

11 May 2021

John DiMascio, Chairman
Members of the Planning Board
City of Glen Cove
9 Glen Street
Glen Cove, New York 11542

Re: Garvies Point – PUD Master Development Plan Amendment Review
and Blocks D, E & F Site Plan Review, Response to Cleary Consulting Memo Dated 04/15/2021

Dear Mr. DiMascio and Members of the Board,

This letter will serve as a response to the 04/15/2021 memo provided by Cleary Consulting regarding the PUD Master Plan Amendment and Blocks D, E, & F Site Plan Submission.

Comments have been provided throughout the memo by Cleary Consulting, some without specific numbers or identifiable tags. As such, this letter responds to comments with headings within the memo identified and bullets have been converted to numbers for easy reference. Design team responses have been provided in blue for each item.

Page 2, para. 4

The provision of public amenities and specific recreational features such as the potential spray pad, chess tables, corn-hole games, ping pong tables, seating areas, public art, etc. The Board should specify which of these elements it will require in the public spaces, and at what general locations. The Applicant should clarify the anticipated timing of these elements, particularly those near Block A since those buildings are planned for future phases. The Applicant should also address whether space has been provided for equipment storage? Will all utility and power hook-ups (such as for food trucks) be installed for the entire PUD now, or incrementally installed with each future phase?

Response:

The spray pad, chess tables, space for cornhole, seating, and public art have been shown on previously submitted materials within public spaces. Regarding the timing of these features, an interim plan has been provided previously, in the Block A Enlargement Plan included in the last page of the 3/23/2021 MPFP Memorandum. The areas outside the red hashed line will be completed during the

Summer of 2021, and includes open lawn, esplanade, waterfront seating, the shade sail structure at the point, trellis, and planting. It is respectfully submitted that adequate public amenities have been provided for in the interim condition.

Areas for food trucks have been identified throughout the site: those identified between blocks A and B will be provided in 2021, and the areas in Parcel J will be provided in the future. Food trucks are self-sufficient and do not require an external power source to operate.

Page 3, para. 4

The new trail system interconnecting to the Garvies Point Preserve is a significant new amenity that will likely generate high usage levels. The general public pedestrian connection into these trails is challenging and not particularly inviting. Pedestrians must either traverse the new parking lot on Block D, the sidewalks around the rotary, and down the Building E/F main driveway and across the parking garage entrance – or travel up Dickson past the new building to enter the trails from the north. Ideally, this significant and very attractive public amenity should have a much more welcoming entrance or “trail-head.” A strong pedestrian connection should be established between the trail system and Renaissance Park. The Applicant should evaluate these issues as part of its next submission.

Response:

In response to the discussion held with SA and the City on 05/07/21, additional signage will be placed throughout Renaissance Park to guide the public to the trail heads at Block E/F. These will be identified on a forthcoming signage plan and submitted to the City.

Page 3, para. 5

The Applicant has indicated that the trail system is proposed to be constructed of mulch and would therefore not be ADA accessible. Can an interior loop of the trail/pathway be made ADA accessible, perhaps connecting to the gazebo?

Response:

The Applicant maintains its commitment to minimizing disturbance to the natural areas west of Building E/F. However, the Applicant can provide an asphalt pathway that wraps the lower portions of Block E/F, and connects to the trails leading up the hill to the preserve. See path in yellow below.

The Applicant will provide signage to lead visitors to these trails, and to the trailheads into the preserve. That signage study is forthcoming.



Page 3, para. 9

The 27' setback of the crosswalk across the main driveway off the rotary is adequate to accommodate a vehicle stopping to allow a pedestrian to cross, without blocking traffic in the rotary. It is recommended that the Applicant consider additional measures beyond simply pavement striping, to alert motorists to pedestrians, such as mid-boulevard bollard signage "Stop for Pedestrians" or other signage/lighting alerts.

Response:

Use of additional signage at this location will be studied and added if appropriate for safety.

Page 4, para. 3-5

Concern still exists regarding the loss of the visual anchor that the office building provided at the rotary. The Applicant has noted that views would now be unobstructed and street trees are proposed. While views would indeed be unobstructed, they would occur across a parking lot – a feature generally considered to be unattractive. The Applicant has clarified the proposed landscaping; however, the narrow right-of-way and configuration of the parking lot severely limits the available area to bolster the landscaping and enhance the appearance of this area.

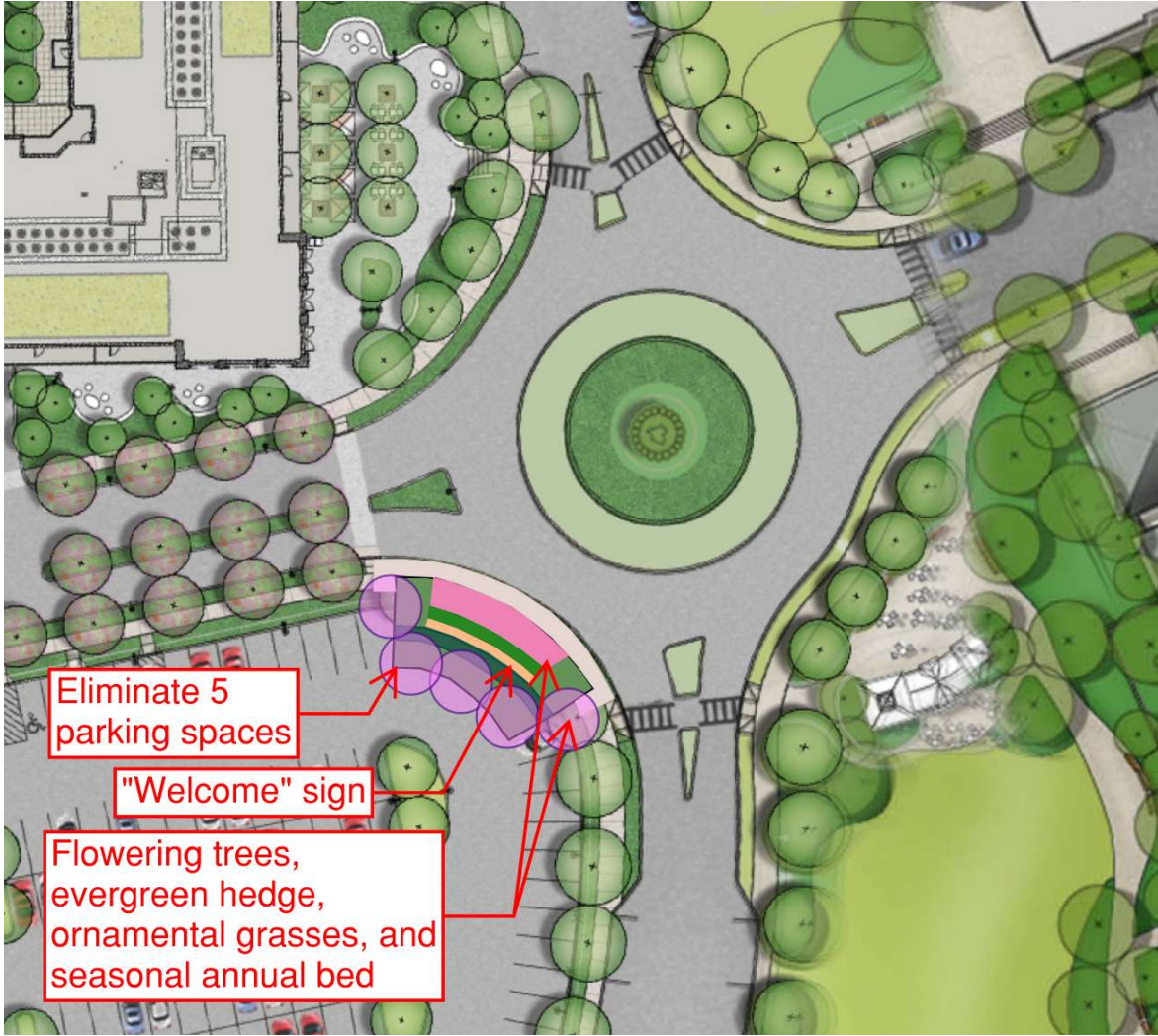
The aesthetic importance of this area cannot be overstated. The roundabout is a key feature, and a perceptual gateway, and while 3 of its corners are well treated, the parking lot is visually a concern. The Applicant should evaluate whether additional landscaping can be installed without sacrificing parking spaces.

For example, can the first 5 or so parking spaces at the northeast corner of the parking lot, adjacent to the southwest corner of the rotary, be reclaimed to create an approximately 1,000 square foot landscaped design element, to not only screen the parking lot from the direct sightline as one travels around the rotary, but also serve as a welcoming gateway to the balance of the development?

Response:

In response to the discussion held with SA and the City on 05/07/21, five parking spaces are proposed to be replaced with a sign and plantings at the NE corner of Block D. This signage and landscaping element will accomplish several goals: it will provide a new visual element to anchor the 4th corner of this roundabout intersection; will complement the other features on the remaining 3 corners; will identify the Garvies name at a prominent location within Garvies Point; and will create a new beautiful feature that will screen the parking lot.

This will be further detailed in a revised submission. See below for a diagrammatic concept.



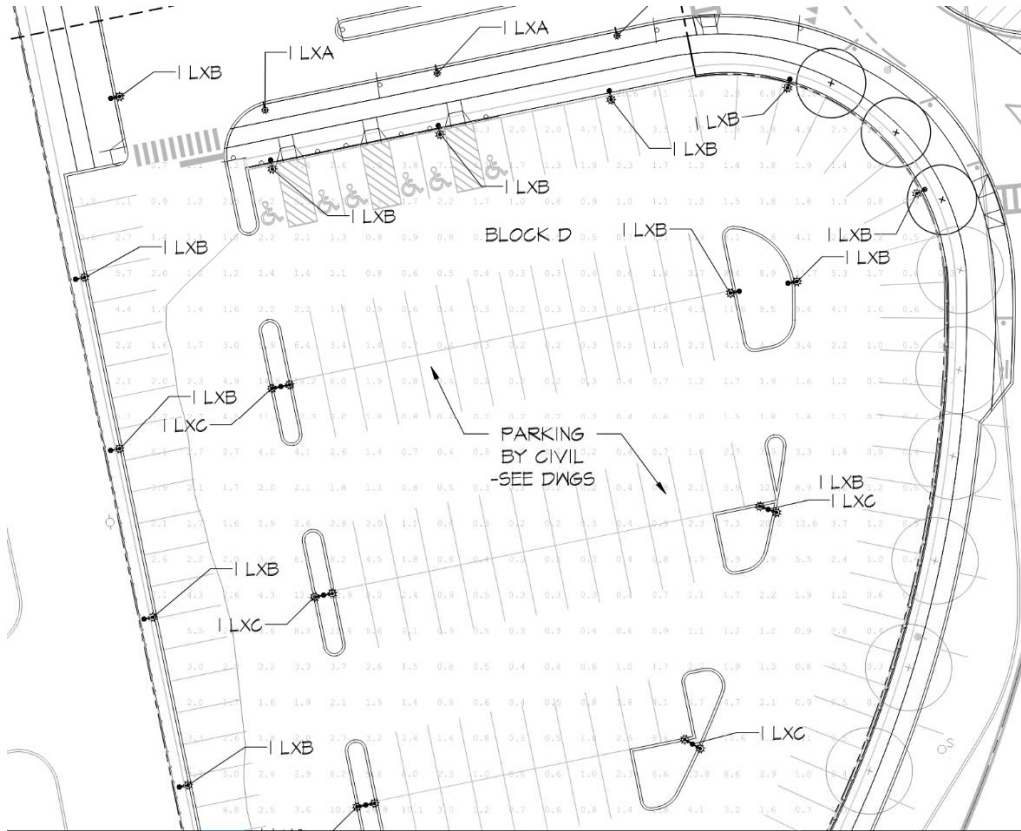
Page 4, para. 8

The Applicant has indicated that photometric details have been added to the lighting plans as requested. However, while a note in the legend indicates foot candle isolines, they do not appear on the drawings. Clarification is required.

Response:

Photometrics have been previously provided. Refer to sheets L-307 & L-308. Screenshots below provided for additional reference.





Please do not hesitate to contact our office if you have any questions regarding this submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick A. Parisi'.

Rick A. Parisi FASLA, RLA

Managing Principal