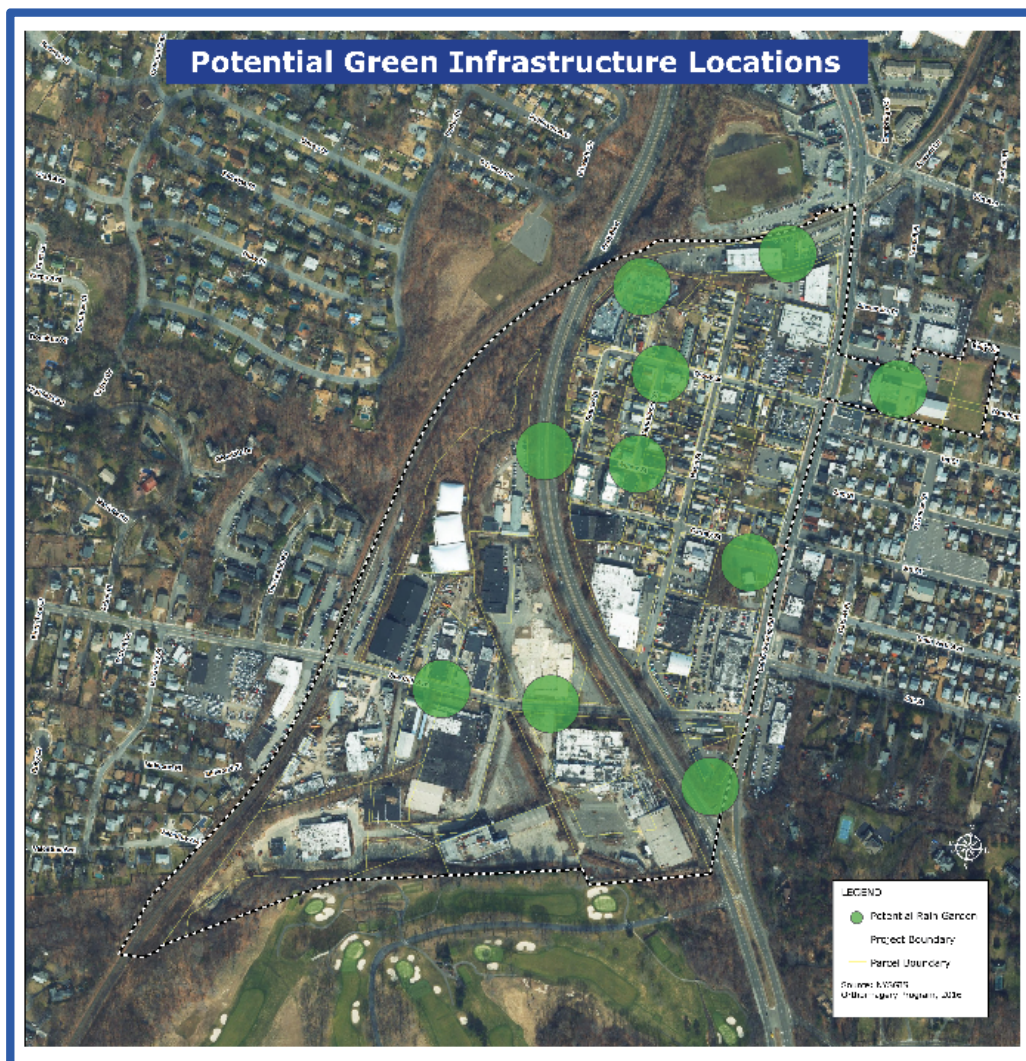


BOA Step II Cover

STEP III ANALYSIS & RECOMMENDATIONS FOR STRATEGIC SITES

As part of this Implementation Strategy, an analysis of potential reuse was conducted for each of the strategic sites, as well as for the City owned parking lot on Capobianco Street. This included the following special analyses and studies:

- Environmental Summary
- Transportation Engineering Study (Pedestrian and Bicycle Use Enhancement Study and Parking Needs Assessment)
- Green Infrastructure Engineering Report (See image from the report below)
- Housing needs analysis
- Cost benefit analysis to evaluate the development scenarios for strategic sites
- An evaluation of alternative energy options
- Phase I Environmental Site Assessment and estimates for remediation for Coles School



BOA PROGRAM COMMUNITY PARTICIPATION

Community participation was an important aspect of both the Step II and Step III BOA projects. The Step II Nomination included two public workshops and involvement by a Steering Committee.

The community participation for the Step III was focused on implementing Step II recommendations and therefore concentrated on interviews with agencies, stakeholders and property owners and included a public open house following completion of a draft document.

The open house was advertised through a combination of mailings, fliers, announcements at local meetings, news coverage, and the City website. Materials advertising the open house, questionnaires (sample page to the right), and posters displayed at the open house were bilingual (English and Spanish). These materials were posted on the City website after the open house with a link to an online survey (also in English and Spanish) that allowed members of the public to provide input following the open house.

There were seven stations at the Open House designed to provide background information, highlight strategic sites and specialized studies, outline what has been accomplished so far and the upcoming steps, and obtain feedback from the community. Participants were particularly interested in the Orchard Neighborhood, Sea Cliff Avenue, and TOD.

Overall, the feedback received from participants regarding the Implementation Strategy was positive and the open house was an excellent opportunity for participants to voice their ideas and any concerns. Following the open house, modifications to the draft BOA Step III document were made to reflect predominant concerns.

PARTICIPATION PACKET
Public Meeting
Glen Cove BOA Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue

Where do you live? (required) <input type="checkbox"/> I live in the Orchard Neighborhood. <input type="checkbox"/> I live in Glen Cove, but not in the Orchard. <input type="checkbox"/> I live in Sea Cliff. <input type="checkbox"/> I do not live in the area, but I am interested in the project.	Name (optional) <hr style="border: 0; border-top: 1px solid black;"/> Email to receive updates (optional) <hr style="border: 0; border-top: 1px solid black;"/>
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STATION 2: THE ORCHARD NEIGHBORHOOD

Were you aware, prior to this evening, that there is existing code that provides incentives for townhouses on properties with 15,000 SF (3 typical lots)?
 Yes No

Would you favor code changes that would make it possible to redevelop with townhouses on two typical lots, to provide more housing choices?
 Yes No

If no, what concerns do you have?

STATION 3: SEA CLIFF AVENUE

Were you aware, before this evening, that there are abandoned industrial properties on Sea Cliff Avenue that have been subject to environmental clean up? <input type="checkbox"/> Yes <input type="checkbox"/> No	If a larger retailer was interested in the site, do you have a favorite store you would like to see on Sea Cliff Avenue? <input type="checkbox"/> Yes _____ <input type="checkbox"/> No
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Which of the following reuse options do you support for the Sea Cliff Avenue Corridor properties (former Photocircuits/Pass & Seymour industrial uses)?

	Yes	No	Not Sure
a. Large scale retail (with anchor tenant such as a wholesale club, fitness club, home improvement or department store)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Hotel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Indoor commercial recreational/entertainment uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Light industrial (manufacturing, warehouses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. A mix of retail, light industrial, hotel, and/or recreational/entertainment uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. A mix of light industrial, hotel and/or recreational entertainment but not including large scale retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Images from the December 6, 2018 BOA Step III Implementation Strategy open house.

SUCCESS STORIES

As the name suggests, the Step III is primarily focused on implementation and action. In addition to the technical studies conducted, the BOA III included action related items towards achieving goals – some of which have already been implemented including for two sites that are highlighted below:

- **Pall Corporation:** A site plan was recently approved by the City Planning Board for the redevelopment of this Superfund Site with a self-storage warehouse. The BOA team worked with the City and applicant to achieve a site plan that included higher quality architecture and an easement through the site to provide an additional access to the Day Care property.
- **Former Coles School:** The BOA funding supported the City with an evaluation of alternative redevelopment options for the eastern portion of the site so that the former Coles School building could be reused for educational purposes. Following an analysis of several alternatives, it was determined that the eastern portion of the site should remain as City-owned property retained for community use. The BOA funding was used for studies, environmental remediation estimates, and the preparation of subdivision plans and applications to assist in the sale of the property to Tiegerman Schools.

FUTURE ACTIONS

Photocircuits/Pass & Seymour Sites

The Sea Cliff Avenue corridor includes the remnants of former industrial uses, two Superfund sites which are currently zoned for light industrial uses. Through the BOA process, a recommendation was developed that would allow for additional uses on the sites, including retail, hotel, and commercial recreation. In order to allow for more flexible uses, the current zoning would need to be amended and draft language for the potential modifications was prepared. This amendment to the I-2 District would encourage redevelopment of this strategic site.

Existing Conditions

- Large vacant Superfund sites formerly known as the Photocircuits and Pass & Seymour industrial sites.
- Former Pall Corporation site currently under redevelopment as a self-storage facility.
- Predominantly an industrial area with some commercial recreation and a single-family residence.
- Area is zoned I-2 which allows for business or professional offices, research and development laboratories, manufacturing, storage of products or materials, and other light industrial uses.



Step II 2012 Recommendations

- Large-scale retail, light industrial and distribution/warehousing.
- Improve access from Sea Cliff Avenue to Glen Cove Road and/or Cedar Swamp Road to attract large-scale retailers.
- Commercial uses such as film studio facilities or indoor recreation are appropriate for this area.
- Conceptual plan determined that former industrial sites could support a wholesale club*, retail or restaurant space and a commercial recreational facility.



Step III Proposed Zoning

- Recognize need for more flexible uses to promote redevelopment and investment.
- Amend Zoning Code to allow large-scale retail, as recommended by the 2012 Step II Study, in addition to a variety of commercial recreation uses and auxiliary uses such as a hotel.
- The former Photocircuits and Pass & Seymour sites are able to support renewable energy technologies such as geothermal heat, small-scale rooftop solar and small wind installations.



The Orchard Neighborhood

A number of recommendations apply to the Orchard Neighborhood. The Transportation Study identified several improvements for lighting, sidewalks and improving circulation. It is recommended that the City-owned parking lot on Capobianco Street be improved to include a rain garden and shade trees and continue to provide parking for residents of the area.

In 2010, the City adopted the RIO-ON Overlay District to encourage development. However, not as much change occurred as originally anticipated. To encourage additional development interest, modifications to the RIO-ON Overlay District and Zoning Map were prepared as part of the BOA Step III. After receiving feedback from the public, the proposed zoning code amendments were modified as indicated in the chart below.

Existing Conditions
<ul style="list-style-type: none"> • Primarily a residential neighborhood with some commercial and industrial uses.
Step II 2012 Recommendations
<ul style="list-style-type: none"> • Focus on neighborhood stabilization and the public realm. • Supports the recommendations of the City's Master Plan and Orchard Neighborhood Revitalization Plan. • Encourage redevelopment permitted by the RIO-ON Incentive Zoning.
Step III Proposed Zoning
<ul style="list-style-type: none"> • Refine RIO-ON Overlay District to provide more housing options in the Orchard Neighborhood. • Enhance incentives for redevelopment of smaller properties as long as they can accommodate parking. • Will allow for more options for redevelopment by individual property owners. • Amend zoning map to make it more consistent with existing land use patterns.

Step III Recommended RIO-ON Code as Compared to Existing RIO-ON Code			
Property Size (SF)	Development Allowed Under Existing Code*	Initial Recommended RIO-ON Code Amendments*	Recommended RIO-ON Code Amendments Subsequent to Public Feedback
5,000 SF	One-Family Home**	One-Family Home**	One-Family Home**
7,500 SF	Two-Family Home**	Two-Family Home**	Two-Family Home**
9,500 SF	Two-Family Home**	3 Townhomes and 1 Apartment OR 4 Townhomes	Two – Family Home (Recommendation for townhomes is no longer being considered for 9,500 SF lot)
15,000 SF	5 Townhomes	6 Townhomes	6 Townhomes with changes to have more flexibility in design
40,000 SF	Apartment Building	Apartment Building	Apartment Building
* Allowed development could potentially be increased based on density bonuses as outlined in the RIO-ON Overlay District.			
** If within the R-4 District, varies if within other underlying zoning districts.			

TOD Area

The BOA allowed the City to explore the potential for transit-oriented development (TOD) to occur near the Glen Street Station. During the Step II Study meetings were held with the MTA and LIRR to discuss the TOD, economic analyses were conducted, and conceptual plans were prepared. To achieve this goal in the future, it is recommended that the City amend the Zoning Map to extend the RIO-ON District to include this site and amend the RIO-ON District language to incorporate an option for TOD.

The bottom panel to the right identifies the major implementation strategies developed during the Step III to achieve the vision for a TOD at the Glen Street Station.

What is TOD?

- Mixed-use communities, typically with residential apartments above ground-floor retail and restaurants, centered around a transit station.
- Promote compact, walkable and pedestrian-friendly neighborhoods to reduce car dependence and traffic.
- Promote vibrant, sustainable and unique places to live, work and play all in the same area.
- Positive impacts for health and wellness

Step II 2012 Recommendations

- Introduce mixed-use development with ground floor retail next to the Glen Street train station.
- Create a pedestrian connection to the train station from Hazel Street.
- Expand existing parking facilities or explore new parking areas.
- Improve transit access to promote redevelopment in the Orchard Neighborhood.

Step III Proposed Zoning

- Modify the Zoning Code to allow mixed-use development with affordable housing (retail with residential).
- Modify the Zoning Map to extend the RIO-ON District to include the potential TOD Site.
- Incorporate the existing commercial use at the site into the future TOD mixed-use development.

The figure on the following page provides an overview of implementation strategies, including those which were achieved during the project and future tasks.

