

Joseph Weiser
18 Grace Drive
Old Westbury, NY 11568

RECEIVED
Date 3/30/2009
Time 2:45 PM
OFFICE OF CITY CLERK
GLEN COVE

March 18, 2009

Mayor Ralph Suozzi
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

City Council
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

Re: Comments to Master Plan for Public Hearing

Dear Mayor and City Council Members:

As you know, I am the owner of property at 74 Shore Road, Glen Cove, NY, which is now known as The Wharf at Jude Thaddeus Landing, Inc.

After reviewing the draft Master Plan and the Draft Generic Environmental Impact Statement, I have several comments that I would like the City to consider. After several meetings with City's planners, Phillips Price Shapiro and AECOM, both in New York City last September, and several subsequent meetings, and after rounds of further input, there were certain concepts which we expected to see reflected in the draft Master Plan as it relates to my Property and others which abut the City's wastewater treatment plant and Morris Avenue.

I believe that the following factors/policy considerations should be expressly stated in the final Master Plan as they relate to development on the south side of Glen Cove Creek:

- A. Mixed use commercial buildings of up to five or six stories should be permitted if the Planning Board finds that certain factors are present, including:
- 1) The mitigation of the visual impact of the sewage treatment plant on the north side of Glen Cove Creek;
 - 2) The re-direction of existing traffic from Shore Road to Morris Avenue;
 - 3) The provision of parking structures which may be shared for use by the City's recreational facilities on the south side of Morris Avenue;

D. 1

- 4) The refurbishment and beautification of Morris Avenue, including bicycle- and pedestrian-friendly amenities and streetscape improvements;
- 5) creation of new public parks and/or recreational facilities, including scenic overlooks and waterfront walkways;

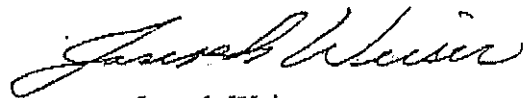
B. Commercial uses to be permitted under these circumstances would include offices, retail, restaurants, catering facilities (including roof-top catering), and hotels (a use specifically suggested by the Planners as a fall back in the event that other uses do not prove to be economically viable).

D. 1

While many of these concepts are in the draft plan, they are scattered throughout and not included in any comprehensive manner relating to the south side of the creek. As you may know, I worked very hard with the City's planning consultants to arrive at the above recommendations and was disappointed to see that they were not expressly stated in the draft Master Plan.

I trust that these comments will be considered by the Council and will make their way into the Master Plan as intended by the City's planners. I look forward to working with the City to accomplish what I believe will be a great project to enhance the south side of the creek by providing exciting amenities for the City of Glen Cove.

Very truly yours,



Joseph Weiser



RECEIVED
Date 3/30/2009
Time 4:45 PM
OFFICE OF CITY CLERK
GLEN COVE

March 27, 2009

Mayor Suozzi
9 Glen Street
Glen Cove, New York 11542

Dear Mayor Suozzi and Members of the Glen Cove City Council,

I am writing to you regarding the Waterfront Development, Master Plan and the Environmental Review Process. As the owner of 20-36 Garvies Point Road, right in the middle of the Waterfront Development on the North side, I am concerned.

The current economic downturn and the pending Waterfront Development will most likely make the current commercial-industrial use of my property unsustainable. As per the current MW3 Zoning I would not be able to redevelop my property to a viable residential and/or mixed use. This would cause severe economic hardship as I am paying close to \$400,000 in real estate taxes on this property.

D.2

I would like to ask you to modify the current Zoning to allow residential and mixed use redevelopment at smaller parcels (5 Acres). The neighborhood's appearance will be enhanced by the change in zoning. Also, this would allow me the flexibility to redevelop to a more viable use when the time comes and avoid a potential hardship. Since this property is close in proximity to the ferry, the additional foot traffic will increase the viability of the ferry. The increased number of people can only help the ridership for the ferry so this project can be successful for everyone.

Your attention to this matter is greatly appreciated.

Most Sincerely Yours,

David Abiri

David Abiri

MAR 30 2009

Tina Pemberton

From: Ralph Suozzi
Sent: Tuesday, March 31, 2009 3:22 PM
To: 'nanci steiner'
Cc: Tina Pemberton
Subject: RE: environmental impact of Glen Cove master plan

RECEIVED
Date 3/31/2009
Time 3:22 P.M.
OFFICE OF CITY CLERK
GLEN COVE

Nanci,

Thank you for your comments relative to the environmental impacts and the Glen Cove Master Plan. I am forwarding these comments to the City Clerk for inclusion, as part of the public record, in the Public Hearing document that will be compiled and completed after the close of business on April 13, 2009.

All comments will be answered in writing and be available for the public as part of the continuation of the SEQRA process.

Tina,

Please print this email and highlight the section from the portion that reads Original Message down for inclusion as part of the Public Hearing.

Thank you,
Ralph

-----Original Message-----

From: nanci steiner [mailto:oddacra@gmail.com]
Sent: Tuesday, March 31, 2009 2:56 PM
To: Ralph Suozzi
Subject: environmental impact of Glen Cove master plan

I cannot overemphasize the negative impact of the proposed building site of 850 units on the village of Sea Cliff and its residents. The noise pollution, light pollution, visual pollution, traffic, waste and runoff will be a disaster to Sea Cliff and Hempstead Harbor. Controlled, responsible development is something I support, but the Rexson plan is far too dense a project for the site and the surrounding villages.

D.3

There is nothing like these towers in Hempstead Harbor and The proposed project will forever change the character of the Harbor and the neighborhoods in a negative way. Excess and greed are responsible for the present economic conditions and this is more of the same. I beg you to consider the real environmental impact this will have, not just in Glen Cove, in all surrounding villages.

Thank You,

Nanci Steiner

FORCHELLI, CURTO, CROWE, DEEGAN, SCHWARTZ, MINEO & COHN, LLP
COUNSELORS AT LAW

330 OLD COUNTRY ROAD
P.O. BOX 31
MINEOLA, NEW YORK 11501
TELEPHONE: (516) 248-1700
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WEBSITE: WWW.FORCHELLILAW.COM

KATHLEEN DEEGAN DICKSON
PARTNER
KDICKSON@FORCHELLILAW.COM

MELVILLE, NEW YORK
BY APPOINTMENT ONLY

March 30, 2009

Mayor Ralph Suozzi
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

City Council
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

RECEIVED
Date 3/30/2009
Time 8:45 PM
OFFICE OF CITY CLERK
GLEN COVE

Re: Comments to Master Plan and DGEIS

Dear Mayor and City Council Members:

This office represents parties in interest to the Photocircuits property located at 31 Sea Cliff Avenue, Glen Cove, New York. The property consists of approximately 22 acres and is also located partially within the Town of Oyster Bay. As you know, this property has been vacant for several years following the bankruptcy of Photocircuits Corporation, the property is now being foreclosed upon by the primary lender, and there are environmental issues affecting the property.

After reviewing the draft Master Plan and the Draft Generic Environmental Impact Statement, we have several comments that my clients would like the City to consider before adopting the Master Plan.

The Master Plan (MP) identifies the Sea Cliff Avenue corridor as an Area of Stability, contemplated to remain as an industrial and commercial area, while the other industrial areas of the City (such as the Glen Cove Creek area and the Konica site) are slated to be amortized over time to residential, maritime, recreational or clean commercial uses. The Plan states that "industry and offices have a better chance of survival further to the south in Glen Cove, more convenient to highways (and thus for trucks as well as to a larger labor pool)." (MP pg. 34). We don't disagree, but we believe this should be expanded upon..

This area is currently zoned I-2 (Light Industrial). The permitted uses in this district are:

D.4

FORCHELLI, CURTO, CROWE, DEEGAN, SCHWARTZ, MINEO & COHN, LLP
COUNSELORS AT LAW

Page 2

March 30, 2009

1. Business or professional offices, including research, design and development laboratories, and
2. Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or storage of products or materials (with some exceptions).

One notable omission from the current permitted uses in this district is retail use. Furthermore, while many of the "prohibited uses" are quite logically excluded, the existing zoning excludes some potentially appropriate uses for this site, including the sale of lumber and building materials.

The Master Plan contemplates expanding the permitted uses in this area to "high-density office uses (in addition to industry) and ancillary retail (e.g., no more than 10 percent of the total square footage). MP pg. 85. We believe that this concept is a good one, but that it should be further expanded.

The Photocircuits site is a critical site in the City of Glen Cove, by virtue of its size, location and past uses. The property's redevelopment into a successful and viable use is essential for the good of the City and to allow the property to maintain (or recover) its value – for tax generation, job creation, and to put a highly visible and strategically located derelict property back to productive use. In order to accomplish these goals, maximum flexibility must be afforded for development purposes. The recent economic downturn, and concomitant slide in the real estate market, has demonstrated that past conventional wisdom regarding redevelopment and appropriate land uses does not necessarily still apply.

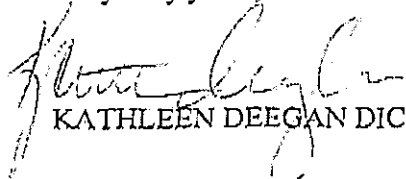
D.4

Accordingly, we would propose that the Master Plan, rather than limiting any commercial uses in this area (e.g., to no more than 10% of ancillary retail), that it contemplate any and all types of commercial and/or industrial uses, including sale of lumber and building materials, and other retail uses.

In order to provide protection to the City, while maintaining the crucial flexibility, the new zoning could provide for retail uses and other commercial uses (other than those already permitted in the I-2 district) to be granted pursuant to a special use permit, so that the planning board could evaluate such uses and impose reasonable restrictions to ensure compatibility with the City's objectives as well as commercial viability.

I trust that these comments will be considered by the Council and will make their way into the Master Plan. We look forward to working with the City as it implements its new Master Plan, in order to create a new, productive and viable commercial center on the Sea Cliff Avenue corridor.

Very truly yours,

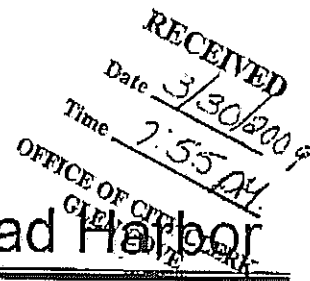

KATHLEEN DEEGAN DICKSON

KDD/ka



Coalition to Save Hempstead Harbor

P.O. Box 159 • Sea Cliff, NY 11579 • 516-801-6792 • cshh@optonline.net



March 30, 2009

Mayor Ralph V. Suozzi
Glen Cove City Hall
9 Glen Street
Glen Cove, NY 11542

Dear Mayor Suozzi:

The Coalition to Save Hempstead Harbor appreciates the opportunity to submit comments with respect to the Draft Generic Environmental Impact Statement (DGEIS) for the Draft Master Plan. We will do so in part this evening with more detailed comments to be provided by the end of the comment period on April 13.

We acknowledge the enormity of the effort that the City of Glen Cove and its consultants have undertaken to develop an effective Master Plan that addresses all areas of the city—e.g., specific neighborhoods, downtown, and the waterfront—and all issues related to managing the operations and providing services for its approximately 27,000 residents. At the invitation of the city, the Coalition has served on the Master Plan Task Force since the Task Force was commissioned in 2006, and so we understand how critical this document will be in shaping the city's future growth.

Overall, we feel that the draft Master Plan achieves its goal of providing a vision and guidelines for the future of the city that balances a mix of uses that will help the city improve its ability to be a "self-sustaining community." We also acknowledge the city's attention to expanding parks and green spaces and implementing design features and best management practices that will be protective of the environment. However, we feel that the document falls short in its treatment of the waterfront and that the DGEIS gets caught up in a circular discussion that fails to identify certain environmental impacts. Because of the mission of the Coalition to Save Hempstead Harbor, our comments focus primarily on Chapter 6 of the draft Master Plan—"Waterfront, Parks and Natural Resources"—and the corresponding sections of the DGEIS. Also we feel it is important to preface our comments with a note about the process in which the Master Plan Task Force was involved.

MASTER PLAN TASK FORCE PROCESS

The members of the Master Plan Task Force were involved in a series of meetings with city officials and city consultants that spanned more than two years. Each chapter of the draft Master Plan was provided to the Task Force for comment and discussion, and the chapter dealing with the waterfront was provided last in August 2008. There were often long periods between providing chapter comments when there was no communication from the city or the consultants and when promised materials, documents, and information were not provided. In fact, most Task Force members were unaware that a final draft had been completed by December 2008. Even the announcement regarding the initial scheduled public hearing for the draft Master Plan and DGEIS had not been circulated directly to Task Force members. More important there were instances in which Task Force members provided information and comments that seemed to be ignored.

D.5

We acknowledge that there were some unforeseeable events that the city had to deal with that may have made communication with members difficult. However, we respectfully suggest that in order for the city to continue to engage community members in any planning process or to assist in other activities in the future that every effort be made to offer frequent and consistent communication and follow-up to keep members informed through the completion of the specific project.

D.5

CHAPTER 6 OF THE DRAFT MASTER PLAN (PAGES 76-98 OF DGEIS)

Although many times throughout the Master Plan residents' primary concerns about preserving and enhancing the character of the community are reflected, there are specific instances in which the language of the draft plan seems to contradict these stated concerns. With regard to the development of the waterfront, the Master Plan deviates from offering guidelines for the future and instead includes the developer's design features for the north side of Glen Cove Creek (for which 52 acres are encumbered by contractual obligations between the city and RXR Glen Isle Partners), and offers details for the south side of the creek that seem to be an extension of that waterfront project design.

A case in point is noted on page 85 (D.5.u.) of the DGEIS, which quotes a paragraph from the draft Master Plan (that was added to the December 2008 version) that "This Master Plan concurs with the current program agreed to by the IDA/CDA and the designated redeveloper for the 52-acre area comprising the Glen Isle project." This statement is qualified, noting continued negotiations between the city and the developer over phasing, agency review of site plan, and other matters. But the heart of the matter here is that the draft Master Plan states that its **"emphasis is on general design and programmatic principles and policy"**—as is arguably the case for all Master Plans.

It seems, however, that the Master Plan goes beyond acknowledging the contractual obligations that exist currently and is being contorted to match the waterfront project instead of providing a long-term view of what is best for the city. Rather than emphasizing "general design and programmatic principles and policies," as the plan purports to do, the Master Plan is being used to shore up the specific RXR Glen Isle Partners waterfront development project.

On page 90, the DGEIS quotes the Master Plan about specific "design guidelines" that go into great detail, **not** general terms, about the height of the buildings, where they should be placed, etc. The last paragraph on page 90 states "Greater height should be afforded in the western half of the area, where the greatest value is to be realized from height, due to views out to the Hempstead Harbor. The majority of the built area should be occupied by buildings no higher than six stories and the maximum height should be up to eight stories. For several buildings only, building height could be increased to as much as ten to twelve stories, and/or be as high as the top of the trees at the top of the ridgeline, if this is judged as an economic necessity or as the superior plan in terms of the bulk that might otherwise result." Those are the developer's guidelines, not guidelines that the city would have included were it not for a contract for a development that does not yet exist!

D.6

From the perspective of planning for the future of Glen Cove (and not from the perspective of the design that the developers have proposed for the waterfront), we do not believe that any city resident or member of the Master Plan Task Force has expressed a desire for the specific waterfront design features mentioned above. They ended up in the Master Plan because of the developer's stated need to include 860 residential units and 250 hotel units. But what if for some unforeseen reason (or because of the economy), the developer decides to scale down the development or is prevented from getting the required permits, etc? Glen Cove is left with a Master Plan that states that it is desirable to have up to 12-story buildings along the waterfront, even though this is not the expressed vision or desire of the community.

Also, the "Impact Discussion" on page 91 of the DGEIS states that "The proposed guidelines [the previously mentioned project design guidelines] are intended to mitigate the impacts that were identified during the ongoing development review process for the waterfront development ... These design guidelines and increased regulation of development **are not anticipated to have negative environmental impacts.**" We view this as faulty circular thinking, whereby the Master Plan accommodates the waterfront development project (instead of the other way around), and the DGEIS

thus concludes that the design stated in the Master Plan will have no negative environmental impacts. How can this conclusion hold up when the RXR Glen Isle Partners development project has not completed the full environmental review process. How can the city residents and members of surrounding communities be assured that the environmental review process will comply with the State Environmental Quality Review Act's requirement that there be a "hard look " at the potential environmental impacts, if the Master Plan makes it a foregone conclusion that the development project's design is "not anticipated to have negative environmental impacts"?

D.6

We feel that the Master Plan should reflect the lower-density development at the waterfront that most Glen Cove residents feel would be protective of the environment and the character of the community, while acknowledging the contractual obligations between the city and the developer.

As stated previously, we also have concerns with details that are provided in the draft Master Plan regarding uses for the south side of Glen Cove Creek, which was also the subject of lengthy discussion during the last Master Plan Task Force meeting. There seemed to be a disconnect between promoting water-dependent or water-enhanced uses along the creek and yet allowing for the possibility of additional residential units and indoor recreational building that has no connection to the waterfront and yet is repeatedly mentioned throughout Chapter 6 of the draft Master Plan.

D.7

Most of the elements included in Chapter 6 of the draft Master Plan are laudable and will protect the environment and therefore benefit Glen Cove residents as well as residents of surrounding communities; those elements of the Master Plan include securing additional cleanup funding, coordinating infrastructure improvements and natural resource protection, maximizing the use of existing open space and recreational resources, implementing a clean-marinas policy, and preserving Glen Cove's "maritime vitality." The Coalition's interest in reviewing and commenting on this and other sections of the draft Master Plan is to help to ensure that draft document is aligned with the stated goals of preserving and enhancing the character of Glen Cove and its natural resources. To that end additional comments will follow by the end of the comment period.

D.8

Respectfully submitted,



Carol DiPaolo
Programs Director

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2 CITY OF GLEN COVE

3 COUNTY OF NASSAU: STATE OF NEW YORK

4 -----X

5 PUBLIC HEARING ON THE PROPOSED DRAFT MASTER
6 PLAN AND DRAFT GENERIC ENVIRONMENTAL IMPACT
STATEMENT

7 -----X

8

March 30, 2009

9

7:35 p.m.

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9 Glen Street

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Glen Cove, New York

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15 A P P E A R A N C E S:

16 RALPH V. SUOZZI, Mayor

17 MICHAEL T. FAMIGLIETTI, Councilman

18 TONY JIMENEZ, Councilman

19 DELIA DeRIGGI-WHITTON, Councilwoman

20 NICHOLAS DiLEO, Councilman

21 SEAN DWYER, Councilman

22 TINA PEMBERTON, City Clerk

23 MICHAEL ZARIN, ESQ.

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MAYOR SUOZZI: We're going
to start tonight's meeting with a
pledge of allegiance.

I'm going to ask everyone
to stand up and face the American
flag and we have Judge McCord this
evening.

Judge McCord, would you
please lead us.

(Pledge of allegiance
recited.)

MAYOR SUOZZI: Will the
clerk please call the role.

CLERK PEMBERTON:
Counselman Famiglietti?

COUNCILMAN FAMIGLIETTI:
Here.

CLERK PEMBERTON:
Councilman Jimenez?

COUNCILMAN JIMENEZ: Here.

CLERK PEMBERTON:
Councilwoman DeRiggi-Whitton?

COUNCILWOMAN
DeRIGGI-WHITTON: Here.

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CLERK PEMBERTON:

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Councilman DiLeo?

4

COUNCILMAN DILEO: Here.

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CLERK PEMBERTON:

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Councilman Tenke?

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MAYOR SUOZZI: He's on

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vacation.

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CLERK PEMBERTON:

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Councilman Dwyer?

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COUNCILMAN DWYER: Here.

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CLERK PEMBERTON: Mayor

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Suozzi?

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MAYOR SUOZZI: Here.

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All right, we have one

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order of business this evening,

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that's the public hearing on the

18

proposed draft Master Plan and

19

Draft Generic Environmental Impact

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Statement. I want to welcome

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everyone this evening.

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Back in 2006, the City of

23

Glen Cove entered into a period

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where we went into a moratorium of

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residential subdivision in the

1
2 first quarter -- late first
3 quarter of '06 and within six
4 months later that year, we
5 realized we needed a Master Plan.
6 This is the first Master Plan in
7 over 50 years in this City.

8 So tonight we have a public
9 hearing for the Draft Generic
10 Environmental Impact Statement
11 concerning the Master Plan. As
12 you might know, the City Council,
13 the 64th, is the liaison under the
14 State Environmental Review Act
15 known as SEQRA, S-E-Q-R-A, and in
16 response to the Environmental
17 Review document, it is hoped that
18 we reach its adoption.

19 Tonight we will take public
20 comment on the DGEIS. This is not
21 a question and answer period.
22 We're here to receive comments
23 from the audience, but in saying
24 so, I'd like you to know that
25 every comment will and must be

1
2 responded to specifically in a
3 Final Generic Environmental Impact
4 Statement. This is a collective
5 response with all consultants and
6 I will have the consultants
7 respond to that in more detail in
8 a moment. Suffice to say, the
9 Master Plan is still a draft
10 document and will likely evolve in
11 response to your comments that we
12 are to receive.

13 I want to honor the work of
14 all committees, consultants, the
15 Task Force, the people who
16 responded to the surveys, all the
17 public input we received during
18 this process.

19 If you do not choose to
20 speak this evening, you can still
21 submit comments and questions in
22 writing through the end of
23 business, 5 p.m., on April 13th.
24 That's about two weeks from now.
25 More than ten days are required by

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law. I'm going to ask that you speak only once this evening and keep your comments to three minutes so that everyone can have a chance to speak.

Just as a note, Glen Cove, while we're approaching the final steps in this Master Plan process, since we got into our process, a lot of communities on Long Island have started their own Master Plans, including East Hampton, Port Jefferson and now Nassau County is doing a collective Master Plan for all the communities within it.

We're ahead of our time and I'm glad we're coming to the final stages now.

I'd like to turn the meeting over to the consultants. To my left here is Michael Zarin. He's our land use counsel for SEQRA. We also have in the

1
2 audience the chairman of Turner &
3 Associates represented by Stu
4 Turner and Max Stach. They've
5 been the City's planning --
6 planners for the last 40 years now
7 and they were also subcontracted
8 to do the Draft Environmental
9 Impact Statement under Phillips,
10 Preiss, Shapiro. John Shapiro,
11 the author of the Master Plan
12 document is here as well.

13 So, Michael, I'm going to
14 hand it over to you.

15 MR. ZARIN: Good evening,
16 everyone. The Mayor asked that I
17 just very briefly summarize the
18 SEQRA process and how it works and
19 what tonight represents within
20 that and what happens after this
21 evening and then I will turn it
22 over to John Shapiro for a very
23 short overview of the Master Plan
24 and then we will start comments in
25 the public hearing.

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If anyone has not signed a card, if you would like to speak tonight, do so by signing a card. That will facilitate and give everyone a chance.

As the Mayor mentioned, tonight is a joint hearing. It's both under the Draft Generic Impact Statement -- Environmental Impact Statement as well as a hearing on the actual draft Master Plan, both of which hopefully you have seen and read and begun to think about. Typically what happens is you will make comments tonight and then there is a stenographer here. The stenographer is taking down every comment verbatim. Those comments then will get discussed, analyzed by the consultants as well as the City Council. The City Council sits as the lead agency. They are responsible for analyzing the

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2 impacts on the SEQRA as well as
3 they will be the ultimate adopter,
4 arbitrator of what the Master Plan
5 contains.

6 Every comment that's made
7 tonight will have to be responded
8 to in writing, each and every
9 comment that's made. And rather
10 than get into a back and forth and
11 question and answer, typically the
12 way it happens is the comments are
13 made tonight, we will go back, the
14 consultants and the City Council,
15 and it will be thoroughly
16 analyzed, they will be discussed,
17 any additional analysis that needs
18 to be done, the additional
19 analysis will be done and they
20 will be reflected again verbatim
21 in writing in a Final
22 Environmental Impact Statement.
23 That Final Environmental Impact
24 Statement will be reviewed by the
25 City Council and then again

1
2 distributed to the public. So you
3 will have an opportunity and it
4 will be on the web site and it
5 will be made available and sent
6 out to the various people who have
7 indicated a desire to receive it.
8 You will have an opportunity to
9 see the answers to your comments
10 in writing and they will be
11 meaningful and they will be
12 thorough. The Council has to make
13 a determination on that before it
14 releases it to the public and you
15 will have an opportunity to
16 comment on that FEIS and there may
17 be additional analysis in the FEIS
18 with respect to issues that you
19 may feel has not been adequately
20 analyzed in the DEIS.

21 Also, the Master Plan, the
22 actual contents, substance of the
23 Master Plan might undergo changes
24 and revision based on the input
25 and comment that's made tonight.

1
2 So what will be distributed
3 is a Final Environmental Impact
4 Statement with all responses to
5 your comments as well as a revised
6 Master Plan and then the Council
7 will determine whether either to
8 hold another public hearing on
9 that or just take written comments
10 on that. At that juncture, the
11 Council must prepare what's called
12 a Finding Statement. The Finding
13 Statement will summarize and
14 contain their conclusions on the
15 environmental impacts and the
16 analysis of the SEQRA and they
17 will have to adopt that by
18 resolution in public.

19 Once that's completed, then
20 the City Council is able to vote
21 on the Master Plan, substance of
22 the Master Plan and that's when a
23 vote will be taken on that.

24 After that process is
25 completed, in the near future the

1
2 Council will be receiving from the
3 consultants the actual
4 implementing zoning that will
5 reflect the Master Plan as adopted
6 with your comments and as they
7 adopt it and then what will happen
8 is we will go through another
9 round of public hearings and
10 another round of comments and you
11 will have an opportunity to review
12 the actual zoning and determine
13 whether that's consistent with the
14 Master Plan and what your feelings
15 are on the actual zoning and there
16 will be additional documents and
17 hearings that will take place on
18 that.

19 So suffice to say, this is
20 still, as the Mayor said, a work
21 in progress. It's a very
22 important time for you to give
23 your input, whether it's on the
24 SEQRA aspect or the Master Plan
25 itself and before we begin the

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public comments, the Mayor asked

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and the City Council asked that

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perhaps I just facilitate so they

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will as an agency concentrate on

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your comments.

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Joe Shapiro will give a

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brief overview of some of the

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salient points of the Master Plan

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process, a person that many of you

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know has been involved and know

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how extensive and involved he's

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been in the public process that's

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taken place to date.

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John.

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MAYOR SUOZZI: For those

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individuals who don't feel

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comfortable speaking in public,

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the City Clerk has papers where

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you can leave your name, address,

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e-mail, phone number or just

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questions. She will stamp it in

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case you want to leave a comment

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this evening versus sending

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something by mail or e-mail

1

2

between now and April 15th. So

3

that's one more comment.

4

Go ahead, John.

5

MR. SHAPIRO: Michael

6

described the legal and formal,

7

traditional process by which we

8

move forward. I'm going to start

9

out by describing a little bit how

10

we got here. A lot of people I

11

recognize, a number of you in the

12

room.

13

There are several things

14

that distinguishes the Master Plan

15

from the process and from the

16

substantive point of view. From

17

the process point of view, it was

18

a far more conclusive process than

19

is normally done. It started out

20

with what's called state cold

21

interviews where we spoke to about

22

30 civic leaders, merchants,

23

organizations, the business

24

approved district, nation property

25

owners to understand where their

1
2 issues were. We then proceeded to
3 a town hall meeting. At that town
4 hall meeting we identified eight
5 topics that the Master Plan would
6 address. For a largely built out
7 community, we wanted to look at
8 this relationship of things more
9 than single things; in other
10 words, instead of saying let's
11 have a housing chapter, a shopping
12 chapter, we did let's do a
13 neighborhoods chapter, let's do a
14 town chapter. Let's look at the
15 quality of life in the experience
16 of Glen Cove.

17 A Task Force was formed.
18 It was a big ten Task Force as
19 those that were on it can testify.
20 It raised a number of points of
21 view within the City. The Task
22 Force met on a dozen occasions,
23 simultaneously there were topical
24 workshops, some held in this room,
25 some held at a mansion in which we

1
2 spent the entire evening on a
3 single topic. There were two of
4 these on the Waterfront; there was
5 one on downtown, one on
6 neighborhoods, one on
7 transportation. Then in addition,
8 there was consultation with the
9 appropriate boards, representing
10 the appropriate boards. So we're
11 looking at the zoning ordinance as
12 in relationship to the Master Plan
13 to make sure that work on the
14 zoning and the Master Plan would
15 be conscious of each other, that
16 they not be deviant and in fact
17 this Master Plan goes into far
18 greater detail than is typical.
19 It's almost as though you have a
20 full scale report on each of the
21 topics covered in the Master Plan.

22 There is 90 percent of the
23 City is viewed as areas of
24 stability where we really want to
25 protect the quality of life,

1
2 maintain the limited open space
3 that is left, make sure that the
4 old estates are not subdivided in
5 cookie cutter lines, for example,
6 such that what remains is the open
7 space and character of the
8 neighborhoods and about ten
9 percent, mainly downtown along
10 some of the commercial corridors
11 and along the creeks portion of
12 the Waterfront, the land front
13 creeks portion of the Waterfront
14 are viewed as areas of change.
15 We're in a significant market
16 pressure where things can happen,
17 a number of significant
18 development pressures and the
19 question was how to shape these
20 for the public interest, for the
21 public benefit as well as to
22 accommodate the expectations of
23 property owners' return on their
24 investment.

25 We fully expect that this

1
2 is part as known -- having said
3 that, this was an extensive
4 process that lasted over a year on
5 the premise that slow is fast and
6 if you really listen and you
7 create a much better plan that
8 stands a chance of not only
9 passing but also being vibrant,
10 vital over a period of 10, 20
11 years, which is significant, but
12 as Michael said, it's not over
13 yet. This is still a draft. The
14 point now is in a very formal way
15 to hear all the comments and see
16 what additional changes will be
17 needed and to study in great depth
18 as Turner Shop has the
19 environmental impacts, economic
20 impacts and other impacts of the
21 draft Master Plan and to inform
22 the City Council which is the
23 adopting agency, not the Planning
24 Board in your state, the City
25 Council as to what Master Plan

1
2 they want to guide the City over
3 the next ten, 20 years, we also
4 estimate 40 or 50 years.

5 MR. ZARIN: Just a
6 reminder, if anyone hasn't signed
7 a card who wants to speak tonight,
8 the Clerk has cards and that might
9 help facilitate if you sign up.

10 What I will do is I'll name
11 three people in a row so you know
12 you will be speaking next after
13 the person before you. The Clerk
14 has a timer for three minutes and
15 we will tell you at 30 seconds and
16 let's just see how it goes. At
17 this juncture, a great number of
18 speakers we will probably get
19 through tonight.

20 Carol DiPaolo -- I
21 apologize if I mispronounce
22 anybody's name that is new to
23 me -- Lindsay Anderson and Gail
24 Waller in that order.

25 So, Carol.

1 C. DiPaolo

2 CAROL DiPAOLO: Good
3 evening, Mayor Suozzi and members
4 of the City Council. I'm Carol
5 DiPaolo. I'm program director for
6 the Coalition To Save Hempstead
7 Harbor. I'm also the coordinator
8 of the Hempstead Harbor Quality
9 Improvement Program and at the
10 invitation of the City, I had
11 served on the Task Force
12 representing the Coalition To Save
13 Hempstead Harbor.

14 I want to just acknowledge
15 the -- our awareness of the
16 enormity of the task that was
17 presented to the City and City's
18 consultants to accomplish this and
19 to develop this document which of
20 course includes so many other
21 areas but tonight because of the
22 mission of the Coalition To Save
23 Hempstead Harbor will be on the
24 environmental resources chapter of
25 the Master Plan that encompasses

1 C. DiPaolo
2 the Waterfront, but also as a
3 purpose today, if you will allow
4 me just a brief note about the
5 process of the Master Plan and
6 particularly in terms of what the
7 Task Force was charged with doing,
8 we were happy to serve on the Task
9 Force. It was very important to
10 solicit as much public
11 participation in any of the
12 planning and policy measures;
13 however, there were times when we
14 were very disappointed because of
15 the lack of communication. There
16 were a lot of periods between
17 planning between Task Force needs
18 when either documents were not
19 provided or information was not
20 provided or there was no follow up
21 and, in fact, we were not even
22 aware, most of us, that the
23 December 2008 version was
24 released. None of us had been
25 given -- there was no direct

D.5

1 C. DiPaolo
2 distribution of that version to
3 the Task Force.

4 So, respectfully, I would
5 suggest in the future when you are
6 soliciting people from either the
7 immediate constituency or beyond,
8 it is very important to have
9 consistent and frequent
10 communications with the members of
11 your Task Force.

12 Beyond that, I will just
13 start in with comments regarding
14 chapter six of the direct Master
15 Plan which encompasses pages 76
16 through 98 of the Draft Generic
17 Environmental Statement.

18 Although many times
19 throughout the Master Plan,
20 residents' primary concerns about
21 preserving and enhancing the
22 character of the community
23 certainly are reflected, there
24 were specific instances in which
25 the language of the Draft Master

D.5

D.6

1 C. DiPaolo

2 Plan seems to contradict these
3 stated concerns.

4 With regard to the
5 development of the Waterfront, the
6 Master Plan deviates from offering
7 guidelines for the future and
8 instead includes the developers'
9 design features for the north side
10 of Glen Cove Creek for which the
11 52 acres as we all know are
12 covered by contractual obligations
13 between the City and what is now
14 called RXR Glen Isle apartments.
15 While the plan offers details for
16 the south side of the creek, that
17 seems to be a continuation of what
18 may be the developers' plan for
19 the south side portion. A case in
20 point, it's noted on page 85 of
21 the DGEIS which quotes a paragraph
22 in the draft Master Plan that was
23 added to the December 2008
24 version. It says and I quote,
25 that the Master Plan concurs with

D.6

1 C. DiPaolo

2 the current program agreed to by
3 the IDA/CDA and the designated
4 redeveloper for the 52-acre area
5 comprising the Glen Isle project,
6 end quote.

7 This statement is followed
8 by noting that of course they will
9 be continuing on this negotiation
10 between the City and the developer
11 over phasing agency review of the
12 site plan and other matters, but
13 at the heart of the matter here in
14 terms of the comments that I'm
15 presenting tonight is that the
16 draft Master Plan states that
17 it's, quote, emphasis is on
18 general design and programmatic
19 principles and policy, which is
20 arguably the case for all Master
21 Plans. It seems, however, that
22 the Master Plan in this case goes
23 beyond acknowledging the
24 contractual obligations that this
25 currently is being purported to

D.C

1 C. DiPaolo

2 match --

3 CLERK PEMBERTON:

4 30 seconds left.

5 MS. DiPAOLO: -- the
6 Waterfront development. That is
7 an issue here.

8 In every instance, the
9 Master Plan simply takes every
10 design aspect of the Waterfront
11 that the developers presented,
12 included it in the Master Plan and
13 then the impact statement says
14 that there is no intense adverse
15 environmental impact which we feel
16 is faulty circular thinking. We
17 don't understand how this can
18 really serve the SEQRA process.
19 We don't see how this can comply
20 with the SEQRA requirement of
21 giving a hard look to the
22 potential environmental impacts.

23 If I may just wind up --
24 there is much more here obviously
25 and this wasn't all of it. I

D.C

1 C. DiPaolo
2 tried to trim it down. You will
3 be getting by the end of the
4 comment period from the Coalition
5 page by page references in
6 addition to what we see as a very
7 important critical matter with
8 regard to chapter six and these
9 were for tonight and as I said,
10 there will be more coming. I
11 would like to give this to you.

12 MR. ZARIN: Thank you very
13 much.

14 Some of you may have
15 noticed, the Mayor and Council
16 people suggested we expand the
17 time to five minutes. So less
18 than the number of people we
19 thought may be speaking tonight
20 and we wanted to ensure everyone
21 had an opportunity. So the timer
22 is based on five minutes and
23 anybody who hasn't signed a green
24 card and would like to speak,
25 please do that so we keep it

1 C. DiPaolo

2 moving and also, again, people
3 have until the end of business on
4 April 13th to submit any written
5 comments. They will go on the
6 record and be taken seriously.

7 Lindsay Anderson and then
8 Gail Waller and Donald Brown.

9 LINDSAY ANDERSON: Good
10 evening, Lindsay Anderson, 7 Dairy
11 Drive.

12 My comment isn't going to
13 be that specific. It's to the
14 neighborhoods chapter and estate
15 zone district overlay which I
16 gather is proposed in order to
17 preserve the open space from the
18 low-density space and on page 55,
19 one of the paragraphs, it had
20 mentioned "establish cluster
21 development provisions for estate
22 and mansion sites." Within that
23 they reference Morgan's Island and
24 they have a fact in there that's
25 wrong. It should be corrected and

D.A.

1 L. Anderson

2 I did send an e-mail in regards to
3 this, but I see on the realized
4 copy, it was never been changed.

5 It mentions that the Morgan
6 Mansion itself was demolished in
7 the 1960s and ranch-style homes
8 were built on the island. The
9 mansion was demolished in 1980 and
10 I think that is significant in the
11 context of what they're trying to
12 present here in the estate
13 overlay. The island was fully
14 built out between 1946 and 1980
15 with half acre zoning and the only
16 -- the existing lot that backed up
17 to that was the mansion site
18 itself and because of that
19 development, the half acre
20 development on the island, the
21 mansion eventually became
22 untenable as to any other use
23 because it had no property around
24 it. The buildings were built
25 right up to it.

D.9

1 L. Anderson

2 So I think the actual date
3 of when it was demolished is
4 significant because as I said, the
5 island had been fully developed.

6 And as a second point,
7 because this document, we haven't
8 had one for 50 years and I gather
9 this one could last for 30 or
10 50 years, it is very important
11 from a historians' perspective
12 with respect to any kind of
13 research not to relay an incorrect
14 date. I know that's a problem for
15 people doing research to have a 15
16 or 20-year discrepancy and I want
17 it raised or altered or whatever.
18 I would like that particular date
19 to be recognized in place in the
20 document and that's basically it.

21 It is interesting to know
22 that from the time this estate was
23 built in 1913, it comprised the
24 whole island, between 1913 and
25 1980, only one estate structure

D.9

1 L. Anderson
2 was torn down. That was the barn,
3 not a barn like anybody knows as a
4 wooden structure. It was built
5 with brick blocks, slate roofs,
6 copper turrets and things like
7 that, but that was torn down in
8 1946 and the estate -- essentially
9 all the buildings remained until
10 the mansion was demolished in
11 1980.

12 Thank you.

13 MR. ZARIN: Thank you very
14 much, Mr. Anderson.

15 Gail Waller and Donald
16 Brown and then Paul Meli.

17 GAIL WALLER: Hi, Gail
18 Waller.

19 I think five minutes is not
20 enough time to say, this is with
21 all due respect, but I
22 respectfully say to the Council
23 I'm extremely upset about all my
24 reading. You all know that I am.
25 I'm sorry Mr. Tenke is not here

D.9

1 G. Waller

2 tonight, but you all know me on
3 the Council.

4 What I'm extremely upset
5 about is I would like to correct
6 one thing that the Council
7 appointed the Task Force. They
8 did not appoint the Task Force
9 resolution and that even in the
10 DGEIS on -- I'm sorry, on the
11 command point it says they were in
12 an advisory role and in the DGEIS
13 it says they appointed them and I
14 was not aware that you did because
15 I believe that you didn't because
16 there was a resolution that the
17 above people did, which was very
18 upsetting because there were
19 participants who wanted to be
20 involved and according to the
21 Public Officers Law, they were
22 thrown out of meetings when the
23 Public Officer called "present."
24 It was extremely offensive,
25 especially since out-of-townners

D.10

1

G. Waller

2

were asked to meet on the Task

3

Force to decide the fate and the

4

future of our community, not the

5

residents who have lived here an

6

awfully long time and who can

7

decide better in the best interest

8

of what is better for the town.

9

Now I do note that it says that

10

according to the DGEIS and the

11

Master Plan, that the term codes

12

shall be put into effect which are

13

very conflicting which I've

14

already spoken about relative to

15

Mr. Sahn or Baker -- Mr. Sahn --

16

Mr. Baker, okay.

17

Apparently what concerns me

18

is that the laws are conflicting

19

from service alley and alley to

20

home occupation which requires one

21

employee, which does not allow any

22

employees at all, 286. It's put

23

under the original industrial

24

code. Why, I have no idea.

25

The service alley says "see

D.10

D.11

1 G. Waller

2 alley" and then five pages later
3 you have the definition of service
4 alley.

5 There is the curb cut law
6 and the paving of the driveway
7 which you all know about; we're
8 going to allow the property in the
9 rear which I understand the Mayor
10 is going to be corrected not to
11 allow the rear, but I'm not sure
12 if anybody really understands that
13 you can't pave your back yard.
14 The definition of this code speaks
15 to a driveway, not to speaking of
16 a yard for a parking lot and it
17 speaks to not covering 40 percent
18 of the property. You can't if you
19 have 50-foot frontage cut a
20 22-foot square. You're in the
21 required front yard. This says
22 "required front yard." There is
23 no other. So now people are
24 cutting out 22-foot squares to
25 allow for their illegal parking

D.11

1 G. Waller

2 for their illegal apartments and
3 it doesn't work, but you're
4 opening up a very slippery slope
5 with all of these codes that are
6 extremely conflicting.

7 Accessory apartments, this
8 all started with apartments being
9 allowed to be in the garage and a
10 dwelling is an area excluding the
11 garage which I said at the last
12 public hearing.

13 What upsets me more is how
14 sloppy in my opinion the DGEIS and
15 the Master plan are. They assume
16 that -- there is no proper fences
17 that will take it if you read it
18 and an accessory apartment is
19 going to allow for anybody over 65
20 to put a second kitchen in their
21 home where strictly our code says
22 a single unit area is one kitchen.
23 Two kitchens would be a two-family
24 dwelling and you're opening the
25 door to families who are going to

D.11

D.12

1 G. Waller
2 rent. If you read the definition
3 of "family," it's anybody related
4 by blood, adopted, per marriage or
5 in Glen Cove, everybody's cousin,
6 and what concerns me is the
7 definition of family says you
8 should share your cooking
9 facilities together. So if the
10 family would like to move in, I
11 would rather see a mother/daughter
12 which would be basically a cape
13 cod which was disallowed in 2002,
14 but you can't break down your
15 home. You can't give a CO to
16 somebody and say build a second
17 kitchen.

D.12

18 I'm sorry?

19 CLERK PEMBERTON:

20 Thirty seconds.

21 GAIL WALLER: Build a
22 second kitchen and then you tell
23 people you're going to give tax
24 credits to seniors at the same
25 time and then pull the CO back.

1 G. Waller

2 You just can't do it. You can't
3 rent out your home. It's in
4 violation of an R1 and R2 and I
5 have a guest cottage on my
6 property. It clearly says I
7 cannot rent that out.

8 Thank you.

9 MR. ZARIN: Thank you, Ms.
10 Waller. I'm sure you will submit
11 the written comments.

12 Donald Brown, then Paul
13 Meli and then Debra Dumas.

14 DONALD BROWN: Good
15 evening. I would like to comment
16 on the zoning conditions that
17 exist in the NW3 area around the
18 Waterfront, particularly on the
19 north side of the creek which has
20 a status that is described in some
21 of the paperwork as "outclusters."
22 Outclusters is a name that I don't
23 particularly care for myself
24 because it's too close to the
25 outclass or underclass in some

D.12

D.13

1 D. Brown
2 way, but the classification of
3 those parcels and the requirement
4 for the level of acreage in order
5 to qualify for the incentive
6 zoning I take to be as actually a
7 reduction of rights from the
8 zoning law condition and
9 privileges that accrue to any
10 property owner at the time they
11 have an acquisition of their
12 property.

13 When we purchased our
14 property, it was zoned for light
15 industrial use as it is still
16 zoned for light industrial use,
17 but it didn't require any
18 assemblage of 25 acres in order to
19 even think about any other kind of
20 zoning. So I think that the
21 zoning and the acreage requirement
22 is actually a reduction of
23 preexisting rights, but maybe the
24 conditions justify that change and
25 I can see a certain perspective

D.13

1 D. Brown
2 where that change is justified.
3 What I think is perhaps not
4 called for and borders on the
5 unfair is the period of time that
6 is suggested as a review period
7 for assessing the progress of
8 development. A ten or 15-year
9 waiting period I think is not --
10 to use the word "out," is outsized
11 in terms of what one would
12 consider to be normal, a normal
13 time frame to evaluate the
14 progress of a development before
15 we reevaluate a zoning issue; and,
16 furthermore, to base the
17 reevaluation on an -- as a
18 contingency on the performance of
19 another party I think is also in a
20 way wrongheaded because one needs
21 to have their rights and
22 privileges without respect to what
23 somebody else is doing and I think
24 that might give rise to other
25 considerations.

D. B

1 D. Brown

2 So while I think there
3 could be some merit in some time
4 period giving somebody a head
5 start in their development because
6 of the investment issues and other
7 considerations in getting your
8 project started, certainly a
9 15-year waiting period depending
10 on somebody's failure or
11 performance in order to reconsider
12 it is sort of creating a condition
13 which there is no -- it closes the
14 door on zoning reconsiderations
15 for too long a period of time to
16 be considered a failing approach
17 and I think it should be
18 reconsidered. Thank you.

D.B

19 MR. ZARIN: Thank you very
20 much, Mr. Brown.

21 Paul Meli and Deborah Dumas
22 and then Carol Canary.

23 PAUL MELI: Good evening,
24 Paul Meli, 100 Walnut Road.

25 I can understand why you

1 P. Meli
2 don't want questions and answers
3 back and forth, but we're not
4 going to come up with solutions --
5 So I take it if I submit
6 questions in writing, you will
7 respond to those just as you would
8 affirmative comments; am I
9 correct?

10 MR. ZARIN: Correct.

11 PAUL MELI: I will do so, I
12 assure you.

13 I was struck as well by the
14 total lack of any reference to
15 traffic studies and to the
16 apparent lack of any study at all
17 in connection with the Master Plan
18 process. I believe the funding
19 for this project was \$440,000. We
20 talk about -- we have
21 recommendations concerning
22 density, recommendations
23 concerning developments,
24 recommendations concerning traffic
25 studies, traffic calming, jitneys,

D.14

D.15

1 P. Meli

2 connections, but nowhere is the
3 impact of those recommendations
4 touched upon within the Master
5 Plan or within the DGEIS. I'd
6 certainly like to see that.

D.15

7 Another impact that has not
8 been commented on and is
9 especially in these times of
10 economic downturn and the chronic
11 inability of this City to live
12 within its means is the cost to
13 the taxpayer of enacting this
14 Master Plan and enacting the
15 recommendations within it. We
16 have recommendations concerning
17 regulations, regulations of rental
18 units, regulations of accessory
19 apartments. There are
20 recommendations of Architectural
21 Review Boards or Historical Review
22 Boards that have to be staffed.
23 What is the cost of that going to
24 be to the taxpayer? How soon are
25 we going to incur that cost and

D.16

1 P. Meli

2 how able is this City able to
3 incur those costs.

4 Those are a few of the
5 comments that I have. I
6 appreciate your attention. I
7 appreciate your response and I
8 look forward to hearing from you.

9 MR. ZARIN: Thank you very
10 much.

11 Debra Dumas and Carol
12 Canary and then David Nieri.

13 DEBRA DUMAS: I will be
14 brief. I have felt this project
15 was ill-advised from the
16 beginning, but particularly in
17 this economic climate, it's very
18 ill-advised to have something of
19 this mass proportions. I'm
20 wondering if we won't wind up with
21 some very nice Section 8 housing,
22 Waterfront housing. I have heard
23 rumors that some of the Avalons
24 are now Section 8 housing and I
25 don't want that to happen at the

D.16

D.3

1 D. Dumas
2 expense of our Waterfront.

3 I'm concerned that we live
4 on a peninsula with limited egress
5 and access in the event of an
6 emergency and I don't think there
7 has been a sufficient traffic
8 study spent on this and I'm
9 concerned about the impact on our
10 Harbor and once you lose this,
11 once you begin this, we don't get
12 it back. Our Harbor is in a
13 process of recovery, but it's been
14 very slow and painful and I don't
15 feel the studies have been
16 thorough enough and, as I say,
17 once it's gone, it's gone and it
18 can't come back again and the same
19 thing with open space.

20 So I hope that there might
21 still be some possibility to scale
22 this project down, especially in
23 the economic climate that we're in
24 right now.

25 Thank you.

D.3

1

2

MR. ZARIN: Thank you, Ms.

3

Dumas.

4

Carol Canary and then David

5

Nieri and then if anyone hasn't

6

signed the card and wishes to

7

speak, please do. That's the last

8

two, Carol Canary and David Nieri.

9

CLERK PEMBERTON: Ms.

10

Canary is not here.

11

MR. ZARIN: David Nieri.

12

DAVID NIERI: Good evening.

13

My name is David Nieri. I live at

14

8 Harwood Drive West in Glen Cove.

15

I was a member of the

16

Master Plan Task Force and I have

17

to say many of us worked

18

diligently on this process. In

19

fact, we held twice as many

20

meetings as the subcommittee,

21

working meetings, as was convened

22

for the entire Task Force. At

23

least I can speak for our subgroup

24

which put in hundreds of hours in

25

the last two years attending

1 D. Nieri
2 meetings and workshops, reading
3 documents and so forth and writing
4 detailed comments on several
5 drafts of the Master Plan
6 documents.

7 Be that as it may, I am
8 disappointed in the final product
9 of the Master Plan document and of
10 course the DGEIS that goes with
11 it. For the most part, it
12 reflects some good things in the
13 planning process in the Master
14 Plan, but the most controversial
15 is chapter six which I believe the
16 consultants were really afraid to
17 write and that is why after a
18 two-year effort, we didn't even
19 see chapter six until sometime
20 last fall. And I want to distance
21 myself from chapter six. I find
22 that chapter to be rather
23 unprofessional, in that it is a
24 supporting document for a proposed
25 project and in a Master Plan it

1 D. Nieri

2 doesn't belong.

3 The Master Plan as stated
4 in the DGEIS is supposed to be a
5 generic document with general
6 principles and guidelines. This
7 deals in specifics of a
8 particularly -- a particular
9 proposed project. I'm not going
10 to spend a lot of time talking on
11 it because Carol DiPaolo stated
12 exactly what I would want to state
13 on that. I'm going to skip to
14 some other things that are outside
15 of chapter six which I'm also
16 disappointed in.

17 The Task Force actually had
18 some agreement on work force
19 housing components, recommendation
20 D5GG on page 95 says, "This Master
21 Plan calls for an affordable
22 housing set-aside of ten percent
23 of all units in a new
24 development."

25 Now if you look at the

D.17

1 D. Nieri
2 housing presentation on the PPSA's
3 web site, which I did today, the
4 conclusionary requirements that
5 the Task Force was pushing for and
6 the next generation housing
7 component has two tiers; tier one
8 being over ten units is 12 percent
9 of next generation housing at
10 80 percent of Glen Cove median
11 income or 50 percent of 80 percent
12 of the County median, not ten
13 percent. Two tier which is three
14 to nine units was also 15 percent
15 at 80 percent of the County
16 median. Where this ten percent
17 came from, though it's in the
18 contract with the proposed
19 developer for the Waterfront, we
20 felt it was inadequate and this is
21 a topic, as I said, that the Task
22 Force was in agreement with.
23 Somewhere along the way, the
24 sensible and progressive
25 recommendation was buried. Ten

D.18

D. Nieri

percent is hardly worthy of long-term planning here on Long Island because of the exodus of young people from Long Island, businesses not trying to work with because their generation cannot afford to live here. Other communities are approaching 25 percent in their inclusionary requirements and our long-term goal of master residential development being planned is a mere ten percent.

D.18

On paragraph D2.1 in the DGEIS, "With regard to Downtown, maximum densities of up to 80 units per acre are already permitted in the Downtown."

D.19

This is not an entirely true statement. There is nowhere in the City of Glen Cove, to my knowledge, where such densities as 80 units per acre are permitted in residential zoning. The Avalon

1 D. Nieri

2 may have such density as 80 units
3 per acre, but they are business
4 zones and the units are purely
5 rentals. This DGEIS statement
6 does not make any distinction from
7 residential zoning and business
8 zone rental density. As such, the
9 document gives a false impression
10 of what is currently acceptable as
11 residential density in Glen Cove.

12 Paragraph D.2.1 on page 23,
13 "The Master Plan is recommending
14 density for residential
15 development at a significantly
16 higher than what is currently
17 permitted in the City of Glen
18 Cove."

19 It should be noted that the
20 very high density was never
21 mentioned and never gained the
22 consensus of the Task Force during
23 our meetings. This leads me to
24 believe that there was no external
25 influence brought on the Master

D.19

D.20

1 D. Nieri

2 Plan --

3 CLERK PEMBERTON: Thirty
4 seconds left.

5 DAVID NIERI: -- which may
6 or may not represent the interests
7 of the citizens of Glen Cove.

8 The residential density
9 being proposed on the north side
10 of the creek is 20 units per acre,
11 a density which most people find
12 alarming. The density now being
13 proposed by the Master Plan which
14 the citizens of Glen Cove are
15 reputed to have influence are two
16 to two and a half times the size
17 of 20 units per acre. I can say
18 emphatically our Task Force does
19 not support such recommendations.

20 Livingston Development, the
21 Master Plan recommends 50 units
22 per acre on back road hill.
23 Densities that is exactly what the
24 developer will propose.

25 Other areas such as Glen

0.20

1 D. Nieri
2 Street, DOD, the Orchard, 45 units
3 per acre and 35. The Downtown
4 mixed-use development of the
5 residential development, the
6 Master Plan recommends 45 units
7 per acre. There is no mixed-use
8 in the residential currently
9 permitted in the Downtown zoning.

10 Finally, with accessory
11 units, the criteria of those with
12 a single family residence priced
13 below a single family median home
14 price for Nassau County, we have
15 no idea where this criteria came
16 from. It might be construed as
17 discriminatory. It would prevent
18 homeowners with moderately valued
19 to high value homes to create
20 accessory apartments for family
21 members. Frankly, I don't
22 understand where this criteria
23 came from. It was never mentioned
24 in any Task Force workshops, it
25 doesn't appear in the

D.20

D.25

1 D. Nieri
2 neighborhoods presentation and the
3 Task Force had several criteria to
4 ensure that accessory apartments
5 would not become a blight on the
6 neighborhood as multifamily homes
7 owned by absentee landlords have,
8 but this was not one of them. It
9 may be overly restrictive, but it
10 certainly guarantees that those
11 old neighborhoods that currently
12 suffer their share of overcrowded
13 housing will gain additional
14 multifamily dwellings.

15 MR. ZARIN: Thank you. We
16 appreciate it.

17 Pat Tracy.

18 PAT TRACY: Hi, Pat Tracy,
19 Albin Street.

20 I just want to also mention
21 that I concur completely with
22 Mr. Nieri and even though I was
23 one of the people who was
24 intentionally excluded from
25 membership in the Master Plan Task

D.21

1 P. Tracy

2 Force, I feel that this Master
3 Plan in no way speaks for me or
4 for many people in Glen Cove.

5 Several years ago we
6 presented the City with a petition
7 of more than 1700 signatories.
8 Many, many more people would have
9 signed but they were afraid to.
10 We expressed our concerns at that
11 time to the City and they were
12 ignored.

13 We do not in any way
14 approve of the kind of density
15 discussed in this Master Plan.
16 People have been asking the City
17 for years for a detailed financial
18 analysis of all of this density
19 and so far nothing has been
20 presented; therefore, we must
21 conclude that we are right, the
22 only ones to benefit from these
23 developments will be the
24 out-of-town developers and
25 planners and we, the taxpayer,

D.20

1 P. Tracy
2 will pay for all the additional
3 expenses of additional fire
4 service, police service, schools,
5 disaster relief, building
6 department and all other personnel
7 increases at City Hall.

8 People do not want our hard
9 earned money to be wasted on this
10 Ferry Terminal Building. Not only
11 does Glen Cove already have a
12 Ferry Terminal, ferry service has
13 failed here before. No ferry
14 operator has come forward and
15 other new ferry lines are not
16 successful. The ferry from
17 Haverstraw to Wall Street cannot
18 get enough riders and the same is
19 true for the new ferry service
20 from Far Rockaway to Wall Street.
21 It seems clear that the federal
22 money will be used to construct a
23 parking lot for the proposed
24 hotel.

25 It is an opinion expressed

D.20

D.22

1 P. Tracy

2 in the Master Plan that the ferry
3 will do something about traffic.
4 This opinion is also expressed in
5 the Urbitran documents. I say it
6 is an opinion because no accurate
7 figures exist at all which show
8 how many people might ride a
9 ferry. It is unknown how many or
10 how few people who currently live
11 in Glen Cove and the surrounding
12 communities actually work on Wall
13 Street and could afford to travel
14 with a service which costs more
15 than twice as much as the Rail
16 Road. It is also pure conjecture
17 how many people in the new
18 proposed developments would use a
19 ferry.

20 This Master Plan quotes us
21 old numbers from the 2000 census.
22 In my opinion, for over a million
23 dollars, I would have expected our
24 planners to provide us with recent
25 numbers. I got my numbers from

D.22

D.23

1 P. Tracy
2 the Long Island Rail Road
3 ridership just by sending a FOIL
4 request via e-mail. The Rail Road
5 does not keep ridership figures by
6 station, but they did estimate
7 overall about 20 percent of their
8 total ridership goes to Wall
9 Street. We know from the Master
10 Plan questionnaire that about nine
11 percent of the Glen Cove
12 respondents of 900 people said
13 they worked in New York City.
14 This number corresponds roughly to
15 the number of people who currently
16 ride the Rail Road from the three
17 Glen Cove stations. Of course,
18 that was before there were 50,000
19 layoffs on Wall Street.

20 The Master Plan speaks of
21 the benefits of "mixed use"
22 development. We are already
23 experiencing some of these quote
24 benefits. Every Thursday at 3:15,
25 we see the Budweiser truck

D.23

D.24

1 P. Tracy
2 speeding down Albin Street. The
3 City passed a No Trucking
4 Ordinance in 2006 and it took
5 quite a long time after that to
6 get the No Trucking signs to be
7 erected.

8 CLERK PEMBERTON: Ten
9 seconds left.

10 PAT TRACY: To the best of
11 my knowledge, the Budweiser truck
12 was never even stopped. We would
13 prefer that he receive a ticket,
14 but we think it would be helpful
15 if the police would stop the truck
16 and notify the driver that trucks
17 are not allowed. The fact that
18 this truck and many others
19 continue to speed down our street
20 shows us that there is not enough
21 enforcement.

22 So even though the Master
23 Plan says that there should be a
24 regulation in restricting trucks
25 on residential streets, we already

D.24

D.24

D.25

1 P. Tracy

2 have this regulation but we see
3 limited enforcement.

4 Another negative benefit of
5 "mixed use" is the noise we're
6 experiencing each and every
7 weekend night from the Steamboat
8 Landing while people consume all
9 that Budweiser. It is proof that
10 this document was prepared by
11 someone who is an outsider for
12 them to state that Glen Cove does
13 not have a noise problem. We are
14 already experiencing plenty of
15 noise and are very concerned about
16 the noise that we will experience
17 from all of this construction
18 since it is less than
19 three-quarters of a mile from our
20 home.

21 Thank you very much.

22 MR. ZARIN: Thank you, Ms.
23 Tracy.

24 Carol Canary.

25 AUDIENCE MEMBER: Not here.

D. 25

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MR. ZARIN: Okay.

If there is anyone who has not signed a card that would like to speak -- okay.

As I said, the comment period for written comments will be open until the end of business April 13th. We encourage all of you that have given testimony tonight, it's good, insightful and important information and if you would like to expand on it or submit what you had given orally in writing. Again, we have a verbatim record, and if there is additional testimony you would like to give, please include it in writing.

At this time I will turn it back over to the Mayor and thank you very much.

MAYOR SUOZZI: Thank you.

So I'm going to move then to close tonight's public hearing

1
2 and I'm going to ask the clerk to
3 call the Council.
4 CLERK PEMBERTON:
5 Councilman Famiglietti?
6 MAYOR SUOZZI: Anyone
7 second that?
8 COUNCILMAN FAMIGLIETTI:
9 Second.
10 MAYOR SUOZZI: Please call
11 the Council.
12 CLERK PEMBERTON:
13 Councilman Famiglietti?
14 COUNCILMAN FAMIGLIETTI:
15 Aye.
16 CLERK PEMBERTON:
17 Councilman Jimenez?
18 COUNCILMAN JIMENEZ: Aye.
19 CLERK PEMBERTON:
20 Councilwoman DeRiggi-Whitton?
21 COUNCILWOMAN
22 DERIGGI-WHITTON: Aye.
23 CLERK PEMBERTON:
24 Councilman DiLeo?
25 COUNCILMAN DILEO: Aye.

1

2

CLERK PEMBERTON:

3

Councilman Dwyer?

4

COUNCILMAN DWYER: Aye.

5

CLERK PEMBERTON: Mayor

6

Suozzi?

7

MAYOR SUOZZI: Aye.

8

That concludes the hearing

9

this evening. We will take some

10

comments from the floor, anyone

11

who wants to speak on any topic.

12

Also, in the rear we have

13

the sign up for the emergency

14

notification system. For those

15

people who may not have signed up

16

before, we have access to the

17

public records only, but it's

18

highly effective when people give

19

us their pagers and unlisted

20

numbers which the system does not

21

have.

22

(TIME NOTED: 8:30 p.m.)

23

24

25

1		
2	INDEX TO TESTIMONY	
3	AUDIENCE MEMBER	PAGE
4	Carol DiPaolo	20
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9	Debra Dumas	42
10	David Nieri	44
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CERTIFICATION

3

I, CORINNE BARONE, a Notary Public in

4

and for the State of New York, do hereby

5

certify:

6

THAT the foregoing is a true and

7

accurate transcript of my stenographic notes.

8

IN WITNESS WHEREOF, I have hereunto

9

set my hand this day of , 2009.

10

11

12

13

CORINNE BARONE, RPR

14

15

16

17

18

19

20

21

22

23

24

25

Garvies Point Realty, LLC
40 Garvies Point Road
Glen Cove, New York 11542
(516) 484-2600

RECEIVED
Date 4/8/09
Time 4:50 PM
via e-mail
OFFICE OF CITY CLERK
GLEN COVE

April 6, 2009

The Honorable Mayor Ralph Suozzi
Members of the City Council
City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

Dear Council Members:

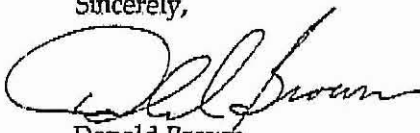
We respectfully submit the following comments in connection with the City's Master Plan, DGEIS and Zoning Codes, as they relate to our property at 40 Garvies Point Road.

It is our belief that the current codes are fundamentally unfair and economically disadvantage the properties that lie outside the incentive zoning areas.

The City of Glen Cove has established favorable zoning for the redevelopment area, which, by its terms and operation, has made it all but impossible for parcels on the north side of Garvies Point Road to qualify for the same favorable zoning. The requirement for an acreage assemblage that satisfies the IDA/CDA minimum requirement represents a reduction of, and encumbrance upon, property rights that existed before the IDA/CDA actions. The City further proposes that the zoning disparity be reviewed after about 10 to 15 years, and that the results of the review be contingent on the performance of the redeveloper with respect to progress on public improvements. Firstly, the time period of 10 to 15 years is totally unreasonable, and well beyond the horizon for property use planning that could be employed by the "out parcels". Secondly, to suggest that the outcome of the review would be "contingent" on the performance of the redeveloper, sets up an unhealthy conflict of interest between the redeveloper and the "out parcels", that would work against the best interests of the redeveloper, the "out parcels" and the City of Glen Cove.

We could acknowledge that the redeveloper should have a head start in the redevelopment process in order to establish an economic and aesthetic cornerstone for the waterfront area in general. However, and without conceding the propriety of any ad hoc restraint on our property rights, there should be a "sunset" for that advantage of perhaps three years or less, when the IDA/CDA acreage minimum would expire and the "out parcels" on the north side of Garvies Point Road would qualify for residential rezoning.

Sincerely,


Donald Brown
Member/Partner

D.13

AGuardino@
FarrellFritz.com



Farrell Fritz, P.C.

1320 RexCorp Plaza
Uniondale, New York 11556-1320
Telephone 516.227.0700
Fax 516.227.0777
www.farrellfritz.com

April 8, 2009

RECEIVED
Date 4/9/2009
Time 5:41
OFFICE OF CITY CLERK
GLEN COVE

Anthony S. Guardino
Partner
Direct Dial 516.227.0675
Direct Fax 516.336.2244
aguardino@farrellfritz.com

Our File No.
20715.106

BY FAX (516.676.0108) AND OVERNIGHT DELIVERY

Hon. Ralph V. Suozzi, Mayor,
and Members of the City Council
City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

Re: Comments to Draft Master Plan and DGEIS

Dear Mayor Suozzi and Members of the City Council:

As you know, this firm represents RXR Glen Isle Partners, LLC ("RXRGI"), the designated Redeveloper of property located on the north side of Glen Cove Creek. As a major stakeholder in the City of Glen Cove, RXRGI has a significant interest in the City's proposed master plan, and a particular interest with respect to amendments to the regulations of the MW-3 Zoning District that may result from the master plan process. Though not included on the Master Plan Task Force, RXRGI is carefully monitoring the master plan and associated environmental review processes to ensure that its property interests are adequately protected and will continue to work together with the City and its agencies to ensure that Glen Cove's waterfront will be developed in accordance with the Project Goals and other rights set forth in its agreement with the Glen Cove Industrial Development Agency ("IDA") and Glen Cove Community Development Agency ("CDA") and the IDA/CDA-approved Conceptual Site Plan. In furtherance of that goal, RXRGI respectfully requests that the City Council consider the following substantive and editorial comments to the Draft Master Plan and accompanying Draft Generic Environmental Impact Statement ("DGEIS"), and that this letter be incorporated into the record.

RXRGI's substantive comments are as follows:

Chapter 3

- Pages 54&55 - RXRGI believes that the recommended "sliding scale" structure for inclusionary zoning as a means to promoting a variety of affordability (see Ch 3, Recommendation #3, Pgs 54-55) requires further clarification as to its non-applicability to the MW-3 zone and the Glen Isle Waterfront Project specifically.

D.26

Hon. Ralph V. Suozzi, Mayor,
and Members of the City Council
April 8, 2009
Page 2 of 4

Chapter 6

- Page 153 - The PUD criteria set forth in the current MW-3 zoning regulations requires that "a minimum of 10% of the dwelling units shall be workforce housing as defined by the City of Glen Cove" (not the LDA between RXRGI and the IDA/CDA). As discussed with the IDA/CDA during the Conceptual Site Plan Approval process, the City currently does not have a definition of "workforce housing". The parties agreed they would look to collectively come up with a program with the help of a housing advocacy group such as the LI Housing Partnership (LIHP).
 - The first concern is that since the threshold income levels for the workforce housing have yet to be established for the project, if the determination reached with the City in consultation with LIHP or other group is that workforce housing is appropriately set at 120% of median income, the project could be required to designate up to 20% of residential units as workforce housing if the recommended sliding scale noted on pages 54-55 of the Draft Master Plan is interpreted to apply to the MW-3 and the project specifically. The second concern would be an interpretation based on the Draft Master Plan recommendation on page 153 which calls for a 10% set-aside for workforce housing. Again, if the sliding scale is interpreted to apply to the MW-3 and this project specifically, the threshold of 80% of Glen Cove median income, a level well below what is considered "workforce," could apply to that set-aside. While the draft plan does allow for "variation in the affordable housing mandates," RXRGI believes further clarification is necessary to make certain that the proposed sliding scale does not apply to the MW-3 and the project specifically as any increase in the required number of units will have a negative impact on the financial viability of the project.

In addition to the substantive comments articulated above, RXRGI also offers the following editorial comments for consideration by the City Council prior to its adoption of the proposed Master Plan:

General Comment

- All references to RexCorp-Glen Isle Partners, LLC in the proposed Master Plan should be changed to RXR-Glen Isle Partners, LLC, to reflect the new name of the developer of the Glen Cove Creek Mixed-Use Waterfront Development.

Chapter 1

- Page 16 - In the box entitled 'Current Planning Initiatives' the reference to the RXR Glen Isle Project (a comment noted throughout) is outdated. The Project has since received Conceptual Site Plan Approval from the IDA/CDA and is now being reviewed by the Planning Board under SEQRA pursuant to a newly adopted scoping document.

Hon. Ralph V. Suozzi, Mayor,
and Members of the City Council
April 8, 2009
Page 3 of 4

- Page 19 - In the box entitled 'Past Planning Initiatives' there is no mention of a number of other recent planning initiatives/studies. These include but are not limited to the Glen Cove Creek Revitalization Plan and the 3rd Amended Urban Renewal Plan for the Garvies Point Urban Renewal Area.
- Page 20 - There is a statement in the second bullet that the IDA/CDA 'designated an enhanced partnership'. Sentence should be revised to read 'approved an enhanced...'

Chapter 3

- Page 49 - The notion that the provisions of a newly created 'Overlay Design District' would supersede that of the primary zoning (when in conflict) is of concern with respect to how such a district could impact the provisions of the MW-3.
- Page 62 - RXRGI would like clarification regarding the extent to which this recommendation could impact its application which is currently before the Planning Board for review.

Chapter 4

- Pages 66 - 69 - There is no mention of the Charles Street Bridge/Glen Cove Road Connector Project, nor is there any mention of planned roadway improvements such as Garvies Point Road Phase 2.
- Pages 71 - 74 - There is no mention of the planned and funded Glen Cove Creek Ferry Terminal.
- Page 74 - There is no mention of the Esplanade Phase 2 project as it relates to pedestrian, bicycle improvements and enhancing connectivity between Downtown and the waterfront.
- Page 79 - There is an opportunity to provide downtown jitney service to the desired destinations via the shuttle bus service being contemplated by RXRGI.

D.27

Chapter 5

- Page 104 - General comment that a recommendation of 50 units to the acre is excessive when compared to what is currently being proposed for the waterfront.
- Page 115 - There is no mention of connection improvements as a result of the Esplanade Phase 2 project.

Hon. Ralph V. Suozzi, Mayor,
and Members of the City Council
April 8, 2009
Page 4 of 4

- Page 116 - There is an opportunity to provide downtown jitney service to the desired destinations via the shuttle bus service being contemplated by RXRGI.

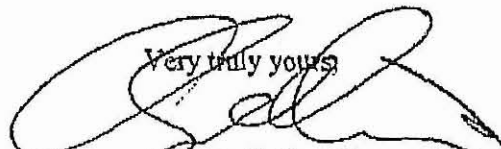
Chapter 6

- Page 123 - The Glen Cove Boat ramp is to be reconstructed as part of the redevelopment of the north side of Glen Cove Creek.
- Page 126 - By way of what document did the City declare the area as 'blighted', and when was the URA zone made larger from 75 acres to 214 acres? In 2004, the 96 acre MW-3 zone was amended to include a special use permit provision that would allow for residential development. MW-3 was originally adopted in 1999.
- Page 137 - There is no mention of the Esplanade Phase 2 project or Cedar Swamp Roadway Improvements that address this recommendation.
- Page 141 - There is no mention of the newly created park space that will be provided by the development of the north side of Glen Cove Creek.
- Page 144 - A kayak/canoe rental is suggested for the historic building along the Glen Cove Creek, but it should be noted that the building's structural condition and floodplain location may constrain its ability for reuse.
- Page 147 - It is suggested that the term "incredibly" may be somewhat overstated and should be removed from the phrase "higher floor units will garner approximately 50 percent more revenue per square...and incredibly more profit."
- Page 151 - The bullet describing the current open space includes a bridge across the creek. The current proposal does not include this element.

D.27

RXRGI applauds the City Council for its vision and efforts to develop a master plan that will guide the future of the City of Glen Cove and enable it to grow responsibly, while protecting the rights of those who currently reside and do business in the City. RXRGI also thanks the City Council for its consideration of the comments above, and requests that they be incorporated or addressed, where appropriate.

Very truly yours,



Anthony S. Guardino

Cc: Kelly Morris, City of Glen Cove IDA/CDA
Michael D. Zarin, Esq., Special Land Use Counsel

Hon. Ralph V. Suozzi, Mayor,
and Members of the City Council
April 8, 2009
Page 5 of 5

Matthew Frank, RXR-Glen Isle Partners, LLC
Darren Monti, RXR-Glen Isle Partners, LLC

Interwoven\1052033.1

ellaq@aol.com

Ellen Quasha
8 Old Estate Road
Glen Cove, New York 11542

RECEIVED
Date 4/13/2009
Time email
OFFICE OF CITY CLERK
GLEN COVE

April 13, 2009

Re: Master Plan

Dear Mayor Suozzi and City Council Members:

I recognize that the master plan presents some important improvements. However, many of the proposed changes, especially increased height limits, will dramatically change the overall density and character of Glen Cove.

D.28

The proposed zoning changes allow for more development in specified areas. Although Glen Cove needs increased tax revenue, I believe the increased density in certain areas is excessive. Glen Cove may have had 1000 cars commuting in and out when we had industry, but current households with multiple cars negate that comparison. I am concerned about traffic that will be generated from proposed housing units.

D.20

Accessory apartments are another concern. It is difficult to enforce current code violations now and the addition of accessory apartments would exacerbate the problem.

D.12

Thank you for your consideration of my point of view.

Respectfully submitted,

Ellen Quasha

Date: April 13, 2009
To: Mayor Ralph Suozzi
From: Carol Kenary, Citizen Member of the Master Plan Task Force
Cc: Tina Pemberton, City Clerk
Glen Cove City Council
Subject: Comments on Draft Master Plan & DGEIS

CKenary@
optonline.net

RECEIVED
Date 4/13/2009
Time 2:00:11
OFFICE OF CITY CLERK
GLEN COVE

I commend Mayor Ralph Suozzi and the City Council of Glen Cove for having the vision and caring to preserve the future of our city by planning for and streamlining development to protect important resources and quality of life. I appreciate being appointed as a member of the Master Plan Task Force and I took my job as a task force member very seriously. I attended all the meetings and spent *countless hours researching, reading and communicating* with others - both on the task force and not - to learn more about issues germane to the master plan process and the redevelopment of Glen Cove. I was not alone in my dedication. There were a half-dozen or more other members who also spent many hours collaborating with me to try to make sense of what we were charged with, and offer informed input as to how we'd like to see our city re-developed. We didn't always agree with each other but we listened and learned from each other with the unselfish goal of seeing our city through this difficult time in its history.

Now we are nearing the end of the master plan journey. I am pleased to see that some of things the task force recommended regarding zoning and code enforcement issues are indeed addressed in the plan. However there is much included that I and my fellow members do not recognize. For example, we were never allowed to discuss the waterfront until very late in the process and then, only briefly. Most or all of us didn't want to see the project go forward with anything near the proposed number of units or building heights, even at the reduced 10-12 stories. We were constantly reminded that there was a contract for the waterfront, and thus we were never allowed to state our desire to lower the size and density of the project.

Our concerns were for the remaining waterfront areas outside the contract area. We suggested that those areas be re-zoned to the lowest densities possible - similar to densities in higher density (R-4) residential areas - so as not to have hi-rise development repeated all over the place. We also suggested that the Shore Rd. side of the Creek be designated as a marine recreational zone, to prevent marina/condo development. None of this has made its way into the master plan.

D. 29

D. 30

Not only were some of our concerns ignored or omitted, the draft master plan seems to bolster the RXR Glen Isle contract and other high density projects currently in the proposal phase. I am outraged that not only will a contract which was born under cover of darkness be allowed to stand, but will also be the foundation of a master plan for the future of our city and waterfront. If we must honor the terms of that contract due to legal reasons, so be it. However, task force members were repeatedly led to believe that the master plan was the way to prevent similar large scale, out-of-character development from following the precedents already set in the past, when spot zoning and special permits dominated development.

D.6

Here are some other general and specific comments on the master plan and DGEIS.

High Density Residential Development

The densities quoted in the master plan of 35, 40 and even up to 80 units per acre are simply OUT OF CHARACTER with suburbia on Long Island. Whether it's located in corridors, downtown or waterfront, the people I have spoken to are opposed to high-density residential. We understand the need to expand the tax base, provide affordable housing, sustainable development and walkable communities – the "New Suburbia". However, people in other towns have rejected these time and time again, when they were planned for their neighborhoods. Why must Glen Cove be the guinea pig for the "New Suburbia" when it's obvious that most suburbanites reject this concept?

D.20

Accessory Apartments

The Master Plan is well-intentioned but tries too hard to be all things to all people. On the one hand, it says it wants to help struggling neighborhoods, and the next thing it suggests allowing accessory apartments to virtually anyone whose home is lower than the county average home value. How will allowing MORE rental housing help struggling neighborhoods who are already bursting at the seams with people, garbage, noise, crime, traffic and cars parked all over the streets?

Furthermore, the policy as suggested excludes people from the wealthier neighborhoods from qualifying for accessory apartments while potentially flooding the lower income areas with more housing units and congestion. This is discriminatory in a variety of ways – both to people owning higher-valued homes, who might not qualify to have an accessory apartment but who might really need the extra income; and also to areas where many homes are lower-priced, where many people will qualify – as it will create more crowded conditions for residents there. Additionally, the policy as proposed helps the wealthier retain their quality of life, neighborhoods and property value while the less wealthy lose property value and quality of life. This same concept applies

D.12

elsewhere in the documents where the high rent districts (estate areas) retain their exclusivity and low-density, while the lower rent districts such as the Landing and other R-4 zoned areas have their problems, such as overcrowding and congestion, exacerbated.

D.12

Transparency of the Master Plan process

While I complement Mayor Suozzi on the transparency he has brought to the Master Plan process and city government in general, I feel that there still must be more transparency. The city is erecting signs announcing "Culinary Delights". Where are the billboard signs announcing "Accessory Apartments Being Proposed", or "Re-Zoning to Allow High Density Development", in areas where it never existed before?

I think we must go beyond simple transparency to **outreach**. Because of the lack of outreach to the community, people do not know what is coming. In fact members of the master Plan Task Force themselves, have felt left out of certain aspects of the process, and ill-informed. The last hard copy I received of anything was the first draft of the master plan, dated July 2008. When I became aware of the latest edition, I was told to view it online or at City Hall or the Library. Trying to read long, somewhat technical documents, full of industry jargon online is difficult at best. Furthermore, the draft master plan and DGEIS need to be read side by side to compare possible impacts/mitigations to actual recommendations and ensure that the language is the same in both documents – impossible to do online or at City Hall due to the cumbersome and time consuming nature of it. At the very least, the city should provide task force members with copies of these documents.

D.5

Development Proposals as Supporting Documents for Master Plan

Why is the draft master plan supporting private developers such as RXR Glen Isle and Livingston Electric's "The Villas", as though they are approved proposals? Throughout the Master Plan Task Force meetings, we were assured that the master plan would force the developers to conform to the city's view of future development, not the reverse. We were never allowed to discuss the waterfront at all until very late in the process, and then only briefly. Furthermore, no one on the task force advocated for high density development ANYWHERE in the city – and many members were very concerned about the waterfront densities, not to mention the possibility of even higher densities elsewhere.

D.20

Housing Pressure

The DGEIS and Master Plan refer to "housing pressures" and demand for rental apts. (p. 95, Ch. 5, Master Plan), quoting a Newsday article as their source for information. First of all this is flimsy evidence to support policy. Secondly, where is all this pressure coming from? I have watched the local and

D.31

regional real estate market closely for years, and there is always a plethora of housing choices in Glen Cove at all price levels on the market from rentals, to condos, to single and multi-family homes. Many rental properties such as Glen Arms and the Avalons are advertising heavily via signs out front and using online sites such as Craigslist and others. The Multiple Listing website always has a minimum of 200 or more single and multi-family homes and condos for sale at any given time. Where is the "pressure" for more housing when there is so much already available at all price and quality levels?

D.31

More Rental Units

Glen Cove has more than 40% of renter-occupied housing units according to Census 2000, which may not include the numerous illegal occupancies that exist. Why are we building any more rental units of any kind? It seems that adding more rentals will only create competition for existing rentals, whose landlords are already struggling to find good tenants; driving their rents down and lowering the appeal of the existing older rentals, which in turn might destabilize neighborhoods and the city.

SPECIFIC COMMENTS on the DGEIS

1) In Section B1 of the Exec. Summary on P. 6 it states that the city should "limit ground floor uses within the downtown.....with mixed use residential providing a resident population". The planners referred to this as upstairs living, and they admitted that apartments above stores are usually occupied by the poorest residents. Yet they advocated expanding this type of housing. I'm not sure how adding more of this type of housing to our downtown and corridors will make them more desirable for business and attract investment, one of the main goals of the master plan.

D.32

2) In the section on accessory apts. in the DGEIS p. 7 Sec. B.2.a the language is very vague and will need significant strengthening if this proposal becomes a reality. For example, it says that applicants for accessory apts. should have "no extensive history of violations", and it also says that annual inspections of accessory apartments should be performed "with minimal notice". This kind of vague language could be disastrous to accessory housing policy. Much clearer and more specific language should be used. This initiative will need far more deep and open scrutiny from experts and citizens alike before implementation in order that it not contribute to the problems this city is already plagued with.

D.12

3) On page 8 of the DGEIS "Integrate Visualizations of proposed development into the review process", Section B.2.b it says that requiring visualizations, or what I assume they mean 3-dimensional computer models of a proposed development should "not apply to minor sub-divisions of single-family lots". My question is, what is the difference between a minor and major

D.33

subdivision? Would the new houses on the corner of Woolsey & Dosoris require a 3-D visualization if they were built under this master plan? If not, then I think you should consider including minor sub-divisions in this requirement as that development is very poorly designed; the homes are oversized on tiny lots and they are much too close together. That sub-division is grossly out of character with the surrounding homes and this might have been prevented with a scale model or visualization.

D.33

Furthermore, DGEIS says that the 3-D visualizations should not apply to any application for "less than 20 units of affordable or workforce housing". I understand the need to keep development costs down so savings can be passed on to the workforce, but since you are likely placing your workforce housing near lower income neighborhoods (at least that is the proposal for the RXR Glen Isle project) isn't that putting workforce housing neighborhoods at risk of having sub-standard architecture/design in their developments? Once again, the lower rent districts are vulnerable to shoddy design or out of scale development.

D.34

In closing, I want to thank you for including me in this process. I know the intentions of the city and the planners are good and stakeholders' concerns are being considered. No matter how well-intentioned we are however, once we have gone down a path of too much development it will be difficult or impossible to turn back. We must clean up the problems we have now before opening the door to bigger ones. A conservative approach to development can only help to mitigate any mistakes we might make along the journey, and preserve our environment and quality of life for our children and grandchildren.

Tina Pemberton

From: Ralph Suozzi
Sent: Friday, April 10, 2009 9:11 AM
To: Gene Rooney
Cc: Tina Pemberton
Subject: RE: Master Plan Comments

RECEIVED
Date 4/10/2009
Time 5:41
OFFICE OF CITY CLERK
GLEN COVE

Gene,

Thank you for your input to the Master Plan process. Your comments will become part of the public record and will be answered accordingly in the final document.

Tina,

Please include the attached email in the body of comments received regarding the Master Plan SEQRA process.

Ralph
Ralph V. Suozzi
Mayor - City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

(516) 676-2004 (office)
(516) 676-0108 (fax)

From: Gene Rooney [grooney@us.ibm.com]
Sent: Friday, April 10, 2009 6:57 AM
To: Ralph Suozzi
Subject: Master Plan Comments

Dear Mayor Suozzi,

I am writing to you with regard to the Accessory Apartments identified as a recommendation in the Master Plan.

I am extremely concerned about Accessory Apartments being allowed in the City. It is my belief that there are too many apartments available in Glen Cove now and that Accessory Apartments would be extremely problematic. Personally, I would not like to have my neighbors have the ability to do this. I bought a one-family home in a one-family zoned area so that I would not be living in a congested area, etc.

Thank you for your consideration.

Sincerely,

Gene Rooney

D.12

Maintenance and Technical Support
17 Barlow Ave
Glen Cove, NY 11542

RECEIVED

Date 4/10/2009Time 5:12:1

Tina Pemberton

From: Linda [raggs@optonline.net]
Sent: Friday, April 10, 2009 9:27 AM
To: Tina Pemberton
Subject: Assessory Apartments

OFFICE OF CITY CLERK
GLEN COVE

We already have too many of these residence in Glen Cove. Now you are going to make it legal. How do you prove that the person(s) living in this apartment are relatives? The code Enforcement Department is on over load now and sometimes they ignore obvious violators for various political reasons. This situation will only get worse with this new program. I used to love living in Glen Cove but now I am thinking of leaving. It has become a disaster and the leadership is out of control and not looking out for the majority of homeowners and tax payers.

D.12

Tina Pemberton

From: Kelly Morris
Sent: Friday, April 10, 2009 9:50 AM
To: Ralph Suozzi; Tina Pemberton
Subject: FW: Contact the Mayor (form) has been filled out on your site.

K. Kelly Morris
Executive Director CDA/IDA
City of Glen Cove
516.676.1625 x 102
kmorris@glencovecda.org

RECEIVED
Date 4/10/2009
Time E-Mail
OFFICE OF CITY CLERK
GLEN COVE

-----Original Message-----

From: Please Do Not Click Reply [mailto:support@govoffice.com]
Sent: Thursday, April 09, 2009 9:39 PM
To: Kelly Morris
Subject: Contact the Mayor (form) has been filled out on your site.

Your Site has received new information through an online form.
Online Form: Contact the Mayor
Site URL: glencove-li.com

Name: Linda
Address: Thompson
Phone:
E-mail: raggs@optonline.com
Question or comment: Linda Thompson
9 Henry Dr
Glen Cove, NY 11542
516-676-2508
Raggs@optonline.com

April 11, 2009

Mayor Ralph V. Suozzi &
Glen Cove City Council
City Hall
Glen Cove, NY 11542

Gentlemen:

I am writing to you with regard to the Accessory Apartments identified as a recommendation in the Master Plan.

I am extremely concerned about Accessory Apartments being allowed in the City. It is my belief that there are too many apartments available in Glen Cove now and that Accessory Apartments would be extremely problematic. Personally, I would not like to have my neighbors have the ability to do this. I bought a one-family home in a one-family zoned area so that I would not be living in a congested area, etc. Additionally, I know that the proposal indicates that the Accessory Apartment would only be for a relative; however, given the difficulty of enforcing legal two-family residences at this time, I am skeptical of how Accessory Apartments would be monitored. If this becomes common place I am afraid that I will have to leave Glen Cove.

Thank you for your consideration.
Sincerely,

D.12

Linda M. Thompson

Do Not Click Reply - This e-mail has been generated from an online form.

Tina Pemberton

From: Ralph Suozzi
Sent: Monday, April 13, 2009 3:46 PM
To: 'b1birder@netscape.net'
Cc: Tina Pemberton; Kerri Pearles
Subject: FW: comment on 2009 master plan

RECEIVED
Date 4/13/2009
Time 6:11
OFFICE OF CITY CLERK
GLEN COVE

Mary,

Thank you for your comments. They have been forwarded to the City Clerk for inclusion as part of the public record for the SEQRA review and the Master Plan.

Tina,

Please include the attached document.

Thanks,
Ralph

From: b1birder@netscape.net [mailto:b1birder@netscape.net]
Sent: Monday, April 13, 2009 2:29 PM
To: kperles@cityofglencoveny.org; Ralph Suozzi
Subject: comment on 2009 master plan

Dear Sir/Madam,
Attached please find 6 key points I open for discussion with regard to your master plan. Please attach my letter to your permanent record.
Kindly acknowledge receipt of this email.
Thank you.

Mary Normandia

"I go to nature to be soothed and healed, and to have my sense put in tune once more." John Burroughs

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Mary Normandia
47 Buckeye Road
Glen, Cove, NY 11542

April 13, 2009

RECEIVED
Date 4/13/2009
Time 6:00am
OFFICE OF CITY CLERK
GLEN COVE

Public comment on Glen Cove Master Plan, 2009:

The definition of "Green Building" is vague. "Green Building" should not be posed to solicit federal or state funding. It should stem from the idea that the United States needs clear viable alternatives to using energy in excess. The best "Green Building" is NO new building "Green Building" is to reuse existing structures and update them with green practices. Reclaiming and modifying what is already existing is "Green Building".

"Open Space" in Glen Cove is at a minimum. Building on the Glen Cove Creek or along any public waterfront in Glen Cove is not sound environmental practice. The quality of the Long Island Sound is instrumental to the livelihood of Glen Cove. With the proposed waterfront development, air pollution, light pollution, noise pollution and water pollution would devastate the surroundings. Wetlands throughout the United States are the most severely threatened ecosystem, vital as they are. They are being lost at an unimaginable rate, one reason, rising sea levels. They serve as a storm surge buffer and to clean the water of pollutants. Since the partial remediation of the parcel known as Captains Cove, the lakes that formed from underground streams have become alive with native vegetation and wildlife. Public "Open Space" should be considered "forever wild" and never be developed.

D.35

A proposed "bike path" leading through Garvies Point Preserve would only lead cyclists to the edge of the Preserve, unless they are Glen Cove residents they could not enter Morgan Park. If the mandates were changed for that Park it would then bring the need for more services paid for by the City of Glen Cove. Garbage disposal, bathrooms, lighting and security would have to be increased at the cost of taxpayers. Garvies Point Preserve should not be cut into along Garvies Point Road or through the Preserve. Preserve the "Open Space" that is left.

The Master Plan does not mention responsibility for cleanup of failed or neglected development projects or existing building sites. The abandoned Fox Navigation ferry terminal still stands, vandalized along the shorefront. A long term goal for the Photocircuits site, another abandoned and potentially hazardous site, should be addressed. Stipulations as to responsibility for failed business ventures and clean up of same should be outlined in the Master Plan. One hundred years of misuse along and around the waterfront that is still visible today should serve as historical evidence that such a plan is needed.

D.36

Glen Cove does not need another ferry terminal. It is unjust and unconscionable to accept federal or state government grant money to build a ferry terminal, actualization of which has already proven to be a failure. Taxpayers should not have to pay for misguided ventures.

D.22

Glen Cove could have a strong, prospering business and leisure district if developed properly. It should be within walking distance from existing mass transit. The possibility of moving the leisure traffic to a new city on the waterfront along the Creek is counterproductive to attracting commerce to downtown Glen Cove, Cedar Swamp Road and existing businesses.

D.37

Tina Pemberton

From: Ralph Suozzi
Sent: Monday, April 13, 2009 9:56 AM
To: Tina Pemberton
Cc: paullmeli@yahoo.com
Subject: FW: Master Plan Comments / Questions

Tina,

Please include the attached comments into the public record with regard to the SEQRA process for the Master Plan.

Thanks,
Ralph
Ralph V. Suozzi
Mayor - City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

(516) 676-2004 (office)
(516) 676-0108 (fax)

From: Paul Meli [paullmeli@yahoo.com]
Sent: Sunday, April 12, 2009 10:51 PM
To: Ralph Suozzi
Subject: Master Plan Comments / Questions

Please see attached.

Thank you,

Paul Meli

516-680-0024

Comments/ questions on proposed Master Plan (in no particular order)

What is the immediate and future impact upon residential areas located upon or near roads that are designated by the Master Plan as "collector" roads, such as Walnut Road and Town Path?

D.38

What is the cost to date, and the anticipated total cost, of the Master Plan study, and how was it paid for?

D.39

What will be the cost of both implementing and administering each of the Master Plan's recommendations?

D.16

How can the Master Plan map out the future of our city, recommend rezoning, redistribute population and residential density and recommend specific developments without a thorough and scientific study of traffic, including the capacity of our roadways, current and anticipated future demands upon them and the impact of the Plan's recommendations?

D.14

What is the anticipated impact upon residential areas through which various recommended "jitneys" will travel?

D.40

I believe that at least one of the members of the Master Plan Task Force said at the March 30 hearing that they were not consulted about certain of the Plan's recommendations, and that some specific recommendations of the Plan were contrary to the wishes of a majority of the Task Force members. Why is this?

D.5

Why was the Task Force not presented with so much as a draft of Chapter 6 of the plan (Waterfront, Parks and Natural Resources) until after the Mayor, as Chairman of the IDA, had entered into a contract approving the Glen Isle development?

Why was the public excluded from Task Force meetings over the last year, while non-members, including the Mayor, were permitted to attend?

D.5

I thought the Master Plan was supposed to present an objective vision of our City for the next 20 years. Why then does it speak of and specifically recommend current, proposed developments such as the Livingston and Glen Isle projects?

D.41

The Master Plan incorporates the Cedar Swamp Road Corridor Study, and its recommendations for a higher density Transit Oriented Development District. Where is such development proposed?

D.42

The Master Plan, in its discussion of the Cedar Swamp Road Corridor Study, designates Big Ralph Park as a "Potential Financial Asset/Future Redevelopment Site". What does this mean, and what would be the impact of such redevelopment upon the surrounding neighborhood?

D.43

Marilyn S. Brenner
39 Henry Drive
Glen Cove, NY 11542
E-Mail: Marsbren@optonline.net
516-674-9169

RECEIVED
Date 4/10/2009
Time 9:00 AM.
OFFICE OF CITY CLERK
GLEN COVE

April 9, 2009

Mayor Ralph V. Suozzi &
Glen Cove City Council
City Hall
Glen Cove, NY 11542

Gentlemen:

I am writing to you with regard to the Accessory Apartments identified as a recommendation in the Master Plan.

I am extremely concerned about Accessory Apartments being allowed in the City. It is my belief that there are too many apartments available in Glen Cove now and that Accessory Apartments would be extremely problematic. Personally, I would not like to have my neighbors have the ability to do this. I bought a one-family home in a one-family zoned area so that I would not be living in a congested area, etc. Additionally, I know that the proposal indicates that the Accessory Apartment would only be for a relative, however, given the difficulty of enforcing legal two-family residences at this time, I am skeptical of how Accessory Apartments would be monitored.

D.12

Thank you for your consideration.

Sincerely,

Marilyn S. Brenner

(Home Office)
516.801.1047
grooney@us.ibm.com

Tina Pemberton

From: Ralph Suozzi
Sent: Monday, April 13, 2009 9:54 AM
To: Tina Pemberton
Cc: dnieri@yahoo.com
Subject: FW: Written Comments on Master Plan DGEIS

RECEIVED
Date 4/13/2009
Time e-mail
OFFICE OF CITY CLERK
GLEN COVE

Tina,

Please include this document in the public record as part of the Master Plan SEQRA process.

Thanks,
Ralph
Ralph V. Suozzi
Mayor - City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

(516) 676-2004 (office)
(516) 676-0108 (fax)

From: Dave Nieri [dnieri@yahoo.com]
Sent: Sunday, April 12, 2009 9:17 PM
To: Ralph Suozzi
Subject: Written Comments on Master Plan DGEIS

Ralph:
The attached are comments specific to the Master Plan DGEIS. Sorry, but I didn't have time to mail a hard copy.

Hope you and your family had a Happy Easter.
Regards,
~Dave Nieri

Analysis of DGEIS and Master Plan Draft Document

Many of us on the Task Force worked diligently on this process, holding twice as many sub-group working meetings as were convened by the City for the Task Force as a whole. We put in hundreds of hours over the past two years in attending meetings and workshops, reviewing documents and presentations put forth by the consultants, and writing detailed comments on several drafts of the Master Plan document. We sent and received scores of email messages, communicating with other members of the Task Force and with the consultants. We made efforts to attend every meeting even though the group dwindled after the first month from the original 30 members to less than a dozen. We did this because we thought it was important and as concerned residents and business people, we were led to believe that our opinions counted for something.

To quote Chapter 1 of the Master Plan, Community Engagement – *"the directive was to assure that the citizenry and leadership of Glen Cove, informed by planners and other professional advisors, would generate a unified vision of Glen Cove's future."*

Master Plan Chapter 6

Reading some of the recommendations in the latest Draft of both the Master Plan and the DGEIS, I am somewhat disillusioned with the process. In particular, Chapter 6 is a great disappointment in that it was obviously influenced by proposed redevelopers of the waterfront, and deviates from its purpose as a guiding document. This section does not reflect the high level of expertise and professionalism that the rest of the document displays.

Chapter 6 deals with parks, beaches and other recreational amenities within the City of Glen Cove, but the redevelopment of the waterfront along the Creek is its most controversial aspect. The Master Plan's Chapter 6 is the section of the document that the consultants feared to write, and it was left on the back burner for most of the two years of Master Plan Task Force working meetings. This chapter only became available (as the 48-page draft, "Chapter 5") for review by the Task Force in September 2008, after we had reviewed at least two previous drafts of the Master Plan omitting this section. The recommendations in Chapter 6 of the Master Plan read as if they were written by the proposed redeveloper's own consultants, so detailed are they, and so blatantly in support of the most questionable aspects of the proposed project.

Quoting from the DGEIS para. D.5.u., page 85 - This paragraph states, referring to the Master Plan Task Force: *"It was their charge to generate guiding principles to develop the priorities and policies for the waterfront in sufficient detail to guide, but not so detailed as to substitute for (or second-guess), for example, the IDA / CDA, Planning Board and other public reviews for the Glen Isle Project and other development proposals."*

The Task Force did not try to second-guess any board or agency of the City of Glen Cove. We did however seek to identify guidelines that could be applied to any future development, in the waterfront sector and throughout the City. This is consistent with the mission of the Master Plan Task Force as it was provided to us, and is succinctly contained in the final sentence on page 85 (para. D.u.5) of the DGEIS: *"The emphasis of this Master Plan is therefore on general design and programmatic principles and policy."*

How then did Chapter 6 of the Master Plan document, and by association the DGEIS, become supporting documents for a specific land development proposal that is not currently in existence, is not under construction, nor has any approvals to begin construction? Getting away from the pros and cons of the waterfront redevelopment itself, the Master Plan should be a generic GUIDELINES document and remain viable for a period of years. It should not reference anything that is not a fact as if it were a fact. This

D.17

includes recommendations that include the specific details of proposed developments that cannot be used as useful guidelines outside of those proposals. The recommendations regarding building heights within the North side of the Glen Cove Creek far exceed what is currently permitted anywhere in the City of Glen Cove, but mirror exactly what the proposed redeveloper is planning.

The Master Plan's recommendations regarding the proposed redevelopment of the waterfront acknowledge that the IDA and CDA are charged with **maximizing revenue**. This is also the desire of the proposed developer and has somehow found its way into the Master Plan as the highest priority in land-use development. Surveys and public comments have shown that the consensus of the citizens of Glen Cove can generally be described as a desire to maintain the character of the community and its suburban quality of life, with maximizing revenue a much lower priority. In fact it has never been mentioned as a priority. While we can understand the developer's desire to make as much money as is humanly possible in today's world, it is puzzling to me as to who the IDA and CDA answer to. Are they working in the best interests of the citizens of Glen Cove if they are teamed with the developer against the community to **maximize revenue** at the expense of quality of life?

D.17

Members of the Task Force considered Revenue or Profit to be a component that could be negotiated for less density and lower building heights. No one ever advocated maximizing revenue as the goal of our deliberations, and if the representatives of the IDA or CDA present at those meetings felt that this was a true objective of the Master Plan, they never mentioned it in our presence.

The consultants, PPSA, advised the Task Force on many occasions to concentrate on general guidelines – not the specifics of any proposals, and the final outcome is a Master Plan that does exactly what we were advised not to do.

To further show that Chapter 6 of the Master Plan is not a generic plan but more of a supporting document for the redeveloper, the proposed redeveloper of the waterfront is named throughout the document, though there are several other developers working towards projects within the City of Glen Cove. Such weight should not be given to any single developer or project within a broad planning document. Of what use would the specific details relative to the Rexcorp-Glen Isle redevelopment be in this planning document were the current project to fall through for any reason?

For example, in the DGEIS, Glen Isle or Rexcorp-Glen Isle is mentioned **8 times**. **Livingston Development**, another *proposed* project, is mentioned **10 times**. In the Draft Master Plan document **Glen Isle or Rexcorp-Glen Isle** is mentioned a **total of 20 times**, while **Livingston Development** is not mentioned at all.

	Glen Isle	Livingston Dev.
Chapter 1	10 times	0 times
Chapter 2	0	0
Chapter 3	0	0
Chapter 4	0	0
Chapter 5	0	0
Chapter 6	10	0

D.17

Both the Livingston Development ("The Villas") and the Rexcorp-Glen Isle plans are merely proposals. Neither plan has the approvals to move forward. They are not "Facts" and should not be given the weight of existing conditions that they are given in this Master Plan, nor in the DGEIS for the Master Plan. The Sea-Isle Project (City View Estates) is mentioned once in Chapter 6. Village Square as a potential redevelopment effort is mentioned in the Downtown Chapter, but nowhere are the details as exacting as those provided with respect to the waterfront. Other large residential development projects that are waiting in the wings, such as "The Mews" at CTI (Landing Cove LLC), and the Lee Gray Court

redevelopment (JOBCO) may be mentioned in passing, but their details are not used as examples of recommended guidelines. That is as it should be.

Chapter 6 of the Master Plan comes off as a supporting document to the proposed waterfront redevelopment which might have been written by the redeveloper's consultants rather than consultants paid for by the City of Glen Cove, and ultimately by the TAXPAYERS of Glen Cove.

After the objective of the Master Plan is stated to be a document "*on general design and programmatic principles and policy*", both the DGEIS and the Master Plan then go into details that come right out of a redeveloper's proposal:

1. **DGEIS para. D.5.aa, Page 90** - "*Buildings should not exceed (except where noted below), in a frontal view, the height of the base of trees along the Preserve's ridgeline*". The Task Force emphasized that a much lower height of buildings is preferable, however a guideline such as maximum number of stories for buildings within the City should have been recommended.
2. "*...building height could be increased to as much as ten to twelve stories, and / or be as high as the top of the trees at the top of the ridgeline, if this is judged as an economic necessity...*" This certainly supports the redeveloper's plans but totally refutes the opinions of the Task Force.

D.17

In addition, **Paragraph D.u.5 continues** - "*... the Master Plan advocates an open space and development framework, but does not render a site plan bearing on the exact location of buildings, distance between buildings, dimensions of streets, waterfront setbacks, etc. It is each redeveloper's responsibility to put forth a viable development proposal through the City's site plan, environmental, urban renewal area, and zoning approval processes.*" The only thing missing from the above statement is the discussion of building heights and maximum numbers of floors. The Master Plan has pre-empted the responsibility of the Planning Board in this respect by recommending specific heights that far exceed anything currently permitted outside of the MW-3 zone.

The next paragraph on Page 85 of the DGEIS begins: "*This Master Plan concurs with the current program agreed to by the IDA / CDA and the designated redeveloper for the 52-acre area comprising the Glen Isle project.*" So on the one hand the Master Plan is concerned with providing general guidelines, programmatic principles, and policy, but at the same time it is advocating for a particular development by recommending the details that are specific to that development, and fully supporting the plan. This is in direct contravention of the guidance given the Task Force by the consultants, and absolutely contradicts the consensus of most of the Task Force members.

Neighborhoods

DGEIS Section. B.1 – bullet on page 6, and

DGEIS Recommendation D.5.gg, Page 95 - Workforce Housing Component:

"The Master Plan calls for an affordable housing set aside of 10% of all units in a new development."

COMMENT: This recommendation does not correspond to the details in the section on Inclusionary Zoning Requirements of the Master Plan (Chapter 3, Page 55), which states:

D.18

RECOMMENDED INCLUSIONARY ZONING REQUIREMENTS

Tier One: 4-9 units

- Inclusionary requirement:
 - 15% (i.e., one unit) at 80% of County median
- ALLOW off-site and payment in lieu onsite affordable units as of right

- Lottery system for tenanting that favors, in this order:
Glen Cove residents, Glen Cove workers, Glen Cove family members

Tier Two: 10 or more units

- Inclusionary requirement:
 - 10% at 80% of Glen Cove median income; OR
 - 15% at 80% of County median income; OR
 - 20% at 130% of Glen Cove median income
- Allow off-site and payment in lieu of on-site options by special permits
- Lottery system for tenanting

D.18

The DGEIS should be corrected to reflect the actual recommendations in the Master Plan, and accurately describe the impacts of the stated Master Plan recommendation.

DGEIS B.2.a, page 8, and

DGEIS K.2.a, Accessory Units, page 126

Application for accessory apartments should be limited to one of the following three populations:
"2. Those with single-family residences priced below the single-family median home price for Nassau County;"

COMMENT: Frankly, I do not understand where this criterion came from as it was never mentioned at any of the TF workshops, and doesn't appear in the Neighborhoods presentation that PPSA exhibits on their web site. This might be construed as discriminatory. It is unclear whether these criteria all must be met or only a single one by the homeowner. If all criteria apply then this will deprive homeowners of moderately-valued to high-valued homes of the right, and benefits, of creating accessory apartments for family members. On the other hand, if a homeowner need only meet one of the stipulations, then anyone owning a low-valued property may add an accessory unit and rent to anyone he chooses. This will certainly guarantee that those Glen Cove neighborhoods that currently suffer under more than their fair share of over-crowded housing will gain additional multi-family dwellings in their midst.

The Task Force offered several criteria to ensure that accessory apartments would not become the blight on the neighborhood that multi-family homes owned by absentee landlords have, but this was not one of them. Many of the Task Force members who live in areas that are already overwhelmed by both legal and illegal multi-family housing remain adamantly opposed to this concept. To the few of us who were in favor of accessory units, the only redeeming features were:

D.21

- In this high-tax area, accessory units and the rental income they provide would enable senior homeowners to afford to remain in the homes in which they raised their families,
- It would give families the opportunity to provide somewhat independent living for their grown children, who otherwise would have to leave Glen Cove to find housing in a price range that young people could afford. Likewise, it would enable a family to house senior family members, such as one's parent, in a semi-independent living arrangement, while being close enough to provide assistance to them.
- Finally, the accessory unit in an owner-occupied home is preferable to two or more apartments owned by an absentee landlord because the homeowner is much more likely to be a good neighbor, to maintain his property, and to be intolerant of rowdy tenants who may cause problems in the neighborhood. This is not a guarantee of such behavior, however it was deemed to be an improvement over the uncontrolled non-owner-occupied multi-family units now proliferating in some Glen Cove neighborhoods.

If lax enforcement and an absence of restrictions in the law will make accessory units no better than the multi-family housing (both legal and illegal) that have been destroying Glen Cove's neighborhoods, then there is no point in adding another type of multi-unit residential component that will only lead to abuse. I would oppose accessory units if the controls cannot be realistically implemented. These controls would be part of the law and include frequent inspections, registration, proof of occupancy by related individuals,

heavy fines, and termination of the right to have an accessory unit for illegal activity, and removal of the accessory unit.

DGEIS, para. D.2.a, page 14

"Generally, this recommendation is intended to bring the zoning closer to the character of established neighborhoods. Where existing zoning is more restrictive than the established character of neighborhoods in terms of bulk and density, an applicant would be able to secure relief from the Zoning Board of Appeals to allow construction in harmony with the existing built environment. By bringing the zoning of established neighborhoods into closer conformance with the existing character, the City would not permit greater densities or reduce bulk protections but rather is reducing procedural costs and delays and therefore encouraging redevelopment.

Where existing zoning is less restrictive than the established character of neighborhoods in terms of bulk and density, future development may have a negative impact on community character by encouraging out-of-character development."

COMMENT: This recommendation has the effect, using the examples of Morgan Island and The Orchard, of protecting the low density residential character of wealthy neighborhoods (where zoning is less restrictive in terms of density), and encouraging increased density in poorer neighborhoods such as The Orchard (where zoning is more restrictive) because the latter already has a higher density than what is currently permitted due to "grandfathering", ineffective enforcement of codes, and a history of unimpeded violations by landlords. The goal is the rehabilitation of poorer neighborhoods, but the outcome may be to simply provide unscrupulous landlords with relief from lengthy and expensive proceedings before the Zoning Board of Appeals, as stated in the last sentence of the first paragraph above.

DGEIS, para. D.2.i, page 22 and DGEIS, para. D.5.bb, page 92

"The Master Plan recommends loft-style mixed use building from the existing Asphalt Plant east to the Glen Cove Road corridor. ...Loft-style apartments... The recommendation would have a potential for 192 units."

COMMENT: The idea of residential on the South side of the Creek was never presented to the Task Force. It was understood that the south side of the Creek would be an expanded recreation area adjacent to the current City Stadium, and a marina district. Additional residential was not addressed in this area, nor is it desirable. Of particular concern would be allowing residential into the Marina District. If any marina were to be permitted to construct condo units this would be the death-knell to Glen Cove as a waterfront recreation community. The loss of upland boat storage capacity and reservation of slips only for condo owners would destroy the boating community, and make recreational boating accessible only to the wealthy.

HIGH-DENSITY RESIDENTIAL DEVELOPMENT IMPACTS

DGEIS para. M.2. Potential Impacts and Proposed Mitigations (Community Services), page 136

M.2.a. Impacts as a result of density

"In short, the Master Plan recommendations taken in their entirety are likely to result in a decrease in the maximum number of residential units that could be developed in the future. Therefore, the Master Plan is not likely to result in significant impacts to community services."

Also,

DGEIS Para. N.2. Potential Impacts and Proposed Mitigations (on Utilities), page 138

N.2.a. Impacts as a result of density

"See the discussion of density impact on community services. Utilities also are highly dependant upon the resident population of the City. With the maintenance of density within the City (and a probable lowering in maximum density) it is anticipated that no significant impact on utilities are likely to occur as a result of the change in residential density."

COMMENT: This oft-repeated phrase of these documents, "decrease (lowering) in maximum density" defies logic. The recommendations throughout the Master Plan for new intensive residential development at unit-per-acre densities that are 2 to 5 times what is currently permissible under City codes, is akin to stating that "melting of the polar icecaps will generally result in lower sea levels". It can only be assumed that the repetition of this phrase throughout the Master Plan document is a smokescreen behind which the urbanization of Glen Cove can continue unimpeded by the public's desires. Once we have accepted this ludicrous statement, it automatically follows that the demands on public infrastructure - roadways, schools, wastewater treatment, garbage, water service, fire and police protection, and services, will not be impacted significantly by the recommendations found in this Master Plan.

D.20

Currently no less than 8 major residential projects are planned, 6 of which the number of units have been made public. Counting only those for which numbers of units have been mentioned, an increase of 1,341 units (over and above the 367 units added by Avalons I and I) are anticipated over the next few years. These numbers do not include the Master Plan's recommendations for increased density in The Orchard and other areas of the Downtown, nor the loft housing recommended on the South side of Glen Cove Creek (another 192 units), nor the proliferation of accessory units. It is also well-known that the Konica parcel, and the other current industrial properties on the North side of the Creek are being eyed for high-density residential development, as well.

The Master Plan DGEIS should have provided a maximum buildout analysis, as was recently completed in Oyster Bay, and the impacts of this buildout discussed as it relates to the infrastructure of Glen Cove. Such an analysis was beyond the scope of the Master Plan.

DGEIS Para. D.2.1, page 22

"With regard to the Downtown, maximum densities of up to 80 units per acre are already permitted in the Downtown."

COMMENT: This is not an entirely true statement. There is nowhere in the City of Glen Cove to my knowledge where such densities are permitted in Residential zoning. The Avalons may have such density as 80 units per acre but they are in Business zones and the units are purely rentals. The DGEIS statement does not make any distinction between residential zoning and business zone rental density. As such, the document gives a false impression of what is currently acceptable as residential density in Glen Cove.

D.19

DGEIS Para. D.2.1, page 23 – The Master Plan is recommending densities for residential development that are significantly higher than what is currently permitted in the City of Glen Cove. It should be noted that these very high densities were never mentioned or never gained the consensus of the Task Force during our meetings. This leads me to believe that there is some other external influence at work on the Master Plan which may or may not represent the interests of the citizens of Glen Cove. The residential unit density being proposed for the North side of the Glen Cove Creek is 20 units per acre – a density which most people find alarming. The densities now being proposed by a Master Plan which the citizens of Glen Cove are reputed to have influenced are 2 to 2-1/2 times as high as the 20 units per acre. I can state emphatically that our Task Force did not support such recommendations.

D.20

Examples:

Livingston Development (mentioned by name) – The Master Plan recommends 50 units per acre on Back Road Hill. Curiously, this is exactly what the developer will propose.

Glen Street TOD and the Orchard – The Master Plan recommends 45 units per acre and 35 units per acre respectively.

Downtown mixed-use development of residential units – The Master Plan recommends 45 units per acre. No mixed-use with residential is currently permitted in the Downtown zoning so this is far above current densities.

Table 1 – Table 1 is so befuddling that it must be intended purely for obfuscation. Although the author of this table must surely understand what he intended to convey, the uninitiated can only read this and be dumbfounded. Table 1 purports to make the argument that if we build out all these areas and encourage a residential density that is up to six times what currently exists as a maximum in each zone, that the density of residential housing will actually be reduced (a -350).

D.20

Impact Discussions related to Increased Residential Density

Wherever high density residential development is advocated in the Master Plan document, the DGEIS Impact Discussion fails to state how such increases in population in those developments will likely impact traffic, parking, water usage, sewage, garbage collection, fire/police/emergency services, and other City services. By leaving these impact discussions to other sections of the DGEIS (e.g. Utilities, Community Services, etc.), this leads the reader to assume that the impacts of this greater density and resulting population increase are minor or non-existent, which is counter-intuitive. The statement on page 23 of the DGEIS, *"this recommendation and all other recommendations affecting residential density are not likely to result in significant adverse impacts as an overarching policy"* simply defies logic.

DGEIS N.2.b, page 138 - Relocation of Glen Cove Transfer Station and Sewer Plant

"The long-term plan for waterfront redevelopment contemplates the ultimate relocation of the sewer plant."

This is the first I'm hearing of this. This was never discussed in any of the meetings or workshops to my knowledge.

D.5

Was that contemplated before or after the sewer plant was sold to Nassau County? This is the first I ever heard of this recommendation.

A Final Comment

I was greatly disappointed that Task Force members' comments regarding encouraging businesses and light industry to locate to Glen Cove is totally ignored in this Master Plan. The ultimate result of converting all of our industrial lands to residential uses will be a barracks community. We seek to encourage young professionals, and middle income workforce to live here while providing no place to work locally. The resulting commute to other areas of Long Island and to New York City for employment will only put a greater burden on Route 107 and Glen Cove Road, heading south, and add to the intolerable congestion of these roads' intersections at Northern Boulevard.

D.45

Had this Master Plan the foresight to include a corporate park within the areas slated for residential development, then we would be providing a truly mixed-use community where some residents could actually walk to their place of employment, thereby removing vehicles from the local roads. The potential for a reverse commute to businesses located in Glen Cove for New York City residents would be beneficial to the proposed ferry operation, which otherwise will only gain revenue in one direction. The best we can expect from this Master Plan is a small number of jobs generated from a single office building, and low-end hotel service jobs.

RECEIVED

Date

4/13/2009

Time

mail

OFFICE OF CITY CLERK
GLEN COVE

APR 13 2009

MEJIAS MILGRIM & ALVARADO, P.C.

1 Dosoris Lane, Glen Cove, NY 11542
(516) 333-7777 - Fax (516) 333-7878DAVID L. MEJIAS
RANDI M. MILGRIM
MIGUEL A. ALVARADOHEMPSTEAD OFFICE
100 Main Street
Hempstead, NY 11550
Tel: (516) 292-0101
Fax: (516) 292-4694Please respond to Glen Cove Office

April 13, 2009

**HAND DELIVERED
FEDERAL EXPRESS &
REGULAR MAIL**Mayor Ralph Suozzi
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542Glen Cove City Council
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542*Re: Comments to Master Plan and DGEIS*

Dear Mayor Suozzi and Members of the City Council:

Please be advised that I represent, EV/L-A GC, LLC, the owner and operator of the Glen Cove Marina located at 3 Harbor Road, Cold Spring Harbor, NY 11724. After reviewing the draft Master Plan and the Draft Generic Environmental Impact Statement, we have some comments that my client would like the City to consider before adopting the Master Plan, including consideration of potential residential mixed-uses on the south side of Glen Cove Creek.

As you are aware, the Glen Cove Marina is one of two privately owned and operated commercial marinas in the City of Glen Cove. Its operations consist of over 300 boat slips, marine repair facilities, marine-related retail and restaurant operations, consistent with its current MW-1 zoning designation.

The Draft Master Plan designates the area in which the Glen Cove Marina is located, i.e., the Glen Cove Creek Area, as an Area of Change. This is defined as an area of the city that offers opportunities to accommodate future growth, while meeting other

community and public objectives. We agree that this area is appropriately designated as such, as the entire Glen Cove Creek waterfront is at a crossroads; the redevelopment of which must be carefully considered and coordinated in order to assure sustainability of new uses and continued viability of existing desirable uses.

Among the Goals and Objectives listed for the Glen Cove Creek Area, the draft Master Plan calls for the preservation of the creek's recreational maritime vitality, while revitalizing its waterfront with mixed-used development and destination activities. It goes on to recommend that, while the water-dependent uses on the south side of the creek should be preserved, all private, non-water-dependent uses should be prohibited. We believe that such a blanket, all-encompassing prohibition is contrary to the stated goals and objectives of the Master Plan for this area. Such a prohibition would apparently prohibit any residential component of a mixed-use development in this area, even if it conformed with the other criteria for redevelopment, such as pedestrian access, continued improvement of environmental conditions, provision of new or improvement of existing public open spaces, and low-scale, nautical-themed development.

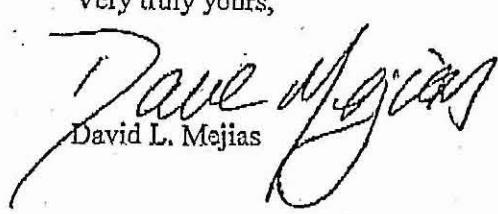
It is our belief that any development which satisfied all of the required criteria for this area should be permitted to be considered under the Master Plan. We are concerned that if the Master Plan forecloses the possibility of residential use in this area, that it could impact the long-term viability of the water-dependent commercial uses that it seeks to preserve. By permitting the consideration of residential uses under certain circumstances, the City could find it to be a catalyst for the accomplishment of other objectives detailed in the Master Plan. For instance, low density residential units with a maximum height of 3 stories would enable the continued viability of the marina. These "condo-dockominiums" would include ownership in docking slips.

In order to provide protection to the City, new zoning regulations for the MW-1 district could provide for residential uses to be granted pursuant to a special use permit, so that the planning board could evaluate such uses and impose reasonable restrictions to ensure compatibility with the City's objectives, as well as continued viability of the existing marina uses.

Please consider these comments as the Council prepares the final version of the new Master Plan. We believe that these suggestions are consistent with the overall vision of the City Council as it seeks to guide the development of this important area of the City over the next several years.

Should you wish to discuss these comments, or if you should have any questions regarding them, please do not hesitate to contact the undersigned.

Very truly yours,


David L. Mejias

D.46



WEBB INSTITUTE

Office of the President

RECEIVED
Date 4/14/2009
Time 4:5 Mail
OFFICE OF CITY CLERK
GLEN COVE

13 April 2009

City Council of the City of Glen Cove
and Mayor Ralph Suozzi
Glen Cove City Hall
9 Glen Street
Glen Cove, NY 11542

Re: Draft EIS for Proposed Master Plan

Ladies and Gentlemen:

You are respectively the Lead Agency and Contact Person for the Environmental Review of the Proposed Master Plan for the City of Glen Cove prepared by Phillips Preiss Shapiro Associates, Inc. and the Turner Miller Group, dated January 2009. We have reviewed the proposal and have some serious concerns.

Webb Institute – long known as Webb Institute of Naval Architecture – was chartered by the State of New York in 1889 and endowed by William H. Webb who was the builder of many of the famous Clipper Ships. He wanted his fortune to be used to provide a tuition-free education in the art and craft of shipbuilding for worthy students, and Webb to date has honored its Founder's wishes. Almost from the day of its founding, Webb has been the preeminent institution of higher learning in the United States focused on naval architecture. Small in size, with a student body totaling about 95, its graduates serve an important national need. Since moving to its Crescent Beach Road location from the Bronx in 1947, Webb and the City have had a pleasant relationship; one that I believe has been mutually beneficial to both.

Our records indicate that in 1974, as part of an analysis done by Webb's staff concerning potential improvements to the school, our property was zoned R-1 Residential. It appears that in 1981 it was upzoned to a R-1A Two-Acre Resident District. Based on that decision, Webb was no longer a "permitted use." Special permitting became necessary at the discretion of the Planning Board, although use as a college was allowable under this special permitting provision within a list of restrictions. Whether Webb was aware of this at the time I do not know; it happened long before I joined Webb. However, that zoning change made Webb a "non-conforming use," with all the burdens attendant upon such status.

D.47

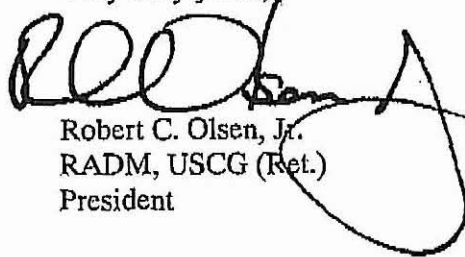
298 Crescent Beach Road
Glen Cove, New York 11542-1398
Telephone: 516-671-2277 • Fax: 516-671-7940
www.webb-institute.edu

It is clear that the proposed Master Plan will potentially have additional direct and adverse impact on any possible future development of the facilities of Webb by proposing additional restrictions. Among them are the recommendations that (a) revised zoning regulations be designed to meet a goal of discouraging any redevelopment of "estate sites" (and Webb is one) except as a means to achieve historic and open space preservation (page 44), and (b) that there be an Estate Preserve Overlay District (page 56), and LEED Districts (page 63). These potentially raise very troubling issues for Webb.

In order to properly reflect our current situation as an important and appropriate element of this community, I request that you change the zoning and the proposed Master Plan to clearly make Webb a permitted use in all regards. I respectfully submit that these matters need to be at least considered by the Lead Agency before the Environmental Impact Statement can be approved. I am informed that zoning restrictions that impose burdens on educational use of land are given hard scrutiny by New York courts, so it may be that I need not be as concerned as I am about the present situation and the prospects raised by the proposed Master Plan. Nevertheless, I feel it is necessary to put the concerns of Webb on record.

Very truly yours,

v/a



Robert C. Olsen, Jr.
RADM, USCG (Ret.)
President

D.47

Tina Pemberton

From: Ralph Suozzi
Sent: Monday, April 13, 2009 3:43 PM
To: 'ogr80@optonline.net'
Cc: Tina Pemberton
Subject: RE: master plan

RECEIVED
Date 4/13/2009
Time 5:01
OFFICE OF CITY CLERK
GLEN COVE

Jim,

Thank you for your thoughtful and sensitive comments re: LEED certification and the environment. I am including them as part of the public record as part of the SEQRA process and the Master Plan.

Tina,

Please include the attached as part of the public record.

Thanks,
Ralph

From: ogr80@optonline.net [mailto:ogr80@optonline.net]
Sent: Friday, April 10, 2009 12:24 PM
To: Ralph Suozzi
Subject: master plan

Dear Mayor Suozzi,

I am writing to comment on the master plan, which I applaud you for undertaking and agree is long overdue.

I would like you and Glen Cove to become the first "city" on Long Island, and possibly NYS, to require all new buildings to be LEED certified (some smaller towns and villages have adopted the idea). LEED is an acronym for Leadership in Energy and Environmental Design, an idea whose time has come, and hopefully, not too late. LEED certification requires a higher level of energy efficiency than the NYS Building Code currently requires. When you consider that buildings consume 40% of the nation's energy resources, it clear how important this issue is. Opponents argue that certification translates to additional cost to projects, while proponents emphasize the positive advantages of the "life cycle" costs. Few people argue the need to conserve energy or the benefits of cleaner air and water.

I believe people want to do better for their environment. We need government to set the pace; alas, we need bold leadership.

By adopting LEED standards for new buildings, Glen Cove would demonstrate its commitment to the environment while creating a new image of youthful, progressive thinking. And that image will hold Glen Cove in good stead as we move into our next generation of development.

I urge you give to this careful consideration. I am not "Chicken Little", but I am fearful for future generations. If I can be of further assistance, or if you need more information on this subject, please do not hesitate to contact me.

D.48

Page 2 of 2

Thank you,
Jim O'Grady

Livingston Development Corp.
162-20 77th Road
Flushing, New York 11366

RECEIVED
Date 4/10/09
Time 8:10 pm
OFFICE OF CITY CLERK
GLEN COVE

April 8, 2009

Mayor Ralph Suozzi
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

City Council
Glen Cove City Hall
9-13 Glen Street
Glen Cove, NY 11542

Re: Comments to Master Plan and DGEIS

Dear Mayor and City Council Members:

As you know, Livingston Development Corp is the owner of property located at 135 Glen Cove Avenue, Glen Cove, NY, which, along with six adjacent parcels, has been assembled in order to redevelop and rehabilitate the properties into a new residential condominium development.

After reviewing the draft Master Plan and the Draft Generic Environmental Impact Statement, we have several comments we would like the City to consider prior to adopting the Master Plan.

The Master Plan (MP) identifies the commercial corridor on Glen Cove Avenue, leading from the south of the City into Downtown, as being an Area of Change, to encourage growth and beneficial redevelopment. The Master Plan recognizes that a higher density residential development should be permitted, in order to act as a catalyst for the redevelopment of an area which has, over the years, been characterized by substandard structures and obsolete uses.

As part of its overall discussion of new residential developments, the Master Plan calls for implementing an inclusionary zoning requirement for affordable housing, even while recognizing that "Glen Cove already has a high proportion of affordable housing units for a suburban community, especially when compared with other Nassau County communities". (MP at page 54). The Master Plan goes on to recommend that any residential development to be located at the southerly end of the Glen Cove Avenue

Mayor Ralph Suozzi
Glen Cove City Council
April 8, 2009
Page 2 of 3

corridor be required to "comply with the City's obligation for 10 percent set aside for affordable housing." (MP at page 104).

While we believe that low income or workforce housing is a worthwhile consideration for the City in adopting its Master Plan, it should be mindful of areas of the City which already provide more than its fair share of affordable housing. To require additional under-market housing in these areas or a payment in lieu will provide a disincentive for private redevelopment and, if constructed, create a disproportionate concentration of under-market housing.

The area we propose to redevelop is such an area. Directly west of our property (across Glen Cove Avenue) on the north side of Burns Avenue are six large multi-story buildings with approximately 100 low income housing units, commonly known as the Mason Drive development. Located on the south side of Burns Avenue is the development commonly known as Kennedy Heights, which consists of 48 units of low income housing. Both are under the jurisdiction of the Glen Cove Housing Authority. Directly west of these buildings along Burns Avenue are approximately 10 two story attached building residences, which are owner-occupied and were developed under the jurisdiction of the City's Community Development Agency. On the north side of Donahue Street at 167 Glen Cove Avenue is an approximately 32 unit apartment building consisting of many lower income Section 8 tenants. Additionally, it is our understanding that there are single family homes in the immediate area including approximately 20 homes on Harmony Lane, north of our property, and approximately 23 homes on Kemp Avenue, south of our property, which were acquired through government subsidy programs and developed under the jurisdiction of the Glen Cove Community Development Agency. It is clear that this area of the City has more than its proportionate share of existing lower- and moderate-income housing. To impose a further restriction will impede redevelopment and not serve the goals of the Master Plan.

The Master Plan suggests that any high-density housing to be permitted in this area should be contingent on significant public improvements, as well as pedestrian and view-minded design features. In order to encourage these improvements, however, no additional affordable housing component should be required, either on site or as a payment in lieu. Requiring an additional payment in lieu of affordable housing, on top of required payments for off-site improvements, will provide an economic disincentive to develop in this area.

The Master Plan further calls for the creation of a strict new slope ordinance to prevent construction on steep slopes. Both the Master Plan and the DGEIS fail to recognize, however, that construction on slopes, in and of itself, is not necessarily undesirable, especially when multiple dwellings rather than single family homes are contemplated. Multiple dwellings can buttress the slopes whereas smaller structures cannot. Moreover, best management practices can ameliorate any impacts of the development of sloped

D.49

D.50

Mayor Ralph Suozzi
Glen Cove City Council
April 8, 2009
Page 3 of 3

land. The objective should be to prevent erosion and the undermining of neighboring properties, to manage storm water flows in an acceptable fashion and meeting stability standards in construction. Many acceptable construction techniques can achieve these objectives.

In addition, not all hillsides are worthy of the same "preservation". Although providing scenic vistas may not be an appropriate objective of zoning, there is a difference between an undisturbed, wooded hillside that has provided scenic vistas for generations and hillsides which do not provide such vistas or which have already been disturbed, developed and altered, and which may be appropriate for redevelopment. The Master Plan, and subsequent implementing zoning regulations, should reflect this.

In conclusion, we request that the Master Plan be amended to provide for affordable housing or a payment in lieu only in areas of the City that do not presently have a disproportionate concentration of such housing, and that any steep slope provision not prevent or hinder properly engineered redevelopment.

I trust that these comments will be considered by the Mayor and City Council. I look forward to working with the City to accomplish what I believe will be a great project to enhance the Glen Cove Avenue Corridor and the City of Glen Cove.

Very truly yours,

Livingston Development Corp.

By: 

Daniel Livingston, President

Tina Pemberton

From: Ralph Suozzi
Sent: Friday, April 10, 2009 9:14 AM
To: CBud
Cc: Tina Pemberton
Subject: RE: Accessory Apartments

RECEIVED
Date 4/10/2009
Time 5:11
OFFICE OF CITY CLERK
GLEN COVE

Christine,

Thank you for your comments as part of the Master Plan SEQRA process. Your comments will be included in the public record and will be addressed and answered accordingly.

Tina,

Please include the attached email as part of the body of comments in regard to the Master Plan SEQRA process.

Thanks,
Ralph
Ralph V. Suozzi
Mayor - City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

(516) 676-2004 (office)
(516) 676-0108 (fax)

From: CBud [stargardtsmom@yahoo.com]
Sent: Friday, April 10, 2009 8:07 AM
To: Ralph Suozzi
Subject: Accessory Apartments

Gentlemen:

I am writing to you with regard to the Accessory Apartments identified as a recommendation in the Master Plan.

I am extremely concerned about Accessory Apartments being allowed in the City. It is my belief that there are too many apartments available in Glen Cove now and that Accessory Apartments would be extremely problematic. Personally, I would not like to have my neighbors have the ability to do this. I bought a one-family home in a one-family zoned area so that I would not be living in a congested area, etc. Additionally, I know that the proposal indicates that the Accessory Apartment would only be for a relative, however, given the difficulty of enforcing legal two-family residences at this time, I am skeptical of how Accessory Apartments would be monitored.

Thank you for your consideration.

Sincerely,
Christine Budzenski

GoodSearch & GoodShop for The Foundation Fighting Blindness.

*Raise money for your favorite charity or school just by searching
the Internet with GoodSearch.com (powered by Yahoo), or
shopping online with GoodShop.com
Every penny counts
~A Chris ~*

Page 1 of 2

Tina Pemberton

From: Ralph Suozzi
Sent: Monday, April 13, 2009 3:41 PM
To: 'LESLIE MCCARTHY'
Cc: Tina Pemberton
Subject: RE: Accessory Apts.

Leslie,

RECEIVED
Date 4/13/2009
Time 2:41
OFFICE OF CITY CLERK
GLEN COVE

Thank you for your comments regarding the SEQRA process and the Master Plan. Your comments are being forwarded to the City Clerk to be added to the public record. The City Council will be aware of your comments and all others per our review.

Tina,

Please add this to the public record re:the Master Plan SEQRA process.

Thanks,

Ralph

From: LESLIE MCCARTHY [mailto:lrn37@optonline.net]
Sent: Saturday, April 11, 2009 12:05 PM
To: Ralph Suozzi
Subject: Accessory Apts.

April 11, 2009

Dear Mayor Suozzi and City Council Members:

This is to state that I am completely opposed to the acceptance of Accessory Apartments anywhere in Glen Cove. We already have more than our share of low income rentals, not to mention the amount of illegal apartments.

There is no way that such a plan could be successfully monitored to fit within the proposed guide lines. Code Enforcement now can not handle the "illegal housing" situation.

D.R.

Page 2 of 2

Please do not subject the residents of our City to any more situations that would just add to the current overcrowding.

Sincerely,

Leslie McCarthy
37 Valentine Street
Glen Cove



Coalition to Save Hempstead Harbor

P.O. Box 159 • Sea Cliff, NY 11579 • 516-801-6792 • cshh@optonline.net

RECEIVED

Date 4/13/2009

Time mail

April 13, 2009

Mayor Ralph V. Suozzi
Glen Cove City Hall
9 Glen Street
Glen Cove, NY 11542

OFFICE OF CITY CLERK
GLEN COVE

Dear Mayor Suozzi:

This is the second portion of the comments we are submitting regarding Glen Cove's Draft Generic Environmental Impact Statement (DGEIS) for the proposed Master Plan. We have also attached the first section, which we submitted at the public hearing on March 30.

As we mentioned previously, because the Coalition to Save Hempstead Harbor's mission is to work toward identifying and eliminating adverse environmental impacts to Hempstead Harbor and surrounding communities, our comments focus on the portion of the DGEIS that relates to Chapter 6 of the proposed Master Plan—"Waterfront, Parks and Natural Resources."

DGEIS SECTION D.5.

DGEIS D.5.-D.5.u.

Although this section begins with stated actions that are intended to be protective of natural resources and environmental features, the Master Plan and corresponding sections of the DGEIS are conflicted with respect to development pressures, particularly along the waterfront. The DGEIS Impact Discussion at D.5.g. acknowledges that the cleaning and remediation of brownfield sites may lead to "additional or more intense development on sites than is currently permitted under the zoning code." The DGEIS further states that "As with the waterfront, any incentive zoning programs to encourage cleanup should be weighed under SEQRA against the public benefits when a site specific environmental impact statement is prepared." This is, of course, how the state-mandated environmental review process should work, yet this is contradicted at DGEIS D.5.u. (page 139 of the Master Plan), which includes the statement that "this Master Plan concurs with the current program agreed to by the IDA/CDA and the designated redeveloper for the 52-acre area comprising the Glen Isle project." This statement and following paragraph were added to a later draft of the Master Plan—they were not included in the single-chapter draft that Task Force members were asked to comment on in September 2008. Further, in so stating, the Master Plan:

1. Negates the consensus of the Master Plan Task Force that the proposed waterfront development should be scaled back to a lower density and lower building height and that the character of the community should be preserved;
2. Negates the opinions expressed by an overwhelming number of community members that the proposed waterfront development should be scaled back and that the character of the community should be preserved;
3. Gives preferential treatment to the Rex Corp Glen Isle proposal over any other development proposal in the city;

D.51

APR 13 2009

Even more disconcerting is the one-sentence Impact Discussion for this section that proclaims that the "particular architectural treatment and limited building heights are not anticipated to have negative environmental impacts"! As we stated in our comments of March 30, 2009, we question how city residents and members of surrounding communities can be assured that the environmental review process for the waterfront development proposal will comply with the State Environmental Quality Review Act's requirement that there be a "hard look" at the potential environmental impacts when the Master Plan DGEIS makes it a foregone conclusion that the development project's design details are "not anticipated to have negative environmental impacts."

D.51

D.5.ff.

The language of this section was changed from the September 2008 draft Master Plan chapter. The statement regarding shared parking for recreational amenities added an "indoor recreational facility" to the mix of proposed facilities along the waterfront, despite Task Force objections.

D.5

D.7.y.

This section restates the draft Master Plan's imposition of sky-exposure planes to "prevent the construction of overly imposing structures." Such concerns are absent from the discussion of the waterfront development.

D.52

FINAL NOTE

As we stated previously, notwithstanding the contractual obligations that exist between Glen Cove and Rex Corp Glen Isle, the Master Plan should reflect the lower-density development at the waterfront that most Glen Cove residents and community members agree would be most protective of the environment and the character of the community. By incorporating the high-density design details of the proposed waterfront-development project into the Master Plan, those details will be adopted as the guiding principles for future waterfront development, regardless of the developers that are involved in projects on both the north and south sides of Glen Cove Creek. Such design details also set a precedent that could result in pressure to incorporate similar building heights and density in other parts of Glen Cove.

D.53

Respectfully submitted,


Carol DiPaolo
Programs Director

Page 1 of 1

Tina Pemberton

From: Carol Kenary [ckenary@optonline.net]
Sent: Tuesday, April 14, 2009 11:30 AM
To: Tina Pemberton; Ralph Suozzi
Subject: One more pt. about accessory apts.

RECEIVED
Date 4/14/2009
Time e-mail
OFFICE OF CITY CLERK
GLEN COVE

Ralph,

This dawned on me in the middle of the night, and I'm not quite sure how to put it into words but I think you'll get my drift. I know it's past the deadline, but this is more for your own understanding.

Re: accessory apts - allowing them might make people who can't really afford homes buy single family homes with the express purpose of putting in a rental. (Sort of like the sub-prime mortgage situation which enabled people who couldn't afford to buy, to buy). I don't think that is the intention of the initiative to allow accessory apts., but it could be the side effect. In other words, having that policy could create an incentive for people to buy houses to turn into two-families, when my understanding is it's really meant to allow **existing** homeowners/Glen Covers to stay in their homes so as not to be forced out of their homes and the city.

This is why it needs to be looked at very carefully, and guidelines have to be almost bullet-proof. It could make us attract people from elsewhere who can't buy homes in suburbia unless they can two-family them and rent part out. I doubt that is what the initiative was intended to do.

Carol Kenary

D.12

Tina Pemberton

From: Kelly Morris
Sent: Tuesday, April 14, 2009 2:23 PM
To: Tina Pemberton
Subject: FW: Comments on the DGEIS and Master Plan

K. Kelly Morris
Executive Director CDA/IDA
City of Glen Cove
516.576.1625 x 102
kmorris@glencovecda.org

From: Jon Schapiro [<mailto:jonschapiro@hotmail.com>]
Sent: Tuesday, April 14, 2009 1:05 PM
To: Kelly Morris; jshapiro@ppsaplaning.com; Ralph Suozzi
Subject: Comments on the DGEIS and Master Plan

Since this still has not been properly addressed, let me list it one more time:

P. 63 of the Master Plan (on-line) finally includes the following wording:

employ "Conditional variances." Conditional variances can be used to address existing adverse conditions (such as overcrowding), as well as to forestall negative impacts associated with variances for new development and expansions. The revised zoning regulations identify certain land uses and built conditions (e.g., height) that do not precisely fit into existing zoning districts, but which may be allowed upon approval of a conditional variance. For example, a multifamily use or an accessory unit in a single-family zone may be allowed only if certain conditions are met. The safeguards and limitations may be based upon the continued fulfillment of standards for guidance to the City to grant or withhold conditional variances. The criteria could include conditions related to number of units and minimum unit size, proper storage and disposal of garbage, limits on vehicles and noise, landscaping quality, noise, etc. The conditional variances could also be tied to annual registration licensing requirements.

I notice the part where the Conditional Variance ceases to exist when and if the Owner sells the property has been left out. At that point, the land is supposed to revert back to the

0.54

original Zoning (pre-Conditional variance)! I believe you think annual licensing may be the answer, but it does not address changes in ownership! Additionally, Conditional Variances cannot "be used to address existing adverse conditions (such as overcrowding)," but can only address new variance applications - therefore; unfortunately, grandfathered and existing conditions would not be affected.

D.54

Jon 

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Tina Pemberton

From: Mserether@aol.com
Sent: Wednesday, April 15, 2009 2:07 PM
To: Tina Pemberton
Subject: Re: [Landing_Pride_Homeowners_Group] Accessory Apartments

DEAR MAYOR SOUZZI, & COUNCIL
WHEN YOU TALK ABOUT ACCESSORY HOUSING, OR APARTMENTS, IS THIS ANOTHER NAME TO
DISGUISE S.R.O SINGLE ROOM OCCUPENCY.
N.Y. CITYIS'LOADED WITH SRO APARTMENTS AND ARE NOTHING BUT PROBLEMS & ATTTTRACT
THE WRONG TYPE OF NEIGHBOR.
I HOPE YOU WILL RECONSIDOR THIS OPTION.
MURRAY SERETHER

D.12

Why pay full price? Check out this month's deals on the new AOL Shopping.

RECEIVED
Date 4/15/2009
Time e-mail
OFFICE OF CITY CLERK
GLEN COVE

Tina Pemberton

From: J Przewoznik [jprzewoznik@yahoo.com]
Sent: Thursday, April 09, 2009 9:43 PM
To: Tina Pemberton
Subject: Accessory Apartments

Mayor Ralph V. Suozzi &

Glen Cove City Council

City Hall

Glen Cove, NY 11542

RECEIVED
Date 4/10/2009
Time E-Mail
OFFICE OF CITY CLERK
GLEN COVE

I am writing to you with regard to the Accessory Apartments identified as a recommendation in the Master Plan.

I am against this proposal as we already have an excess of apartments in the city. Had I known people would be able to simply open their own apartment house anywhere, i'm not sure i would have bought a home in this area and would assume others looking to move here may think the same thing. Also, the likelihood of being able to enforce the "relatives only" rule does not seem feasible today based upon the current challenges the city has in enforcing codes.

D.12

Thank you for your consideration.

Sincerely,

Jennifer Przewoznik

3 coles street

Tina Pemberton

From: jennifer [jennifer@purplehousedesign.com]
 Sent: Friday, April 10, 2009 12:41 PM
 To: Tina Pemberton
 Subject: Master Plan- comments...

RECEIVED
 Date 4/10/2009
 Time 5:41
 OFFICE OF CITY CLERK
 GLEN COVE, NY

Dear Mayor Ralph & Council,

I understand the City of Glen Cove is considering Accessory Apartments in the City under the new Master Plan. How disheartening. My husband and I just recently sold our home in Glen Cove because of negative impact the rental apartment dwellers in our area had on our quality of life. More importantly on our children's quality of life. The reasons why my family left Glen Cove are a perfect example why "accessory apartments" should matter to you and to your City.

We bought our first home in the Landing area of Glen Cove. The charm of our "storybook" older home helped us put up blinders to the rest of the neighborhood. We also were both young professionals working in Manhattan without children. We were not home enough to be negatively impacted by any issues, the school district was of little concern to us and with the revitalization of the waterfront (alla Tom Suozzi's original brochure) the potential for greatness was there. That all changed with the birth of our first child. I was now working from home and could not easily ignore the problems surrounding us.

Section 8 violators, poor enforcement, illegal borders, overcrowding, absentee landlords, trash, undesirable and disrespectful "neighbors", a shirtless drug dealer & Section 8 resident who's "spot" was the corner in front of my house and little changed in 5 years. My husband and I called the GC Police department on numerous occasions with little or no affect. There were verbal fights between our honest neighbors and the illegal borders of the absentee landlords. Threats were made, some directed at children, preventing many from coming forward and reporting violators. We actually met with one landlord who promised change but did little to make good on those promises. Others turned a blind eye, afraid of rocking the boat and knowing that not much would have been resolved anyhow. How could I raise my children with any confidence in an environment plagued by neglect?

How do I tell my children to respect their home, respect their neighbors, respect their community when their neighbors could care less? If you own your home you usually reside there, maintain it and most likely you take pride in your community. Living in a "rental" community, there is no sense of pride or obligation to take care of your neighborhood. Who will buy into an area, or stay in a neighborhood that mishandles your investment? Where the schools are the last priority behind giving builders incentives to create more overcrowding?

It was obvious the City cares little to rectify the problems of the Landing. The pleas of the community, or what little community that was fighting for their quality of life, were ignored and/or placated. We could not stay in a place that would allow that to happen to homeowners. To those who pay taxes and just hope for the quality of life they pay for. We complained, joined organizations, wrote letters and saw no benefits to our efforts. Our only option was to leave.

Selling our house was also an ordeal. No young families would bite even at rock-bottom Long Island prices because of the questionable schools. Some house viewers wouldn't even get out of their cars.

What a slap in the face. The realtors would call us when deals on other houses in the neighborhood fell through because the potential buyers saw neighbors smoking pot on the corner. Or that they came at a certain hour and felt unsafe. It saddened us as we did love our house and had/ have some truly amazing friends in the community. But it verified that our decision to leave was sound.

Before you sign the dotted line and sell your City to the highest bidder, please really think about the quality of life for those in your community, fighting for their standard of living. What confidence can you give your constituents that these and other violations won't be tolerated when for so long this city has ignored these same issues? Resolve the

violations that take place now and don't open any more doors for any more issues. Don't assume that because these decisions are made with good intentions they will benefit anyone other than those willing to sacrifice the common good for their own gain.

Good luck,
Jennifer Fort

| D.12

**Leatrice &
Wallace Green**14 HENRY DRIVE, GLEN COVE, NY 11542 516-676-1931*wgreen
@
optonline.net*

RECEIVED
Date 4/13/2009
Time 2:11
OFFICE OF CITY CLERK
GLEN COVE

April 12, 2009

Mayor Ralph V. Suozzi
Glen Cove City Council
City Hall,
Glen Cove, NY 11542

Gentlemen:

This letter is in reference to the Master Plan-specifically the item regarding
Accessory Apartments.

When we purchased our home years ago, we selected one in a one-family home
zoned area—not wanting congestion. How can you deny us the right to expect our
house to remain in this environment. This plan will introduce many potential
problems since it will be very difficult to police the qualifications of the tenant and
allow a large number of additional occupants in my area.

Please reconsider this proposal during your deliberations. We want our area to
remain a one family zoned area!

Sincerely yours,

Leatrice & Wallace Green

D.12

Tina Pemberton

From: CJ Krako [rhadamanthine17@yahoo.com]
Sent: Monday, April 13, 2009 10:20 PM
To: Tina Pemberton
Subject: Master Plan

RECEIVED
Date 4/13/2009
Time 6:01
OFFICE OF CITY CLERK
GLEN COVE

Dear Mr. Mayor and City Council,

My wife and I have lived in the Landing area for many years. For the time we have spent here it seems we have been engaged in a constant battle to reclaim the neighborhood and keep it from further deterioration. When I read the plans to allow Accessory Apartments in the City I was horrified. As you may be aware our area is already plagued with rentals, both legal and illegal. As you know enforcement is no easy task. Providing a city sanctioned rental business will do nothing more than exacerbate an already overwhelming problem. Additionally, the current criteria with which to base it on are houses which fall below the mean value for Nassau County. This will ensure that the problem will further be fixated in the areas that already are subjected to the most numerous violations.

Just look at the surrounding towns. What do Glen Head, Sea Cliff and Locust Valley have that Glen Cove does not? We are all blessed with beautiful shore lines. They certainly have no better form of public transport than we. Areas of Glen Cove are arguably more scenic and beautiful or at least equally so. Then why I ask you are the housing values significantly lower in Glen Cove than surrounding communities? Why are GC schools considered second rate to North Shore? Why does Glen Cove allow 40% of its residents to reside in "rental housing" and yet the same volume of rentals do not occur in any other community in our vicinity?

You, as our city's elected officials have a responsibility to move Glen Cove towards becoming a more prosperous community. You should be utilizing this Plan as an opportunity to make Glen Cove an area that draws upscale residents and businesses. One that creates attractions such as dining and shopping areas people want to visit and spend their dollars. A Plan that invests in our schools, public works and emergency services. To create community that anyone would be proud to call home.

Christopher Krako
17 Valentine Street

D.12

RECEIVED

Date 4/13/2009

Time 6:01

OFFICE OF CITY CLERK
GLEN COVE**Tina Pemberton**

From: jsjeanderson@optonline.net
Sent: Monday, April 13, 2009 8:13 PM
To: krsqb@aol.com; idamcquair@glencove.k12.ny.us; fbouza@glencove.k12.ny.us;
dbrown@glencove.k12.ny.us; gngross@glencove.k12.ny.us; jsunshine@glencove.k12.ny.us;
rtorrici@glencove.k12.ny.us
Cc: Tina Pemberton
Subject: City of Glen Cove Master Plan

With the final public comment time up for review of the City of Glen Cove's new Master Plan, I was curious if the Board of Education has been kept updated by the city regarding the content, and if the Board of Education has any concerns regarding the Master Plan?

There is a section of the Master Plan allowing residents of Glen Cove to add accessory apartments to their homes to help defray their own housing costs. Glen Cove is already battling too many families in one family taxed homes, and in my opinion, the big loser is the school district. Will the city provide support for the district for any children who are housed in these accessory apartments?

As a resident, I am concerned with too much residential development, even if our school district can handle any extra children this development may bring, wouldn't we be better off with a larger commercial tax base? I am certainly not an expert with this topic, that is why I am asking what the Board of Education thinks regarding the future development of Glen Cove and if you have any official position regarding the new Master Plan. I certainly hope the City took into consideration and encouraged input from the Board of Education.

The city can develop all it wants, but without a strong school district, who will we attract?
Strong Schools = Strong Community.

Suzanne Anderson

D.12

Tina Pemberton

From: jsjeanderson@optonline.net
Sent: Monday, April 13, 2009 7:55 PM
To: Tina Pemberton
Subject: Master Plan

RECEIVED
Date 4/13/2009
Time 6:01
OFFICE OF CITY CLERK
GLEN COVE

It has been brought to my attention by some members of our community that the Master Plan is just about ready for adoption by the city of Glen Cove. As it stands now, I, as a citizen and taxpayer of Glen Cove, cannot support this proposal.

Within the Master Plan, accessory apartments will be legalized for certain residents of Glen Cove. I'm sure it is put forth with the best of intentions, but with a track record such as Glen Cove has with accessory and illegal apartments, I feel it is not a good decision. Illegal and accessory apartments within one family taxed homes are putting a horrible strain on our school district. Our school district's doors are open to any student, regardless of living conditions, with the promise of the best education possible. That is where we end up with two to three families, with many children, living within a one family taxed home sending their children to our schools. What if these extra children within the one family home require ESL or Special Education? That is an even greater expense. Our school district is falling apart. A new bond proposal will be put forth to the community in May- a community which has already defeated a past bond proposal. How about a little tax relief for the people of Glen Cove by finding existing accessory/illegal apartments and charging the landlord his/her fair share of the tax burden the rest of us are absorbing now?

In regards to the overload of residential development, is it what would be best for both the city and the school district? Wouldn't a mix of residential and commercial development be those most beneficial? Please, do not add the accessory apartments to the Master Plan, and please make your decisions with the local school district in mind. Good schools = Good community.

Suzanne Anderson
9 Coles St.

D.12

Comments on the Glen Cove Master Plan DGEIS

Below are some of the major issues and topic addressed in the Master Plan. The Plan addresses a range of issues to be expected in any master plan. Like most modern Master Plans, this Plan addresses “hot button” or more controversial issues that will require further investigation on the part of the city as well as “negotiation” between city officials and resident and business population. As can be expected, much of the plan addresses quality of life issues such as enforcement and strengthening of regulations, environmental protection and enhancement initiatives, including the “greening” of the City and minimizing and mitigating disturbance during construction and subdivision activities and transportation improvements and enhancements that covers transit, corridors, roadways, pedestrian and bicycle accessibility and connectivity/linkages. It should also be noted that the implementation of many of these recommendations would require additional costs to both the City as well as developers.

- **Redistribution of Density** – This recommendation is a recurring theme in the Plan and considers six areas in which density redistribution is proposed. Glen Cove Creek redevelopment is one of the six areas. However, the Plan does not recommends much, if any change, to this ongoing planning initiative. The result of this proposed redistribution of density would be a reduction of about 350 units city-wide under build-out conditions using existing zoning. This decrease in units under the Plan is a result of a proposed reduction of residential density in Downtown from 80 units/acre to 45 units/acre that would net 1,820 fewer units. According to the Plan, this would create a more viable and desirable mix of land uses within the Downtown, including residential, retail, office, arts and entertainment. By redirecting greater density to areas in need of redevelopment that may have experienced some blight, there would be more of an impetus and incentive to redevelop these areas. **It should be noted that the trend has been to encourage the increase of densities in certain downtowns so they become more of a destination and a viable “24/7” environment. While a reduction in Downtown’s density to 45 units per acre may have some value with regard to the City’s objectives for its Downtown, the City may consider special exceptions to increase density under certain conditions where warranted that would be consistent County-wide goals of encouraging greater downtown density where the local support exists.**
- As part of this redistribution of density, the Plan also recommends the creation of a TOD along Glen St. in close proximity to the railroad station. This would result in a resident commuter population and increased vitality in the area, including public amenities. **It should be emphasized that this TOD proposal was generated from a recommendation of the Cedar Swamp Rd. Corridor Study. It is important to have consistency with regard to recommendations advanced from one study to another.**
- **Accessory Apartments** – Legalizing accessory apartment may result in some controversy as has been the case for other municipalities that have tried to implement it. The Master Plan has attempted to mitigate the impacts of accessory apartments, including regular licensing of rental units to make sure they are in

D.55

D.56

- conformance to the proposed regulations. **This recommendation is a positive development as it provides mechanisms to make these units desirable without having an adverse effect on the neighborhood. This initiative would be even more acceptable if it was implemented in conjunction with the City strengthening its ability to curb illegal units through tougher enforcement where there is overcrowding and where there is a danger to health, safety and welfare of the tenants and the neighborhood as a whole.**
- The Master Plan acknowledges that certain neighborhoods, through lax enforcement of building and zoning regulations, have experienced overcrowding and illegal uses. The Plan recommends developing strategies that address these issues that may very well result in increase enforcement and a reduction in density in certain neighborhoods and an improvement of the quality of life among neighborhoods.
- Density incentives – The Master Plan has tied the provision of density incentives and special permits to the provision of public amenities so that the public benefit of a project exceeds the negative impacts of a development. A special permit would be required where development proposals exceed the zoning requirement as well as showing community benefit. The City realizes the density incentives in some parts of the City are important for revitalization, but that public amenities are just as important. It should be noted that extra density would be directed to more distressed areas and/or areas that have already undergone a transition to higher density. **The issue of what is an appropriate density in a particular areas may be a difficult balance to achieve and may create some controversy.**
- Affordable Housing – A 10 percent set aside is proposed for new development with 10 or more units. For less than ten units payments in lieu of the units would be acceptable. The Plan recommends the establishment of “inclusionary zoning” standards. **This goal support county-wide, regional and statewide efforts to encourage affordable housing as part of new developments. It may be appropriate for the City to issue density bonuses to developers in exchange for an affordability set aside. This may have to be done selectively.**
- Protecting character of stable neighborhoods – This is a recurring theme in the Master Plan. The Master Plan has emphasized that it is critical to protect the scale, density and character of stable neighborhoods and to revise zoning to better reflect established neighborhood character and minimize inconsistencies. **This strategy would reduce the need for variances that may erode the character of a neighborhood while at the same time strengthen the character of the neighborhood.**
- Environmental protection and protection of natural resources – The Master Plan discusses a wide range of strategies to protect and enhance the City’s environment and natural resources, including the implementation **Low Impact Development** regulations that would require developers to implement environmentally sensitive initiatives such as minimizing use of toxic chemicals in landscaping and buildings and the incorporation of water and energy conservation measures.

D.57

D.58

D.59

D.60

- Establishment of clustering provisions for estate/mansion sites and Estate Overlay district – The rationale for this is to protect the estate and open space character of larger estate-like property in the northern part of the City and preserve the more historic rural character of the area. Clustering would normally require open space set asides and would not increase residential density. As an incentive to protect the “estate” character, this provision allows certain non-residential uses, including schools, conference centers, institutional uses offices, etc. to be located on the property. Such redevelopments on these properties would be subject to SEQRA. **While, the Plan says residential density will not increase, it appears that there may be a provision for density incentives that would be tied to public benefit and would required a mix of affordable, workforce and senior housing. The objective to preserve the more rural and historic character may be at odds with the density incentive provision. This is a somewhat confusing and may require some clarification.**
- Protecting historic integrity of Downtown – This is a common theme in the Master Plan as the Plan rightly emphasizes the protection and maintenance of Downtown’s historic scale and character by promoting compatibility of scale and density through zoning standards, design guidelines and design review procedures. This would be done in conjunction with the creation of a Downtown Historic District and creation of an Architectural Review Board that would reinforce the character of Downtown partly through implementing form-based zoning techniques. Design guidelines may supplement zoning standards. **This objective, while it may be warranted, may be at odds with Downtown economic development objectives by placing additional burdens the the developer. This may require further investigation**
- Reevaluate the management of parking resources – The Plan acknowledges that commercial parking requirements may be burdensome and stifle economic development, particularly in the Downtown area. The Plan is promoting the concept of shared parking for multiple uses. Also, a reduction of residential parking standards in the Downtown area is also proposed. This is a generally perceived as a positive feature by the development community and should be encouraged as it may spur needed economic development.

D.61

D.62

Received 4-17-09
from Martin Katz
Nassau County Planning Commission