



GLEN COVE MIXED-USE WATERFRONT DEVELOPMENT

City of Glen Cove

DEIS Public Hearing

Glen Cove Planning Board

25 June 2009

Tonight's Agenda

- **SEQRA Process - Recent Milestones**
- **Proposed Project Overview**
- **Draft Environmental Impact Statement (DEIS) Overview**
- **Next Steps**

SEQRA Process

Recent Milestones

October 2008

- Submission of Amended Application to Planning Board
- Includes revised Draft Scope for Draft Environmental Impact Statement (DEIS)

November 2008

- Public Hearing on Draft Scope for DEIS

December 2008

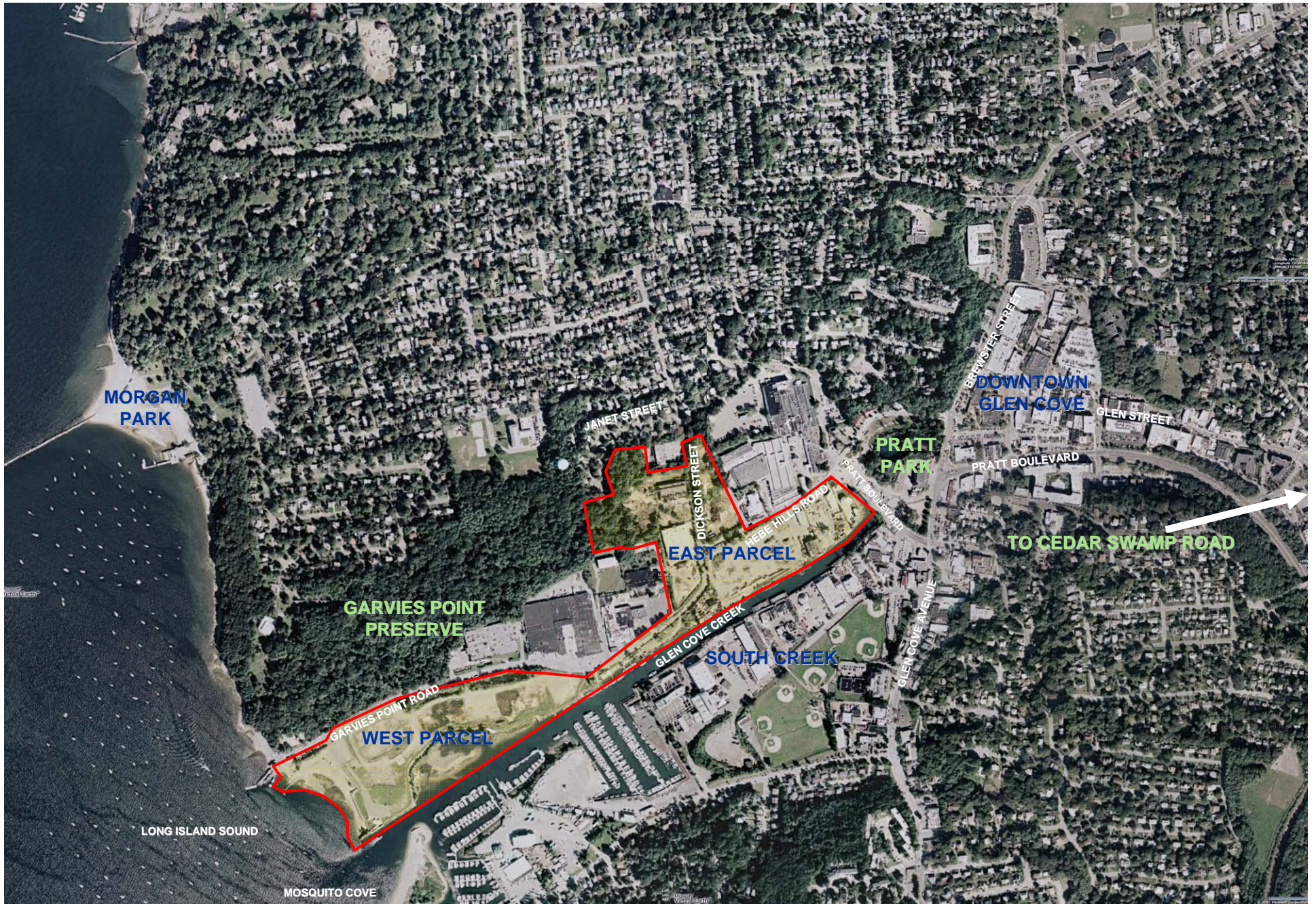
- Planning Board Adopts Final Scope for DEIS

March 2009

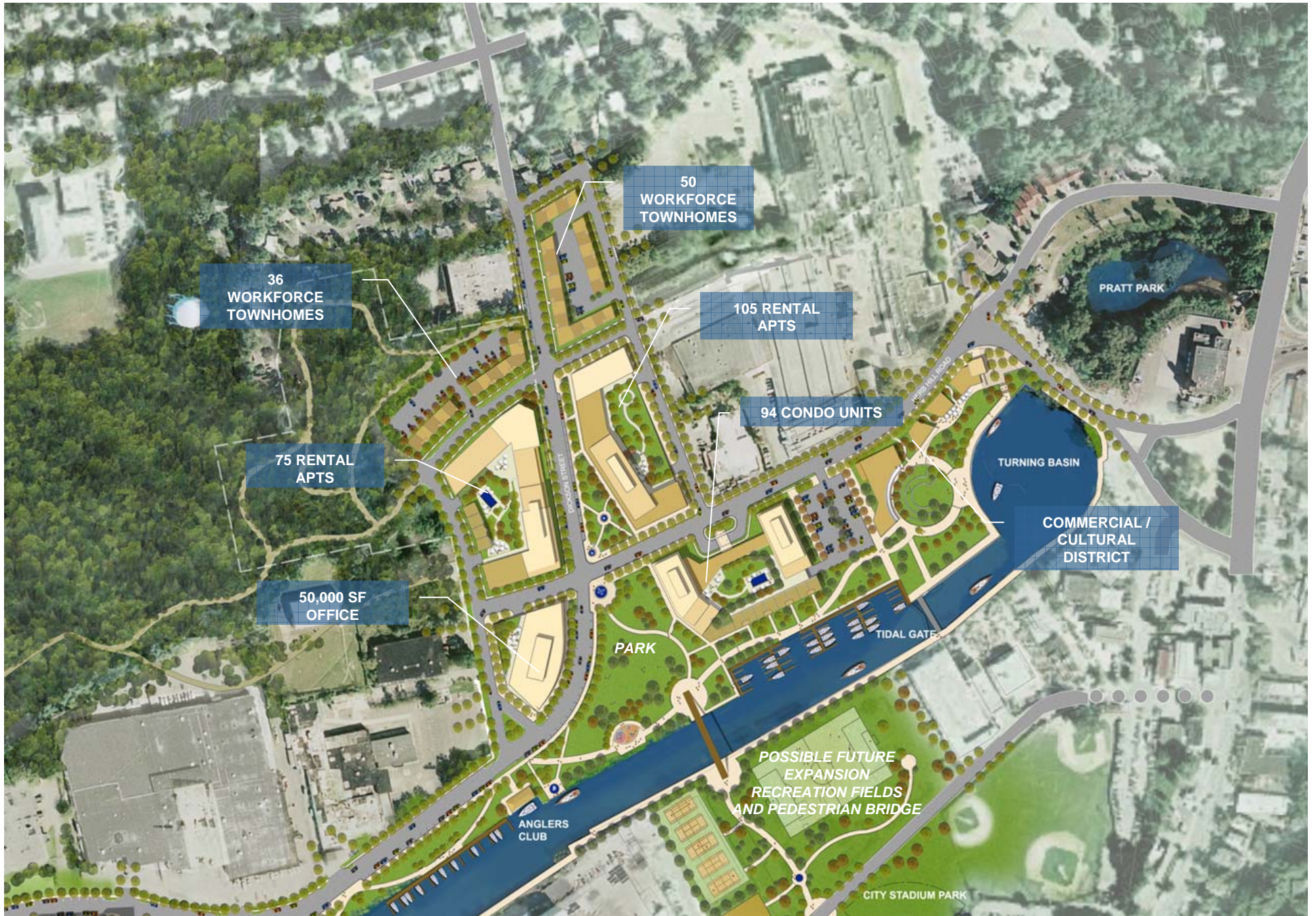
- Submission of DEIS

June 2009

- Planning Board issues Notice of Completion for DEIS











OPEN SPACE PRINCIPLES
 PROVIDE THE RESIDENTS OF GLEN COVE A CONNECTION FROM HEMPSTEAD HARBOR TO DOWNTOWN
 INTEGRATE CULTURAL, ENVIRONMENTAL, WELLNESS AND HISTORICAL EDUCATION AND ACTIVITIES
 ESTABLISH A NEW BENCHMARK IN SUSTAINABLE LANDSCAPE DESIGN MANAGEMENT

ARTS AND CULTURE DISTRICT
 PRATT PARK PEDESTRIAN LINKAGES
 KAYAK AND PADDLE BOATS RENTAL
 LAWN AMPHITHEATER
 WATER PLAZA
 PUBLIC PARKING

FERRY TERMINAL AND HOTEL LANDING
 PUBLIC FERRY PARKING

ANGLERS CLUB MARINA

SMALL BOAT MARINA

CONNECTION TO MORGAN PARK AND GARVIE'S POINT PRESERVE
 GARVIE'S POINT PRESERVE

RENAISSANCE PARK
 PLAYGROUND
 MULTI USE LAWN
 PASSIVE RECREATION
 POSSIBLE FUTURE PEDESTRIAN
 RESTORED WETLAND ECOLOGY AND HABITAT

BEACH BOARDWALK
 RESTORED SPARTINA MARS
 NEW BOARDWALK AND SEATING
 PUBLIC AMENITIES
 RESTORED PUBLIC BOAT RAMP
 BOAT TRAILER PARKING

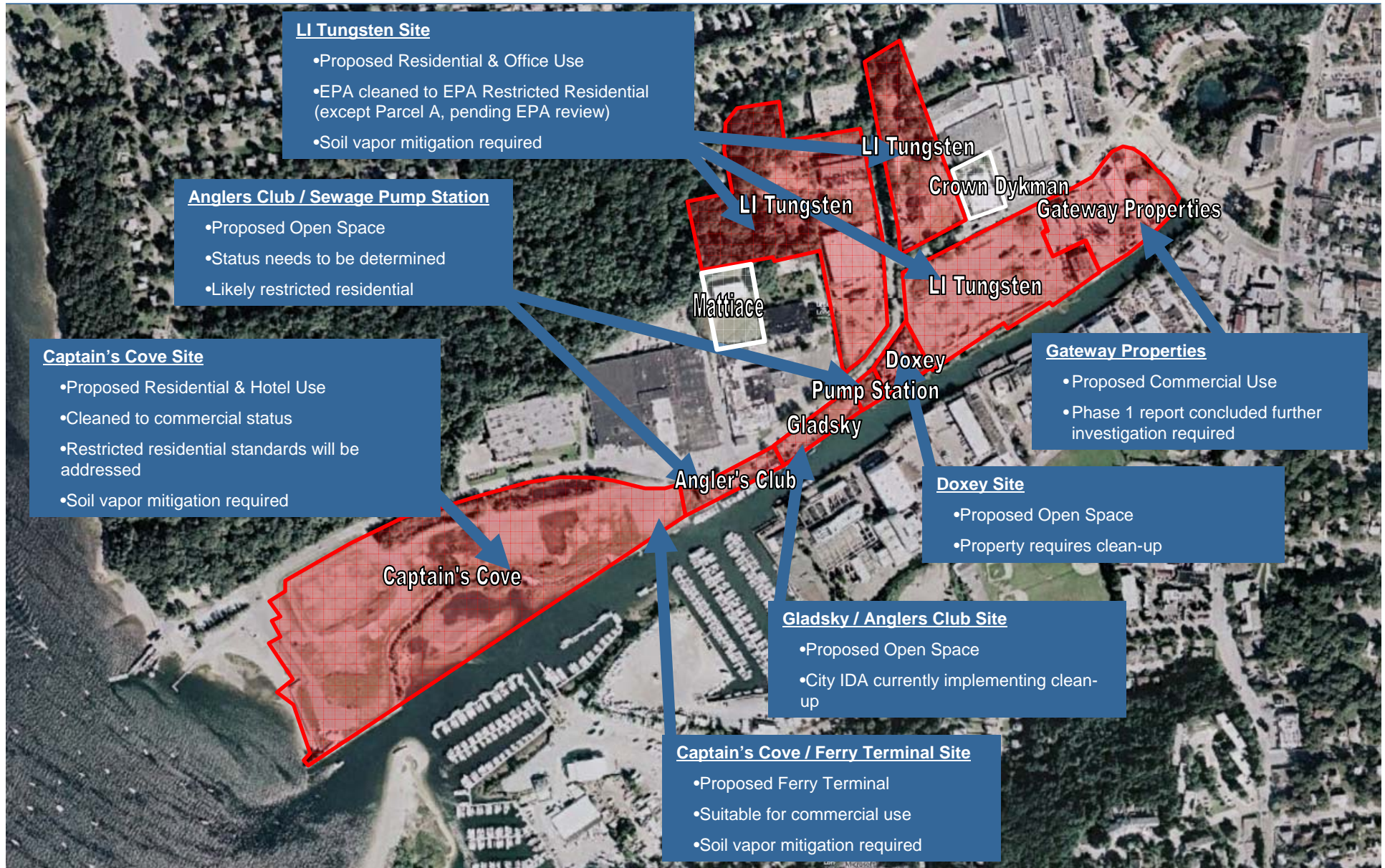
YACHT BASIN
 FULL SERVICE LUXURY MARINA
 YACHT SLIPS: 80' TO 150'

ESPLANADE AND ECOLOGY WALK
 RESTORED WETLAND ECOLOGY AND HABITAT
 ECOLOGICAL EDUCATION TRAIL AND
 ECOLOGY PIER

SUNSET PARK
 ESPLANADE AND PUBLIC SEATING
 PUBLIC CAFE AND RESTAURANT
 MULTI USE LAWN

Draft Environmental Impact Statement

Subsurface Environmental Conditions



Draft Environmental Impact Statement

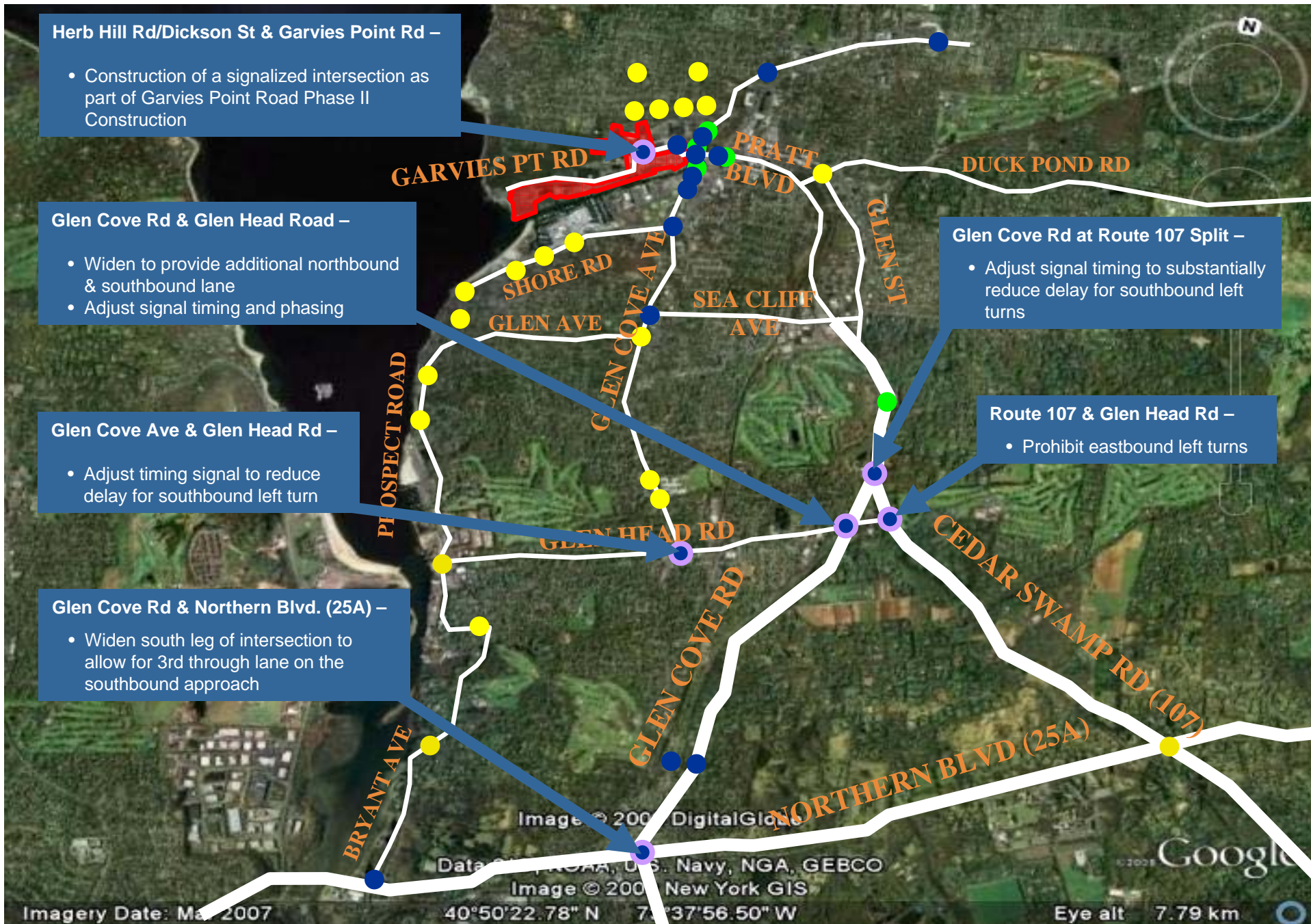
Subsurface Environmental Conditions

Potential Impact

- Some residual contamination exists on-site which needs to be addressed to allow for restricted residential development

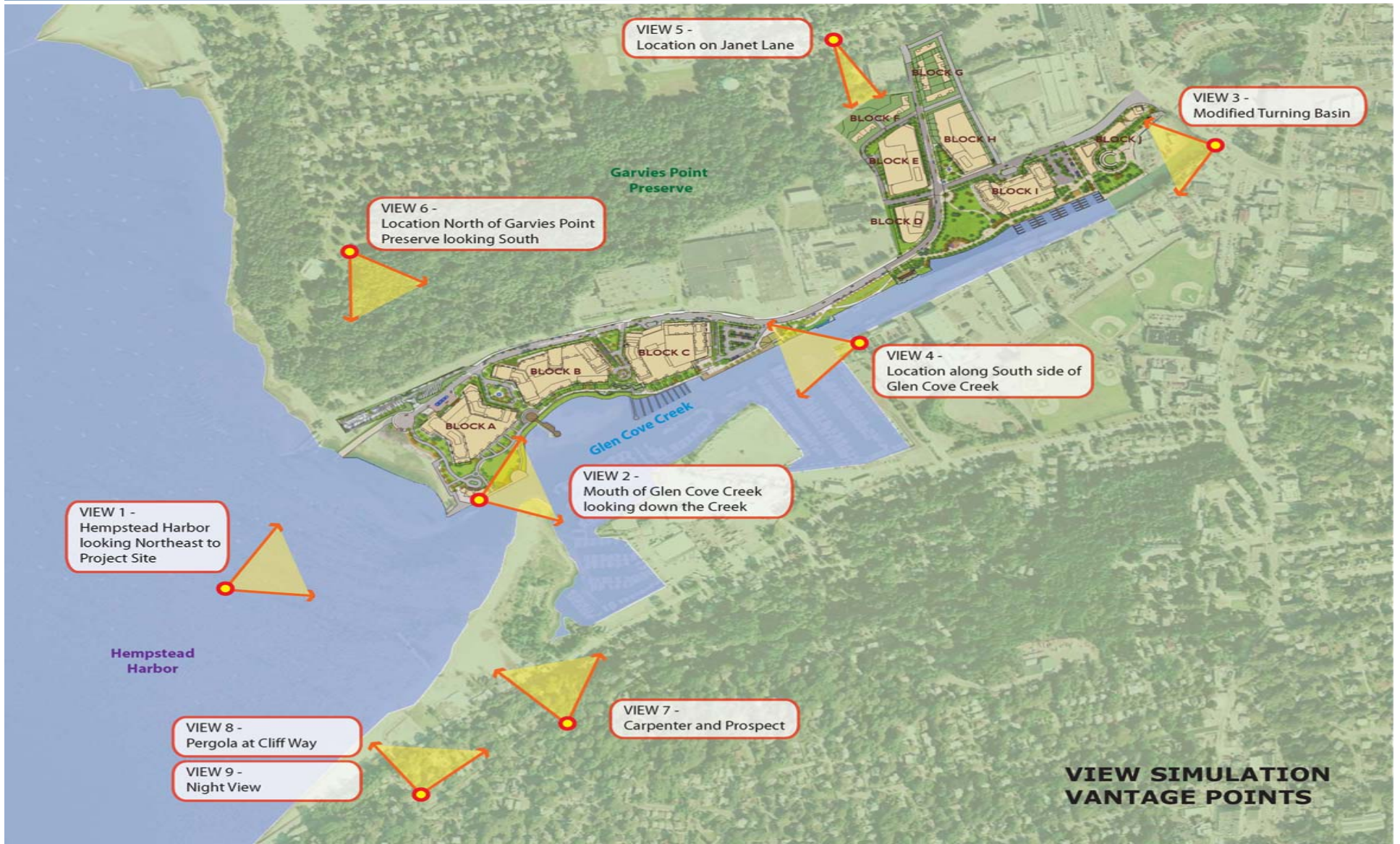
Proposed Mitigation

- Cleanup performed on majority of property to allow for reuse and development
- Implement Institutional and Engineering Controls
 - Environmental Easement
 - Site Management Plan
- Regulatory process and programs in place to insure that proposed residential and other uses are protective of public health, safety, and the environment



Draft Environmental Impact Statement

Aesthetics - Visual Impacts to Adjacent Neighborhoods



Draft Environmental Impact Statement

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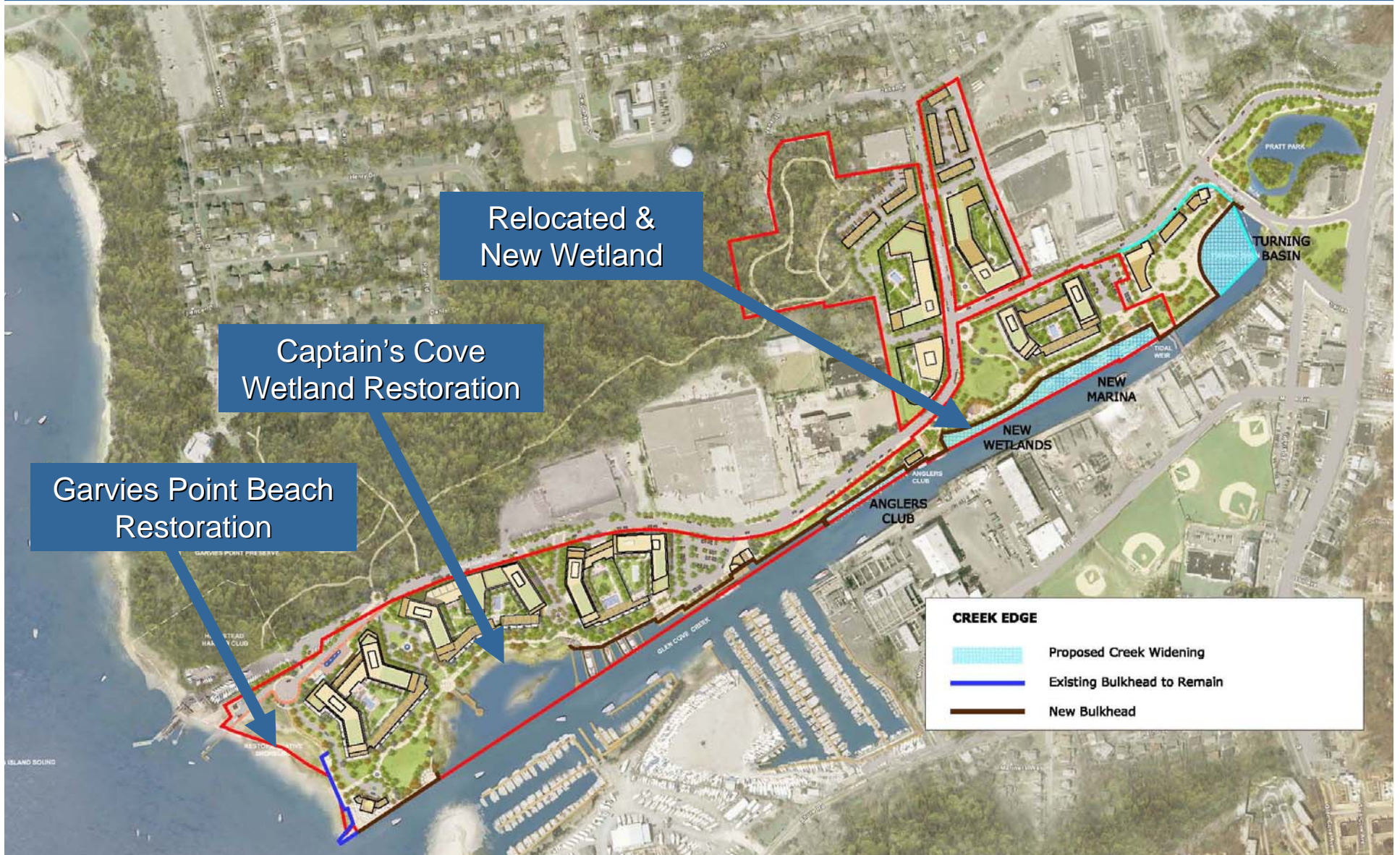
Draft Environmental Impact Statement

Aesthetics - Visual Impacts to Adjacent Neighborhoods



Draft Environmental Impact Statement

Water Resources and Ecology



Draft Environmental Impact Statement

Water Resources

Potential Impact

- Impact on marine habitats due to construction, addition of impervious surfaces and ongoing operations

Proposed Mitigation

- Remediation of contaminated site will result in elimination of surface and subsurface contamination that affects Glen Cove Creek
- Stormwater Pollution Prevention Plan will be implemented under NYSDEC SPDES General Permit
- Best Practices control measures designed to minimize potential for sediment and pollutants to enter Glen Cove Creek

Draft Environmental Impact Statement

Ecology

Potential Impact

- Impact on ecological resources including Glen Cove Creek, Hempstead Harbor, Garvies Point Preserve

Proposed Mitigation

- Creation of approximately 20,500 sf and restoration of 23,500 sf of tidal wetlands, both with native non-invasive vegetation; creation of open water habitat; & preservation of 5.8 acres of upland woodlands
- Building and landscape design guidelines based on Audubon Society's *Bird Safe Building Guidelines*
- Adoption of Hempstead Harbor Protection Committee's Clean Marinas Program
- Dredging and shoreline construction during period authorized by US ACOE, NYS DEC, & NYS DOS

Draft Environmental Impact Statement

Land Use, Zoning and Public Policy

Proposal meets the goals and objectives of the following local and regional policy plans:

Coastal Management

- Harbor Management Plan for Hempstead Harbor
- Long Island Sound Study
- Long Island Sound Coastal Management Program

Land Use

- City of Glen Cove Master Plan (previous and current)
- Glen Cove Creek Revitalization Plan
- 3rd Amended Urban Renewal Plan for the Garvies Point Urban Renewal Area

Smart Growth

- USEPA Smart Growth Principles
- Smart Growth Policy Plan for Suffolk County (2000)

Draft Environmental Impact Statement

Economics

Construction Period

- \$1Billion Project Development Cost
- 7,000 Direct Construction Jobs Created Representing \$380M in Construction Wages
- \$17.3M Annually in Retail Purchasing
- 5,000 Indirect and Induced Jobs Created
- \$93M in State, County, and MTA Tax Revenue

Draft Environmental Impact Statement

Economics

Ongoing Operations

- 768 Full-Time Equivalent and 273 Indirect and Induced Jobs Created Representing \$41M in Wages Annually
- \$15.9M Annually in Retail Purchasing by New Residents
- \$24.9M – Annual Net Tax Revenue
 - \$4.7M – City of Glen Cove
 - \$10.6M – City of Glen Cove School District
 - \$5.2M – Nassau County
 - \$4.0M – State of New York
 - \$458K – Metropolitan Transit Authority

Next Steps

- Public, Involved Agencies and Interested Parties Comment on DEIS
- Preparation & Submission of FEIS
- Planning Board Acceptance of FEIS, Hearing on Special Permit / PUD Master Development Plan
- Planning Board Adoption of SEQRA Findings
- Planning Board Approval of Special Permit Use / PUD Master Development Plan
- Planning Board Approval of PUD Subdivision and PUD Site Plan of Individual Phases

