



Hempstead
Harbor
Protection
Committee

STATUS OF MAJOR CONSTRUCTION PROJECTS ALONG THE HEMPSTEAD HARBOR WATERFRONT

as of May 31, 2007

ROSLYN LANDING (a/k/a BITI - former Stop & Shop site) Roslyn

Proposal – 80 townhouse units and flats, village green, waterfront promenade, water access point at Skillman Street, two observation decks, gazebo and waterfront plaza on 11.7 acres. Located from behind the shops on the north side of Old Northern Blvd. The main entrance will be from Skillman Street with a secondary entrance (right turn only both in and out) off of Bryant Avenue opposite Remsen Avenue.

Status – The Village of Roslyn accepted the Final Environmental Impact Statement on April 11, 2007. A public meeting will be held on June 19th at 8:00 pm at the Bryant Library in Roslyn. The next step is for the Village Board of Trustees to decide on whether or not to approve the project and issue building permits, possibly after considering additional requested modifications..

STERLING GLEN (north side of Viaduct) Roslyn

Project – 158 senior apartments (1 and 2 bedroom) on 7 acres with waterfront promenade and two overlooks. Located just north of the Viaduct with an entrance from Skillman Street – adjacent to Sporttime Tennis. The facility includes a restaurant and spa and fitness center.

Status – The project is under construction. Occupancy is expected to begin in mid to late summer 2007. The waterfront promenade and overlooks are completed.

HORIZON OF ROSLYN (north side of Viaduct, Contiguous to Sterling Glen) Roslyn

Project – 50 senior luxury rentals (1,2 and 3 bedroom) on 4.2 acres, just north of Sterling Glen. The entrance is from Bryant Avenue. A waterfront promenade continues from Sterling Glen, along the shore and then to Bryant Avenue at the north edge of the property.

Status – Apartment showings are scheduled to begin in June 2007. The promenade is almost complete.

GLEN HARBOR PARTNERS
("Hin Fin" site)
Glenwood Landing

Proposal – 60 residential condo units in a four story building on 5.24 acres on the west side of Shore Road and Intervale Road in Glenwood Landing (just south of the Glenwood Power Station).

Status – On November 14, 2006, the North Hempstead Town Council granted a change in zone from industrial to multi-family residential for the property. The action changed the use on town-owned property and on property that once housed Harbor Fuel. The action cleared the way for the town-owned portion of the property to be sold to Glen Harbor Partners. The approval was also contingent upon the applicant securing permission to discharge its sewage to an offsite sewage treatment facility. The applicant has approached the City of Glen Cove about the possibility of hooking up to the city's wastewater treatment facility but no agreement has been reached as of this date. On March 28, 2007, the applicant filed for building permits. The Town of North Hempstead Building Department routinely denied the application due to the fact that zoning variances were required. Glen Harbor Partners then applied for four variances: three are height variances, and one variance would permit a building with four stories. On May 16, 2007, the Town's Zoning Board of Appeals held a hearing. The Board expressed concern over the proposed height of the building as well as the number of floors and the impact of a building of this size on the Glenwood Landing waterfront. The Board reserved its decision, held the hearing open and suggested that the applicant return with a new plan. At this time, the Town is awaiting the response from the applicant.

SEA ISLE MARINA
Glen Cove & Sea Cliff

Proposal – 8 residential units in three buildings on a 6.04 acre parcel of land on Shore Road adjacent to Glen Cove Creek. A small portion of the parcel is in the Village of Sea Cliff. The portion proposed for construction is in the City of Glen Cove. Note that ownership of the parcel is in controversy. Two existing homes would be demolished.

Status – On March 15, 2005, the City of Glen Cove Planning Board accepted the Final Environmental Impact Statement. On April 17, 2007, the City of Glen Cove Planning Board held an open hearing at which the applicant's attorney gave an updated presentation on the applicant's plans. The applicant now plans to dedicate 2.25 acres to the City for environmental studies. No building permits have been issued. The City of Glen Cove's moratorium on residential subdivisions is still in effect. The City has also expressed interest in acquiring the property. Note that this was a recommendation in the *Harbor Management Plan for Hempstead Harbor*.

**GLEN ISLE
Glen Cove Waterfront Project)
Glen Cove**

Proposal – According to the developer, this \$1 Billion project proposal includes:

- Up to 1120 residential units
- Approximately 41,000 square feet of cultural/arts and entertainment uses
- A 200-suite (+/-) hotel complex and luxury spa
- New catering/restaurant facilities
- Approximately 50,000 square feet of office space
- A 10 percent workforce housing required component
- Approximately 32,000 square feet of complementary retail space
- Water-dependent, water-enhanced and other related uses which may include:
 - Marinas
 - Waterfront dining
 - Ship's Chandlery
 - Water taxis
 - A ferry terminal
 - Recreational boating facilities
 - Charter fishing boats
 - A sailing school
 - Charter recreation boats
 - A fish market
 - Cycling
 - Hiking (links to the adjacent Garvies Point Preserve)
 - Rollerblading
 - Kayaking
 - Fishing
 - Boating
 - Ice Skating
 - Carousel

The Glen Isle neighborhood will also contain a number of public amenities and project features that complement the proposed land uses and provide benefits to the community of Glen Cove and the public as a whole. These include:

- A minimum of 25 percent of public open space
- Public access to Glen Cove Creek and Hempstead Harbor
- Habitat restoration and education, including the restoration and enhancement of Pratt Park, wetlands restoration, dune restoration, and wildlife habitat creation
- An enhanced and continuous Waterfront Promenade along the north side of Glen Cove Creek
- Restoration of the existing public beach along Hempstead Harbor for public use

- The creation of new park land placed throughout the project area
- New bicycle/pedestrian connector trails linking the downtown to the proposed promenade and trails within the adjacent Garvies Point Preserve
- Project related waterfront improvements along the south side of Glen Cove Creek
- New inter-modal transit connections, including water taxi, bus and other connections
- A reconstructed boat ramp for public use
- A public boating center
- A potential amphitheater for public use
- Creation of other publicly accessible recreational uses

Status –

In 1999, the City of Glen Cove re-zoned the area along Garvies Point Road to a new MW-3 zone (marine waterfront zone). This zoning was further modified in November of 2004 by the addition of a Planned Unit Development, or PUD which allows for 20 units per acre or up to 1,000 units on the 50 acre site included in the Waterfront Development Proposal. It also allows for buildings to reach but not exceed the treetops of the Garvies Point Preserve on the north side of the road. In May of 2003, the City's Industrial Development Agency and Community Development Agency ("IDA/CDA") entered into a contract with Glen Isle for 450 housing units, retail less than 250,000 square feet, a 250 room hotel, marina and other facilities. This contract was amended in April of 2005 to allow for a maximum of 860 housing units, 30% public space including a promenade, retail development of 35,000 square feet, a 250 room hotel, an 85 slip marina and other facilities. The IDA/CDA have not approved a final development plan for the project. The contract between Glen Isle and the IDA/CDA requires this approval before the property will be sold to Glen Isle. In November, 2006, the developer presented its Preliminary Draft Environmental Impact Statement to the City of Glen Cove Planning Board. On January 16, 2007, the Planning Board held a hearing on the project's site plan. A hearing on the special use permits will be conducted at a later date. Once the Draft Environmental Impact Statement is determined by the City to be complete, it will be released for public comment and a hearing will be scheduled. Once the comment period ends, a Final Environmental Impact Statement will be prepared. Once that is accepted by the City, the City will then make a determination as to whether to grant any variances and to issue building permits.

The information used to compile this status report came from the websites of local governments and developers involved and was reviewed by municipal representatives of those communities that serve on the Hempstead Harbor Protection Committee.