



Memo

To: Glen Cove Planning Board
Planning Board Consultants

From: Glen Isle Partners

Re: Responses to comments from Zarin & Steinmetz, regarding Garvies Point PUD
Amendment and E/F Site Plan Applications

Cc: Anthony Guardino, Esq.

Date: May 11, 2021

Below and attached, please find responses to the comments raised by Zarin & Steinmetz regarding the materials submitted to the Glen Cove Planning Board in support of the Garvies Point PUD Amendment and Building E/F Site Plan Applications.

1. Submit a copy of each PowerPoint presented during Board meetings.

RESPONSE: See link for location of the Powerpoint presentations:

<https://vhb-my.sharepoint.com/:f/p/dwortman/Elk7GWioRqxEtVd9Yr2mXA4Brs6R2WLVrEqhKZ1Wp0Dd7g?e=uA3qVa>

2. Clarify the proposed timing and functionality of the park space and amenity features near Block A as construction of those buildings are planned for future phases.

RESPONSE: In the Block A Enlargement Plan, last page of the 3/23/2021 MPFP Memorandum, the open space areas within the red hashed line are part of the future Parcel A development. The Applicant will submit a Site Plan Application for Parcel A in the future, that will provide additional detail on this open space as well as the buildings themselves. The areas within the red line will be constructed as part of the construction of the Block A buildings. The areas OUTSIDE the red line will be completed and delivered by Summer 2021. Plan attached as Attachment 1 for convenience.

3. Describe how public art would be commissioned.

RESPONSE: *The Garvies Point Master Association will identify local artists and artwork that is suitable for outdoor display, and engage those artists to create rotating art that can be displayed in Parcel J.*

4. Describe how the restaurant on Block A would contribute to the public's enjoyment of the waterfront. Provide visuals showing views from the restaurant through the open space and towards Hempstead Harbor. The Technical Memorandum mentions that the restaurant elevation would be slightly higher than the water.

RESPONSE: *The restaurant will contribute to the public's enjoyment of the waterfront by providing an additional destination and activity for the public to enjoy within the waterfront park. From the outdoor tables, diners will have views of the parkland and the water, which is another way for the public to enjoy and experience the parkland. Further, the natural activity created by a restaurant will further inject energy and excitement into the parkland. After eating at the restaurant, diners may choose to stroll the waterfront esplanade or remain in the park to enjoy its views or outdoor activities, further increasing the public's usage and enjoyment of the parkland.*

In front of the restaurant, the parkland slopes gradually down to the esplanade, but the restaurant terrace will be flush with the adjacent parkland. This will enable connectivity between the restaurant and the parkland and allow for the activity and the energy of the restaurant to "cross-pollinate" with the parkland. See section shown in Attachment 2 for reference, which was part of the presentation to the Planning Board in January.

Additional information on the restaurant will be developed and presented as part of the future Block A Site Plan submission.

5. Provide an update on discussions with Nassau County regarding pedestrian links to the Preserve.

RESPONSE: *The Applicant held a call with the Nassau County Parks & Recreation Commissioner on March 31, to discuss the proposed connection to the Garvies Point Preserve trails. The Commissioner was supportive of the connection, and has requested that the Applicant provide information as to the gate detail on the western property line, and the status of the fence between the parcels, to confirm that the County can restrict access to the preserve during the nighttime hours. The Applicant will coordinate directly with the County.*

6. Provide information regarding kayak launches on the Project's east and west side.

RESPONSE: *Kayak launches are proposed only at the existing boat launch, on the west side of Garvies. The Applicant will provide handcraft racks to store kayaks and other watercraft at this location, as shown on Attachment 1.*

7. Provide updated details of the Project's educational signage.

RESPONSE: *The Applicant will provide educational signage as stipulated in the original Garvies Point approvals. The Applicant is finalizing the design and can share with the Planning Board when complete.*

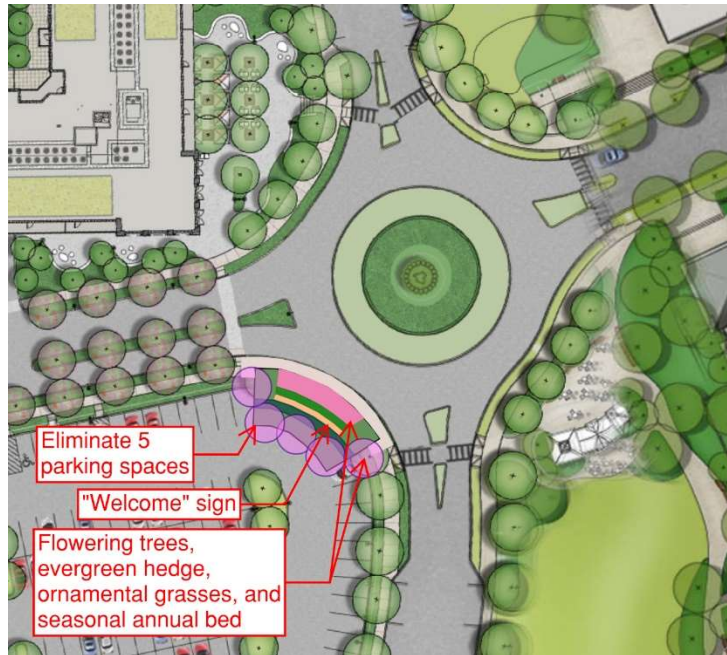
8. Describe potential ideas for all season/winter programming within the public spaces.

RESPONSE: *The public spaces at Garvies Point can host a variety of winter programming, provided there is demand from the community and park users. These could include temporary ice skating rinks, small outdoor markets, road runs, and other seasonally appropriate uses for hearty community members.*

9. Clarify what dimensional requirements may not be met in the Block D surface parking lot.

RESPONSE: *As discussed in other response memos, the Applicant has adhered to the City of Glen Cove's request to maximize parking at Block D, to maximize the potential ridership of the ferry service. This has entailed a reduction of the parking lot landscaping requirements that may have been stipulated in other zoning districts.*

However, in response to the discussion held between Saratoga Associates and the Applicant on 5/7/2021 and as detailed in the MPFP response memos, the Applicant is proposing to convert 5 parking spaces into signage and plantings at the northeast corner of Block D. See below for a graphic, which will be further detailed in a revised submission:



10. Provide a LEED Checklist for the proposed building on Block E/F.

RESPONSE: *The Applicant continues to refine the LEED Checklist for Building E/F and it is not yet ready for distribution. But the Applicant remains committed to the LEED Certified standard.*

11. Submit the visual assessment of the west side of the Project, including Block A, from Cliff Way in Sea Cliff. This information was shown during prior presentations, but it appears to have been inadvertently omitted in Attachment A in this submission.

RESPONSE: *The Applicant inadvertently omitted the perspective of Garvies Point from Cliff Way in Sea Cliff. See Attachment 3 for the image.*

12. Describe how the workforce units would be integrated with new market rate units on the off-site properties so as not to isolate the workforce units.

RESPONSE: *In mixed-income buildings that contain market-rate and workforce units, governing bodies typically require the workforce units to be integrated throughout the building and not be concentrated in a particular section of the building. Further, the workforce units typically must reflect the same unit mix and unit size as the market-rate units in the building. In order to meet these requirements, the workforce units will be distributed throughout the building(s) proposed in the off-site properties. The*

final distribution of the workforce units will be reviewed with the relevant governing bodies, and with an organization that may administer the workforce units, such as the Long Island Housing Partnership. This will confirm that the distribution of the workforce units and the unit mix of the workforce units are acceptable.

13. Clarify the purpose of seeking a subdivision amendment for Block E/F. Will any other Block require an amended subdivision?

RESPONSE: *The purpose of a subdivision amendment for Block E/F is to consolidate the parcels so that the E/F rental building can be located on one tax lot. A subdivision will better align the parcels of E/F with the proposed uses of E/F.*

Ultimately, Block A will need a subdivision to similarly re-draw the parcel line of Block A, inline with the current proposed plan of Parcel A.

14. In the economics discussion in the PUD Technical Memorandum, add the following disclosure sentence: “The Applicant currently anticipates pursuing a PILOT and other financial assistance from the IDA regarding the additional proposed 79 units in Block E/F.”

RESPONSE: *This sentence has been added to the Technical Memorandum, which is included in the link provided at the top of this document. The relevant portions of the Economics discussion is included as Attachment D.*

15. Submit the complete SMP that was approved for the Konica site (not just the executive summary). Also submit the proposed Remedial Investigation Report and/or any other plans or materials indicating the ICs/ECs for the 1 Garvies Point Road site.

16. The Planning Board will retain an environmental consultant, to be funded from the Applicant’s escrow, to review and advise the Board regarding the environmental information submitted with respect to 1 Garvies Point Road and Konica Minolta to confirm that both sites may be developed after their respective cleanups.

17. Please elaborate upon the ongoing remedial work being performed by others at Crown Dykman, and whether there are any implications for the proposed relocation of the Garvies Point workforce housing

RESPONSE: *Please refer to the memorandum from Roux Associates, for responses to Items 15 through 17 as well as a link to the entire requested documents.*

Attachment 1: Block A Enlargement Plan



Attachment 2: Block A Parkland Section



Section 1



Attachment 3:

View from Cliff Way, Sea Cliff



PREVIOUSLY APPROVED



PROPOSED

Attachment 4:

Revised Economics Section from Technical Memorandum

Chairman [\[REDACTED\]](#) and Members of the Planning Board
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k. Economics

The Findings Statement does not identify significant issues with respect to economics. However, it is noted that implementation of the proposed PUD Amendment would continue the overall repurposing of the Subject Property as well as the 1 GPR or Konica Properties and the associated revitalization of the Glen Cove Creek waterfront.

As noted previously, the proposed PUD Amendment reflects the Applicant's response to current conditions in the residential real estate market and, more specifically, is directed at addressing the strong demand for market-rate rental units that is evidenced by the high absorption rate of new units of this type which recently have been constructed in the Glen Cove Creek area. Conversely, there has been a well-documented decline in demand for office space on Long Island, accelerated by conditions brought on during the COVID-19 pandemic. This is evidenced by declining absorption rates and overall increased availability in the office market across Long Island. The CBRE Long Island Office Q4 2020 MarketView report notes that "Long Island posted negative 325,000 sq. ft. of net absorption in Q4 2020, the third consecutive quarter of negative absorption, raising Long Island's availability rate to 12.4%. Space additions in Q4 of 895,000 sq. ft. greatly outpaced the quarter's limited leasing activity."² Being responsive to these market trends would help the project maintain its momentum and promote its continuing success, while also advancing the economic and fiscal benefits being realized by the City. The proposed PUD Amendment, including the relocation of the workforce housing units, would remove the office component within the PUD compared with the Current PUD Plan, to respond to these market trends. As acknowledged by the Findings Statement, build-out of the project components be will driven by a response to market opportunities.

Similar to the Current PUD Plan, the PUD Amendment would contribute significant economic benefits from construction of the project, as well as ongoing operational benefits including on-site employment, property tax revenues, and on-site retail sales. The Applicant currently anticipates pursuing a PILOT and other financial assistance from the IDA regarding the additional proposed 79 units in Block E/F. Any PILOT is subject to consideration and approval by the IDA.

l. Demographics

The Findings Statement does not identify significant issues with respect to demographics. Although the proposed development under the PUD Amendment would relocate the workforce housing component that had been identified for construction on Block F in the Current PUD Plan, this important residential component of Plan would still be retained, to be relocated to an appropriate adjacent location.

The Findings Statement establishes caps on the total population (at 2,539) and the number of public school-aged children (PSAC, at 239) in the PUD Master Plan development. The following table shows the