



WHEREAS, the Superfund/Brownfield Law of October 2003 (CPL § 242-1) created the Brownfield Opportunity Areas Program under a new Section 242-1 of the State Municipal Redevelopment Law in General Municipal Law;

WHEREAS, the Brownfield Opportunity Areas Program enables municipalities, community-based organizations, and community development corporations to undertake activities resulting in area-wide revitalization of economically distressed areas and the Secretary to designate brownfield opportunity areas based on a report submitted by the Secretary pursuant to the provisions of Section 242-1 of the General Municipal Law; and

WHEREAS, the City of Glen Cove has received State assistance under the Brownfield Opportunity Areas Program to complete a brownfield opportunity area nomination and designation pursuant to Section 242-1 of the General Municipal Law;

WHEREAS, the Orchard Brownfield Opportunity Area nomination and designation plan to promote sound redevelopment and enhance the quality of life in the Orchard Brownfield Opportunity Area pursuant to Section 242-1 of the General Municipal Law; and

WHEREAS, the Orchard Brownfield Opportunity Area Nomination and Designation Plan, as required by Section 242-1 (3) (d) of the General Municipal Law, as required by the circumstances of the City of Glen Cove and Town of Oyster Bay, and the location of the area to be eligible for the benefits set forth in Section 242-1 of the General Municipal Law;

NOW, THEREFORE, the Secretary of State hereby designates the City of Glen Cove, Nassau County, referred to as the Orchard Brownfield Opportunity Area, pursuant to Section 242-1 (4) and (5) of the General Municipal Law.

CERTIFICATE OF DESIGNATION

for the

ORCHARD BROWNFIELD OPPORTUNITY AREA

PUBLIC HEARING

STEP III BOA IMPLEMENTATION STRATEGY
FOR THE ORCHARD NEIGHBORHOOD
AND SEA CLIFF AVENUE CORRIDOR

&

DRAFT GEIS

JUNE 27, 2019

This presentation and the materials presented this evening were prepared for the City of Glen Cove and Glen Cove Community Development Agency with state funds provided by the New York State Department of State through the Brownfield Opportunity Areas Program.

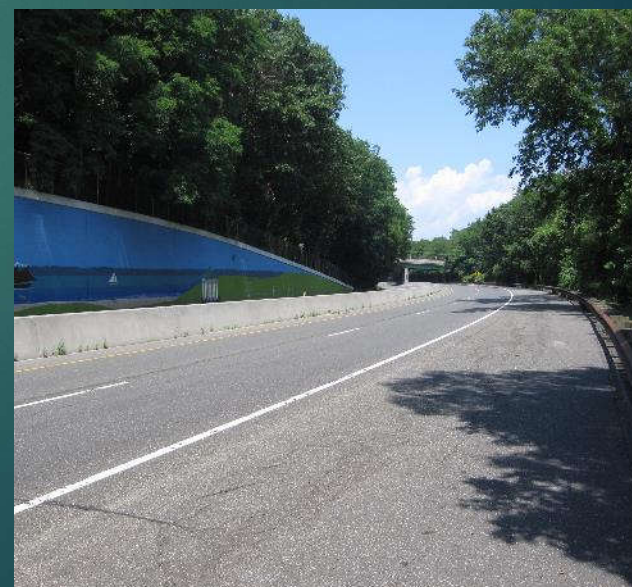
FOR MORE INFORMATION AND TO PROVIDE WRITTEN COMMENTS

2

- ▶ The BOA Step III Implementation Strategy and Draft Generic Environmental Impact Statement are available at www.glencove-li.us
- ▶ Written input may be provided on both documents until July 29, 2019 in care of Glen Cove CDA, 9 Glen Street, Glen Cove, NY 11542 or via email to: BOAFeedback@glencovecda.org

PRESENTING THIS EVENING

- ▶ Ann Fangmann, AICP; Executive Director, Glen Cove Community Development Agency (CDA)
- ▶ Carrie O'Farrell, AICP; Senior Partner/Division Manager, Nelson, Pope & Voorhis



Overview of the BOA Program and the Components of the Step III BOA Plan

PRESENTED BY ANN FANGMANN, AICP; EXECUTIVE
DIRECTOR, GLEN COVE CDA

WHAT IS THE PURPOSE OF THE NYS BOA PROGRAM?

- ▶ The Brownfield Opportunity Area BOA Program is a community planning process that helps communities with brownfield sites and blighted areas to overcome obstacles to redevelopment and revitalization.
- ▶ Encourages productive reuse of former industrial and vacant sites and provides an opportunity for the City to set future policy for the area.



HOW WAS THE PROJECT FUNDED?

- ▶ The BOA Program is funded through the NYS Department of State (DOS).
- ▶ The Step III has been prepared with a \$402,100 grant from NYS. The City and Glen Cove CDA provided a 10% match the majority of which was in-kind services (staff time).

THE BOA PROCESS

7

STEP 1

Pre-Nomination

Components

- Not required for Glen Cove
- Identify study area
- Conduct preliminary analysis of brownfield sites and potential for revitalization

STEP 2

Nomination

Components

- Site inventory and analysis
- Identify strategic and basic recommendations for each site including:
 - Desired redevelopment and land uses (retail, office, affordable housing)
 - Transportation improvements
 - Pedestrian amenities

Public Outreach

- Creation of Steering Committee
- Public Information Meetings and Workshops
- Stakeholder Interviews
- Website Development

Completed in 2012
Coles School Addendum 2013
BOA Designated by NYS in 2015

THE BOA PROCESS

8

STEP 3

Implementation
Strategy

CURRENT STEP

Components

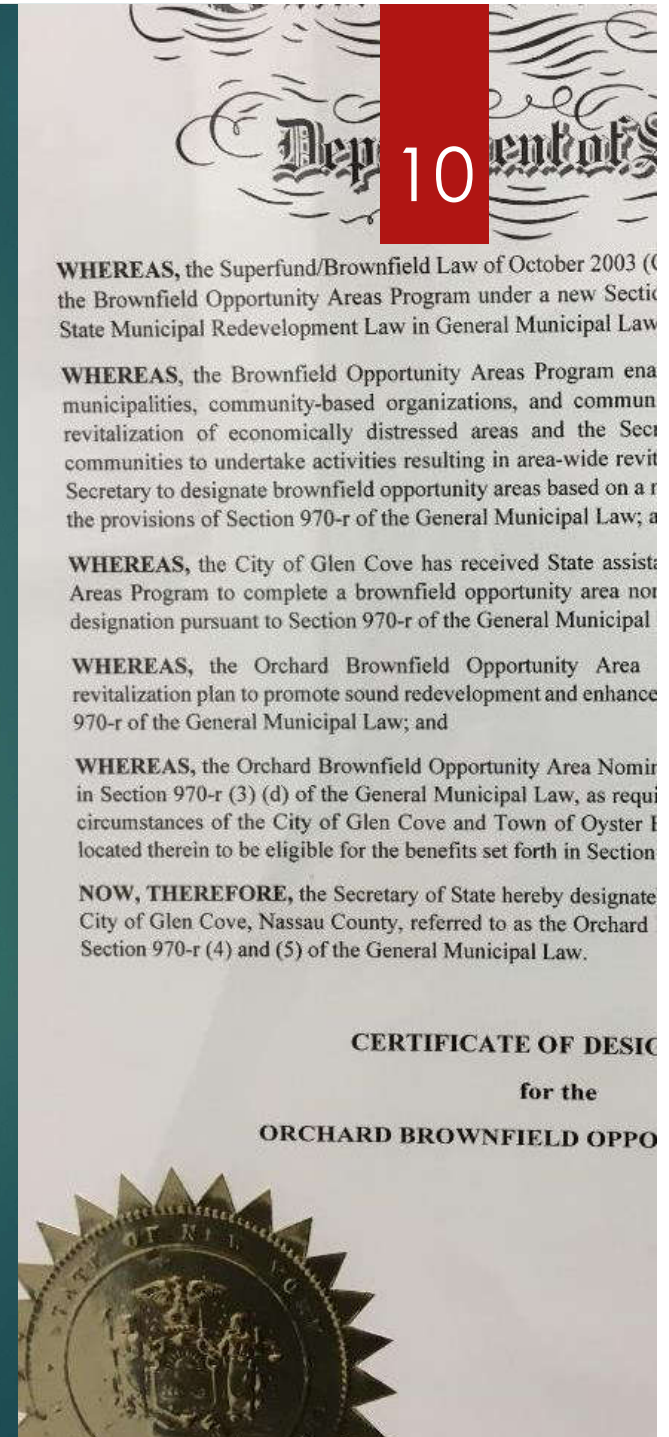
- Further the recommendations of Step 2
- Focus on how to achieve recommendations
- Conceptual redevelopment plans for strategic sites
- State Environmental Quality Review Act (SEQRA) - analyze impacts of potential redevelopment
- More detailed analysis of strategic sites and areas including:
 - Retail and Market Analysis
 - Housing Analysis
 - Pedestrian and bicycle amenities
 - Traffic circulation and parking
 - Zoning code modifications
 - Green infrastructure
 - Renewable energy

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: 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)

BOA PROJECT HISTORY

- ▶ Step II completed in **2012** - Coles School Addendum completed in **2013**
- ▶ The BOA was designated by NYS - December **2015**
- ▶ Commenced work on Step III - fall of **2015**
- ▶ Presented Draft Step III Plan - November **2018**
- ▶ Public Open house December **2018**
- ▶ Updates to Draft Plan following public input
- ▶ Draft Plan accepted & SEQRA process initiated -January **2019**





BOA STUDY AREA

11

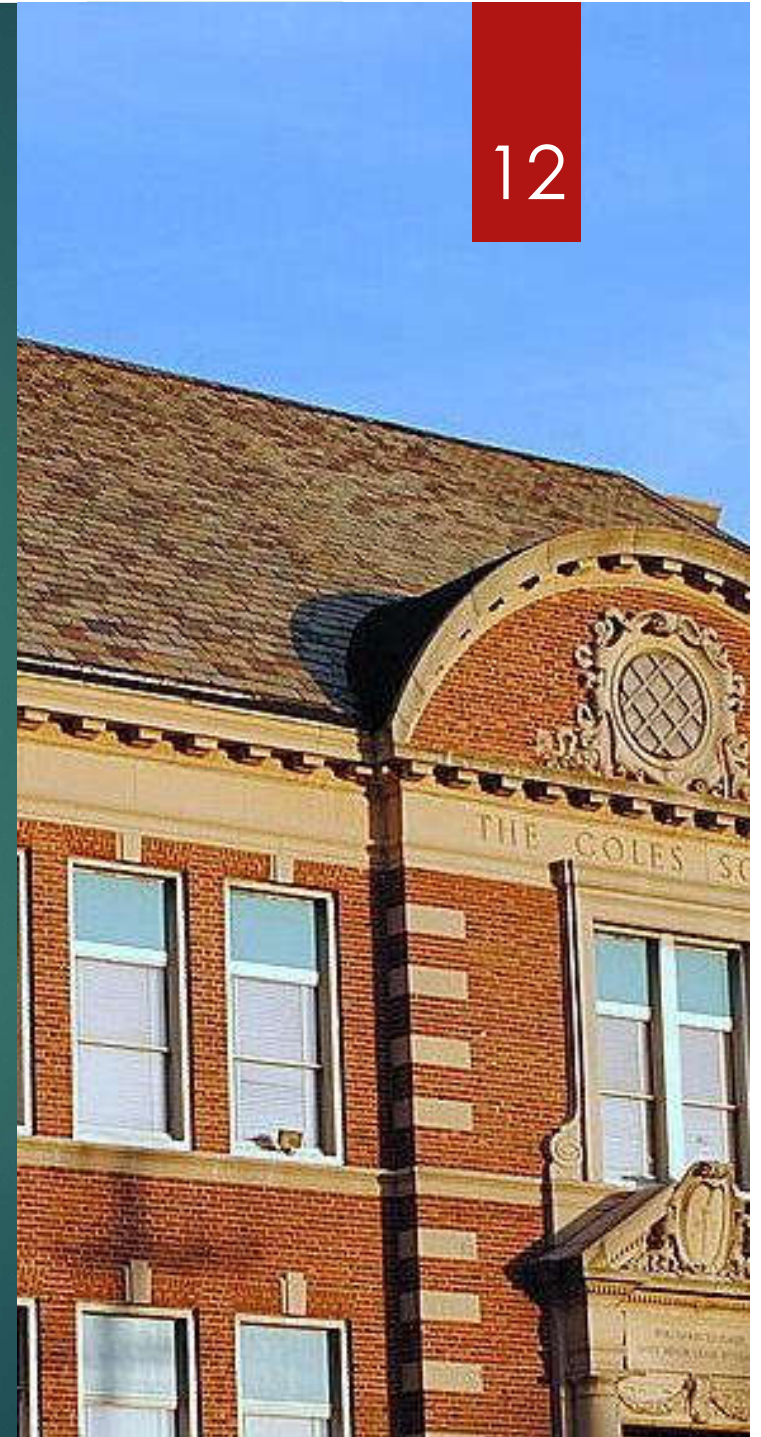
▶ AREAS OF INTEREST

- ▶ Transit Oriented Development (TOD) Area
- ▶ Coles School
- ▶ Orchard Neighborhood
- ▶ Orchard Business Area
- ▶ Cedar Swamp Road Area
- ▶ Sea Cliff Avenue Corridor

FORMER COLES SCHOOL

- ▶ In 2012, this was an abandoned school building
- ▶ Desire to keep the historic building
- ▶ BOA funding used for:
 - ▶ Glen Cove CDA outreach to potential developers
 - ▶ Redevelopment concepts/parking and zoning analyses
 - ▶ Cost benefit analysis
 - ▶ Phase I ESA and Environmental remediation estimates
 - ▶ Identified desired development strategy
 - ▶ Assisted City in applications (with Tiegerman Schools), preparation of subdivision plan, and SEQRA
 - ▶ Subdivision and Site Plan approval for use by Tiegerman Schools
- ▶ Achieved sale of the building for use as a school
- ▶ Continue community use of eastern portion of site

12



PALL CORP. SUPERFUND SITE

- ▶ Performed cost benefit analysis
- ▶ Advised City on architecture and status of environmental remediation
- ▶ Meetings with DEC, DOH, City and Day Care
- ▶ Identified need for access to Day Care through the property
- ▶ Achieved a better Site Plan
- ▶ Planning Board approved Site Plan in July 2018

13



THE ORCHARD NEIGHBORHOOD

14

HOW WE STARTED

Focused on neighborhood stabilization and encourage redevelopment permitted in the existing RIO-ON Incentive Zoning District **adopted in 2010.**

WHERE WE WERE

Developed refinements to the existing zoning overlay district to encourage combining of properties to provide more housing options.

WHERE WE ARE NOW

Based upon public feedback, recommended zoning language was modified to **remove** reduction in minimum lot area for townhome development to remain at 15,000 SF.

Includes refinements to make townhomes more **achievable under a special use permit** (for ex. reducing required rear yard setback)

PHOTOCIRCUITS/ PASS & SEYMOUR SUPERFUND SITES

15

HOW WE STARTED

Focused on redevelopment options for large abandoned Superfund Sites. The 2012 Step II recommended large-scale retail, light industrial and distribution/ warehousing.

WHERE WE WERE

Recognized need for more flexible uses to promote redevelopment and investment. Recommended zoning code amendments to allow a Regional Commercial Center by Special Use Permit.

WHERE WE ARE NOW

The recommended code amendments will **remove language** that would permit a wholesale club. Allow for other retail uses, hotel, & commercial recreation by Special Use Permit.

TRANSIT-ORIENTED DEVELOPMENT AT THE GLEN STREET TRAIN STATION

16

HOW WE STARTED

Recommend 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.

WHERE WE WERE

Recommend Zoning Code modifications to allow mixed-use development with affordable housing (retail with residential).

Recommend modifying the Zoning Map to extend the RIO-ON District to include the potential TOD Site.

WHERE WE ARE NOW

Any future TOD Development would first require Zoning Amendments, Special Use approval by the Planning Board

Require environmental review & necessary regulatory agency permits.

BOA STEP III ANALYSIS & SPECIAL STUDIES

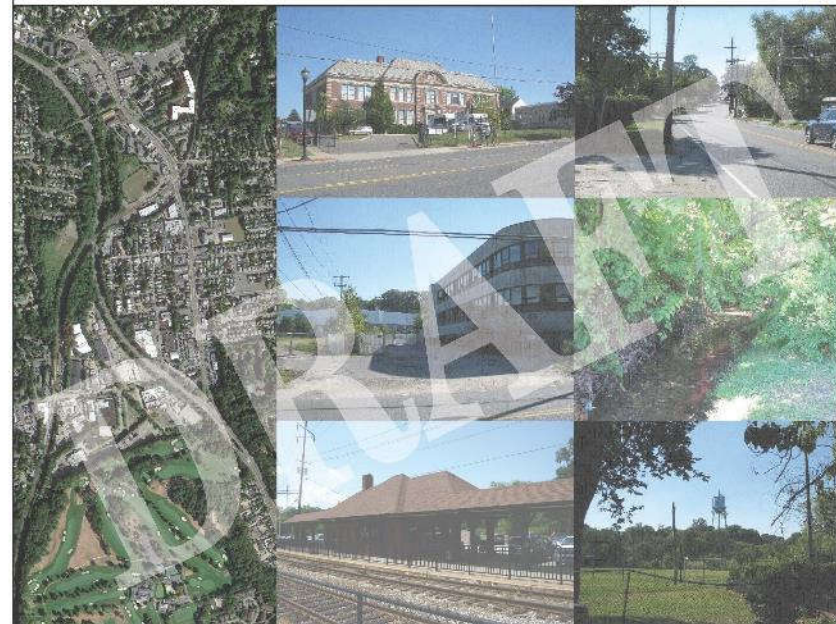
- ▶ Green Infrastructure
- ▶ Renewable Energy
- ▶ Parking Needs and Pedestrian/Street Environment Assessment
- ▶ Housing Needs and Analysis
- ▶ Cost benefit analysis for strategic sites
- ▶ Phase I Environmental Site Assessment and estimates for remediation for Coles School

17



Glen Cove BOA Step III Implementation Strategy for the Orchard Neighborhood and Sea Cliff Avenue

NYS DOS C1000368

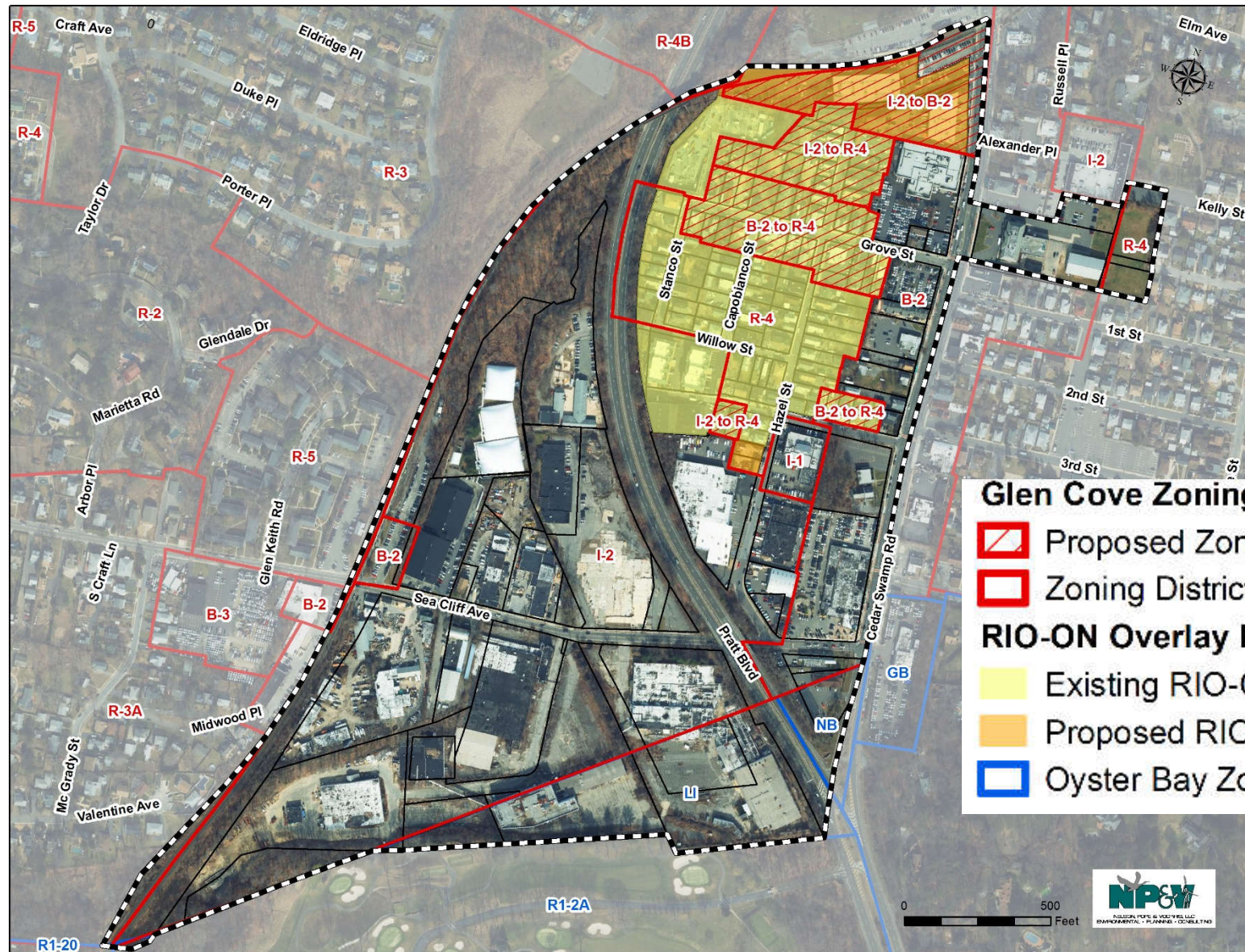


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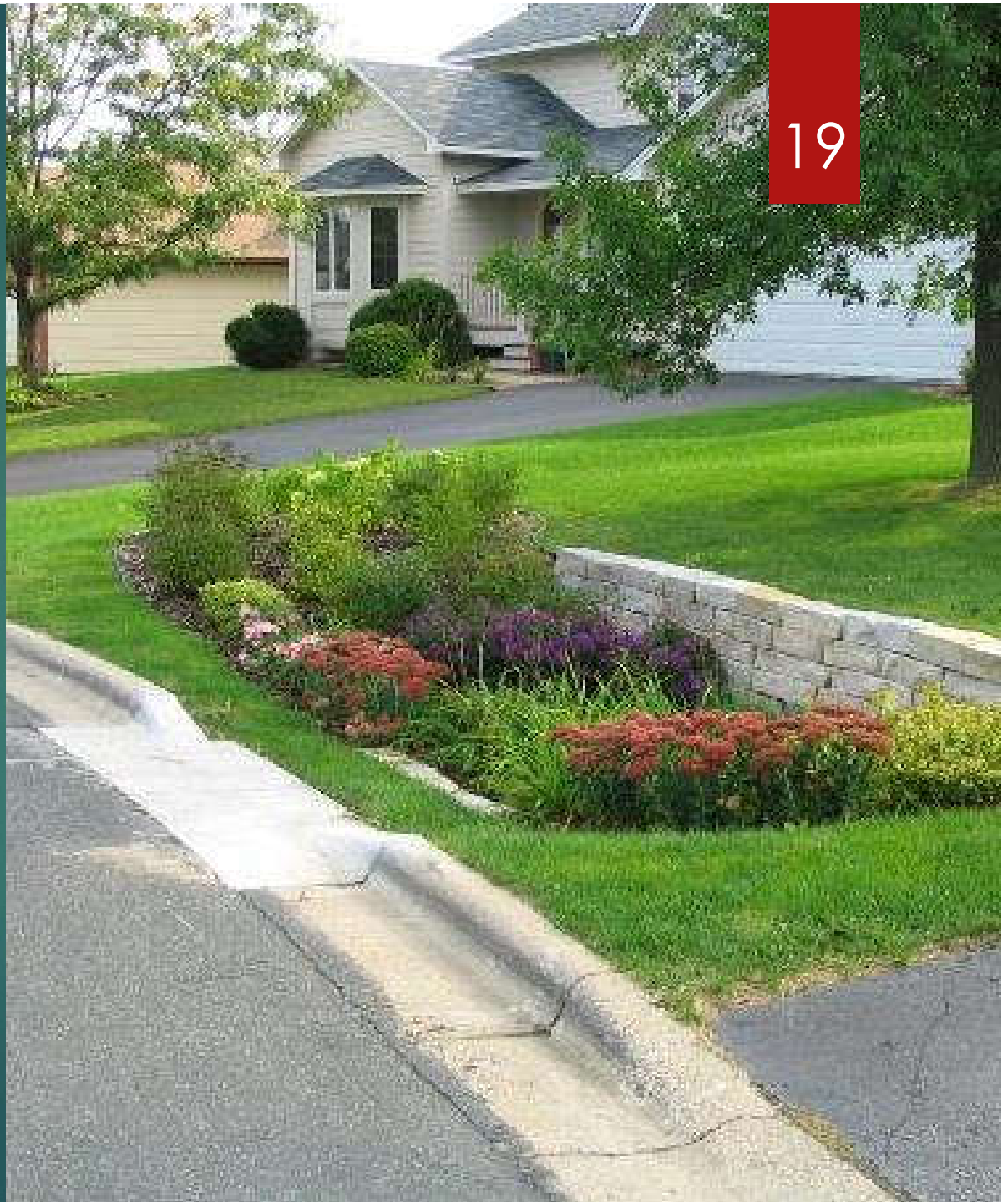
January 2019



RECOMMENDED ZONING MAP AMENDMENTS

GREEN INFRASTRUCTURE


- ▶ Stormwater treatment practices that utilize the chemical, biological, and physical properties of plants, and soils for removing pollutants from runoff.
- ▶ Green infrastructure projects identified, with cost estimates, & benefits of projects.
- ▶ Report can be used in applying for funding for improvements.



ANALYSIS OF CITY-OWNED PROPERTY ON CAPOBIANCO STREET (EXISTING 14 STALL PARKING LOT)

- ▶ Existing parking lot owned by the City
- ▶ Police Department provided field assistance; determined that lot used by residents in the area
- ▶ Recommendation to improve parking lot and add rain garden and shade trees





STREET ENVIRONMENT RECOMMENDATIONS (Gedeon Engineering)

21

- ▶ Improve pedestrian access between neighborhoods and LIRR Stations and the Day Care.
- ▶ Provide adequate off-street parking for new developments
- ▶ Upgrade existing curb ramps for accessibility and install new sidewalk sections where absent.
- ▶ Convert Stanco Street to two-way operation to eliminate necessity for northbound drivers to use Capobianco Street. Would require additional analysis prior to implementation.
- ▶ Update streetlight system to LED - increases efficiency through lower wattages, decreasing outages & maintenance costs due to longer lamp life.

Draft Generic Environmental Impact Statement (DGEIS)

PRESENTED BY CARRIE O'FARRELL, AICP, SR. PARTNER, NPV

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

- ▶ The Draft GEIS evaluates the Step III BOA Plan recommendations
- ▶ No site specific development projects are proposed at this time
- ▶ Compares the proposed action against no action alternative

ENVIRONMENTAL REVIEW FOR FUTURE ACTIONS

- ▶ Future consideration by the Council to adopt zoning amendments would require additional environmental review under SEQRA
- ▶ Future redevelopment projects would also require additional environmental and site plan/Special Use Permit review by the Planning Board

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT TOPICS



Land Use, Zoning, Plans



Community Character



Community Services and Utilities



Transportation



Water Resources



Ecological Resources



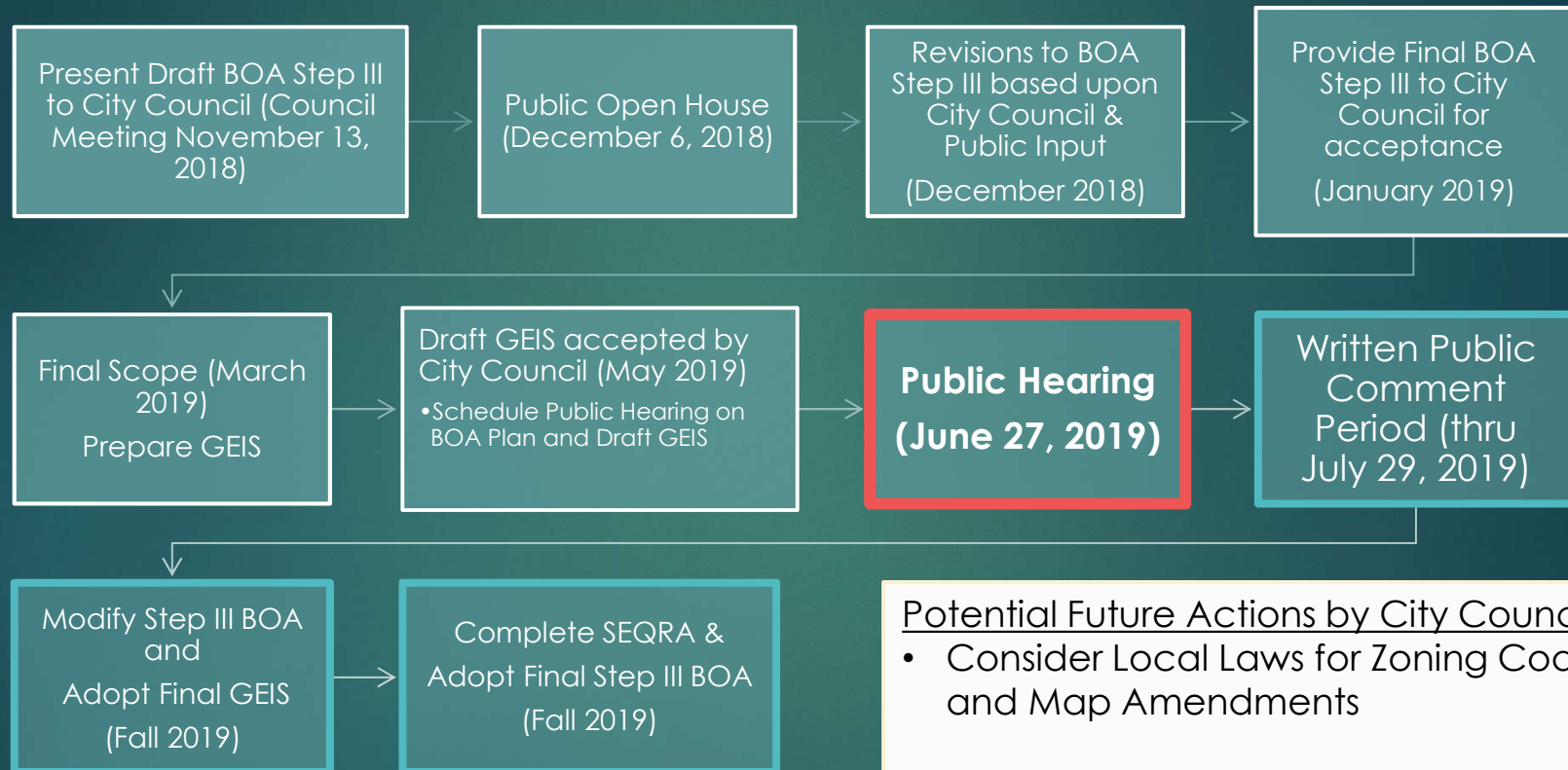
Soils and Topography

NEXT STEPS

- ▶ Respond to public comments in Final GEIS
- ▶ Modifications to BOA Step III Plan
- ▶ Issue Findings Statement and conclude the Environmental Review
- ▶ Adopt Final BOA Step III
- ▶ City can choose to implement any strategies identified in the BOA
- ▶ Additional environmental review may be necessary for future implementation (i.e., code changes, special use permit/site plans)

BOA/DOS GRANT COMPLETION SCHEDULE

27



Potential Future Actions by City Council:

- Consider Local Laws for Zoning Code and Map Amendments
- Public Hearing on Local Laws and Zoning Amendments
- Implementation of Additional Recommendations

PROVIDE INPUT

28

- ▶ Comments may be provided this evening on the Plan and the GEIS which will be transcribed.
- ▶ No responses to comments will be provided this evening.
- ▶ Comment may be provided on both documents until the close of business of July 29, 2019.

Glen Cove CDA,
9 Glen Street
Glen Cove, NY 11542

BOAFeedback@glencovecda.org

*The BOA Step III Implementation Strategy and Draft
GEIS are available at www.glencove-li.us*