

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 Amendment and Blocks D, E & F Site Plan Review,  
Response to Saratoga Associates 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 Saratoga Associates regarding the PUD Master Plan Amendment and Blocks D, E, & F Site Plan Submission.

Comments have been provided throughout the memo by Saratoga Associates, 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. Several comments were confirmed as adequately addressed. Only items that require additional clarification have been included in this response letter.

## **Parking:**

1. The applicant noted that the parking areas throughout the site are intended to be short-term, so no EV stations are planned. SA would recommend that a few EV stations still be considered, particularly for the Ferry lot and any other which may see longer-term users.

### **Response:**

The Ferry lot is not part of the PUD application.

2. At Block D, SA suggested including open space within the lot, similar to the islands in the lots for Blocks I and J, and allowing a buffer along the sidewalk for snow storage. The applicant noted that this would result in a loss of parking. The Board should decide whether it would like additional landscape at the expense of parking space. The Applicant should also explore whether there is a way to add some landscaping without a loss of parking.

**Response:**

The parking lot has been studied and it is not possible to provide additional landscaping without loss of parking. The Applicant is following the request from the City and potential ferry operators, to maximize the number of available parking spaces. Additionally, see response to item 11 below for proposed revisions to landscaping at NE corner of Block D.

**Activities and Amenities:**

3. In general, the timing of the provision of the public amenities will be important. For example, while the construction at Block A may occur later, waterfront amenities could precede the building (such as seating, picnic tables, chess/ping pong tables, etc.). The timing of the installation of public amenities should be clarified by the Applicant, taking into account that Block A is planned for a future phase.

**Response:**

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.

4. As suggested, spaces for food trucks/vendors have been identified at the parking areas between Blocks A and B, and within a portion of Lot J. Power connections are provided along the Lot J esplanade, but are not indicated for Block A/B. SA suggests that the applicant provide additional information regarding power supply for this area. If needed, power connections should be incorporated into Block A/B, so that the use of generators can be avoided. It may be possible to incorporate power outlets into light poles within the parking lot. The Applicant should also explore whether space exists for “grab and go”-type food vendors within the park overlooking the Harbor.

**Response:**

Areas for food trucks have been identified throughout the site. Food trucks are self-sufficient and do not require an external power source to operate. A power source is proposed at the Block A gazebo to facilitate events. It is respectfully submitted that additional power hookups are not needed at in Blocks A/B.

5. The request for the provision of educational or interpretive signage was acknowledged in the response letter, but no potential locations have been identified on the Master Plan. If the Board would like signage to be included for Blocks DEF, such as along the woodland trail, it should be added to the Site Plan set. SA recommends that the applicant also identify signage locations on

the future Site Plan sets for Blocks A and J. At a minimum, trailhead signage and wayfinding signage, such as at the ferry, Block J, and Sunset Park, should be provided.

**Response:**

Signage with wayfinding and mileage markers guiding users to the trailheads within the E/F parcel will be provided.

6. The applicant confirmed that site furnishings consistent with the overall development would be provided throughout the public realm, and provided information on L-609, 610, 611, 614, which SA feels is acceptable. The applicant noted that chess tables were added and corn hole equipment would be included for open lawn areas. SA recommends that additional items be considered for the public realm (table tennis, foosball, other game tables, etc.), that the applicant specifies all public furnishings and their locations, and that care and storage of any moveable items also be addressed.

**Response:**

It is respectfully submitted that adequate public amenities have been included in the application.

7. A spray pad feature has been located at Sunset Park. The Board should decide whether they like this feature, and if so, whether this is the preferred location and the timing for it to be constructed. If a spray feature were to be incorporated, it might be better suited near the playgrounds on the east side of the site.

**Response:**

Two locations have been presented to the City; near the playground within Renaissance Park or near the proposed gazebo in Sunset Park. City to advise which location is preferred.

8. Pads for public art by local artists have been added to Lot J, but not to the park between A and B. SA had suggested that lighting, art space, and/or game tables be incorporated to activate this space. The Board should decide whether they wish this park space to include these elements. For all public art locations, the applicant should clarify they type of art that would be provided and who would be responsible for supplying it.

***Response:***

The art pads in Block J are proposed as open pads to receive rotating art installation by local artists. The Garvies Point Master Association will engage in efforts to highlight local artists and their work in these areas. Lighting has been previously included in the space between buildings A and B. The area between A and B currently includes a rain garden, amphitheater, area for food trucks, lawn, and planting. Additional amenities including chess tables, movable seating, trellis, seat wall, wood deck, chaise lounges, and additional lawn space is located immediately west of this area. Further, wood deck, chaise lounges, lawn and the ecology pier are located immediately east of this area. It is respectfully submitted that the above-listed items are appropriately located, sized, and are sufficient for public use.

9. SA had suggested that the applicant provide benches or small seating areas along Dickson to increase the vibrancy of the streetscape. The applicant noted that there will be public seating in the plaza, but no additional seating has been provided along Dickson streetscape. The Board should decide whether they wish to see additional seating as part of the streetscape design. SA would recommend that a few seating areas still be considered.

***Response:***

As noted previously, public benches and seat walls are proposed at the SE corner of block E/F and are believed to be sufficient for this area.

**Lighting:**

10. In response to SA's request, lighting has been added along main pathway/lawn of Block E/F (L-307) and will be provided in the proposed gazebo. The applicant noted that lighting is not proposed in the trail system as this is a natural area where disturbance is intended to be minimized.

***Response:***

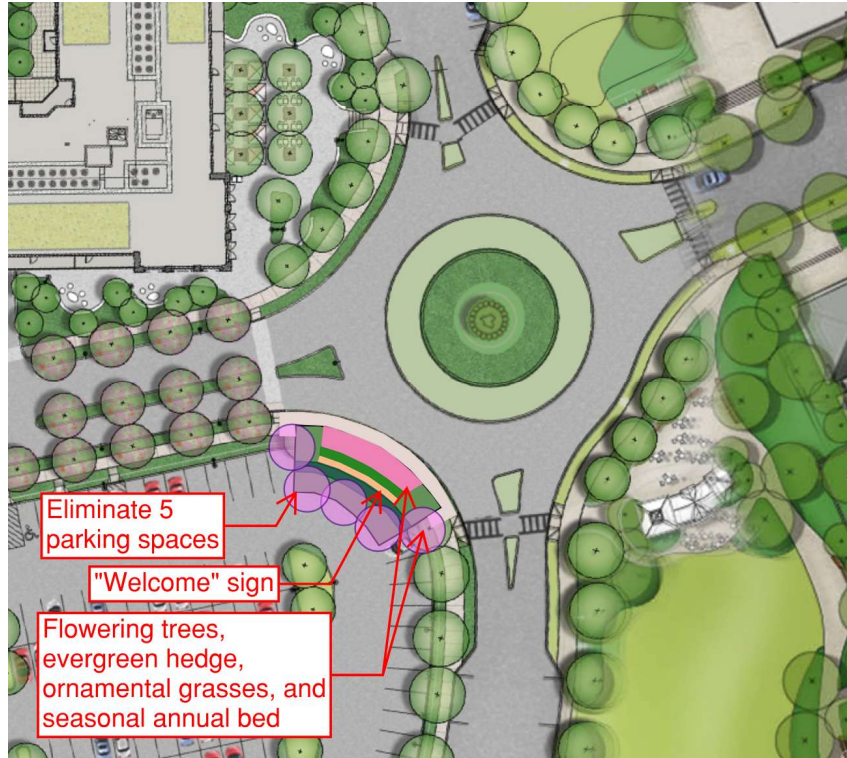
It was erroneously noted that lighting would be provided in the gazebo. To clarify, lighting is not proposed within the gazebo to prevent unnecessary additional disturbance through the natural area related to running an underground power supply. Solar power was considered but deemed ineffective due to the canopy cover of the surrounding mature trees.

## Landscape Plantings

11. SA had noted that the trees proposed within the Block D parking lot and along the streetscape are all deciduous, resulting in minimal screening in winter months. As the parking lot is raised above the proposed hedge, vehicles will be visible from the street. SA suggested that the applicant include a shrub buffer along the portions of the parking lot that front the roadway to ensure screening of parked cars and headlights. While this has not been added, Section 3 on revised L-501 depicts a hedge tall enough to screen car headlights (taller in section than in Detail 2/L-605). The Board should decide whether they would like additional plantings along the streetscape edges of the parking lot. SA recommends that further consideration be given to the landscaping and aesthetics at least in the northeast corner of Lot D, near of the rotary. If approximately 6 parking spaces were converted to a landscaped area, this could improve the view from the rotary, which acts as a gateway within the project. The Board would need to decide whether additional landscaping would outweigh the loss of public parking spaces for the Ferry and other uses.

### *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 will be further detailed in the revised submission. See diagram below for illustrative purposes.



**ADA Accessibility and Connectivity:**

12. The woodland paths are shown as mulch, which is not ADA accessible. There is not an ADA accessible route along the west side of the building to the trail connection points. In the response letters, the applicant stated that they do not intend to provide ADA access or change materials, and that doing so would require significant woodland disturbance. SA would recommend that the option be explored to at least provide a route to the gazebo that is ADA accessible, so that the amenities may be utilized equitably by all residents and visitors. As mentioned above, a trailhead and wayfinding signage is also recommended for this area.

**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 around the lower portions of Block E/F, and connects to the trails leading up the hill. 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.



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

Sincerely,

A handwritten signature in black ink, consisting of several bold, sweeping strokes followed by a horizontal line and two small dots.

Rick A. Parisi FASLA, RLA

Managing Principal