

SEA CLIFF TODAY

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SEA CLIFF
VILLAGE

Comprehensive Plan



The Incorporated
Village of Sea Cliff
New York

DRAFT 11-08-2022

2022-2023 Comprehensive Plan

Prepared for

The Village of Sea Cliff

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CHAPTER 1: HISTORY AND REGIONAL CONTEXT

HISTORY

Early History

Sea Cliff's one-square-mile land lies on territories humans inhabited for thousands of years before Europeans "discovered" Long Island in the early 1600s. Matinnecock Indians of the Algonquin family lived in the northwest region of Long Island. In 1668, Joseph Carpenter purchased most of the Sea Cliff land. The "Muskeeto Cove Patent" of 1677, signed by the British Governor of New York, confirmed ownership. The Carpenter family farmed the land for the next 200 years. During the revolutionary war, British troops occupied the area. Residents are said to have fought alongside Washington in the Battle of Long Island.

Sea Cliff as a Methodist and Summer Destination

In 1864, the Long Island Railroad extended to Glen Head from its former terminus at Mineola, adding a stop at Sea Cliff. In 1871, a Methodist Church organization purchased 240 acres of the land from the Carpenter's decedents. They established a permanent religious meeting place at Sea Cliff for summer retreats. They developed a boardwalk along the shore, a steamboat pier, paths and roadways, and a 5,000-seat meeting hall. Regular steamboat service brought visitors from New York City and from across the Long Island Sound to Sea Cliff. An inclined cable railway carried passengers between the steamboat dock and Maple Avenue.

The Metropolitan Camp Ground Association laid out 40 by 60-foot parcels where visitors would pitch their tents while attending summer meetings. These campsites established the street grid for later development in the northwest part of the Village. Before disbanding in 1890, the original Methodist camp leased and sold the plots for residential, hotel, and commercial development. A German Methodist group continued to host meetings and several built permanent homes in the community. Summer homes, hotels, and boarding houses accommodated vacationers. Many structures in the older sections of the Village date from before 1900 and are in the Victorian architectural style.

At the turn of the century, the year-round population was about 1,500. During summer, the population would triple with vacationers. Sea Cliff attracted tourists with its opportunities to boat and swim in the Hempstead Harbor and dine on fresh clams. Sea Cliff's advantage for tourism was its accessibility by train and ferry. However, the growing use of cars and improved roads and beaches across Long Island meant that visitors could venture beyond the North Shore. By the 1930s, Sea Cliff was primarily a residential community.

Early Industries

Glen Cove Creek and Hempstead Harbor were bustling waterways at the turn of the century, not only with recreational boats but also with working schooners that brought lumber, building materials, and coal to plants in the area. There were outgoing shipments from the cornstarch factory, one of the largest in the east. A dock owned by the decedents of the Carpenter family, Sea Cliff's European settlers, operated a sand and clay bank near their port and shipped diggings by schooner to all parts of the Atlantic seaboard.

Civic Development

The Village of Sea Cliff was officially incorporated on October 12, 1883. At the time, there was a population of about 500 year-round residents. F. W. Geissenhainer was elected the first President of Sea Cliff (current title is Mayor). While voters rejected the first budget in 1884, the Village adopted a small budget the following year, levying a tax to allow them to make some capital improvements.

Many of the public facilities in Sea Cliff were provided by local philanthropists, including President Geissenhainer. Philanthropists helped to purchase land for the Sea Cliff school after establishing a new school district in 1883. Rather than wait for public funds, the President bought a fire truck, supplied two new public

fire cisterns with water from his private reservoir, and sold discounted land to construct the first Sea Cliff firehouse. In 1891, Sea Cliff established a library. However, it did not have its own building until 1915 when the Stenson Memorial Library was built in memory of a regular summer visitor.

In 1905 the Village purchased privately owned shorefront land before costs became prohibitive, ensuring that Sea Cliff had its municipal beach. The beach pavilion was built shortly after by the Sea Cliff Republican Club. A breakwater to stop beach erosion was constructed soon after WWI, using large rocks excavated for a New York City subway line.

The oldest parks in Sea Cliff were Dubois Park, Central Park, Roslyn Park, and Elm Park. There is a memorial for WWI in Clifton Park – trees planted and a Memorial rock with a plaque containing the names of residents who fought in the war. Memorial Park, on the cliff overlooking Hempstead Harbor, was dedicated to the memory of those who fought in WWII with a plaque listing their names.

There are about two dozen properties on the National Register for Historic Places in Sea Cliff. While most of them are Victorian-style private homes built between 1870-1895, a handful of civic buildings are also listed. These include Central Hall, a commercial and civic building built in 1894; the Sea Cliff Village Hall, Library, and Museum complex, originally built as a Methodist Church, Sunday school, and rectory in 1914; and the Sea Cliff firehouse built in 1931.



Sagamore, 1912 by Photographer Henry Otto Korte. Source: Sea Cliff Museum

REGIONAL CONTEXT

The Village of Sea Cliff is located on the North Shore of Long Island, in Nassau County. Sea Cliff is part of the Town of Oyster Bay, which extends from the north to the south shore of Long Island, incorporating a variety of different communities for a total population of approximately 300,000.

Sea Cliff borders with the City of Glen Cove to the north and north-east, the Hamlet of Glen Head to the east, the Hamlet of Glenwood Landing to the south, and Hempstead Harbor to the west. The Village’s land area is approximately 1.1 square miles, which include over 1.3 miles of coastline overlooking Hempstead Harbor.

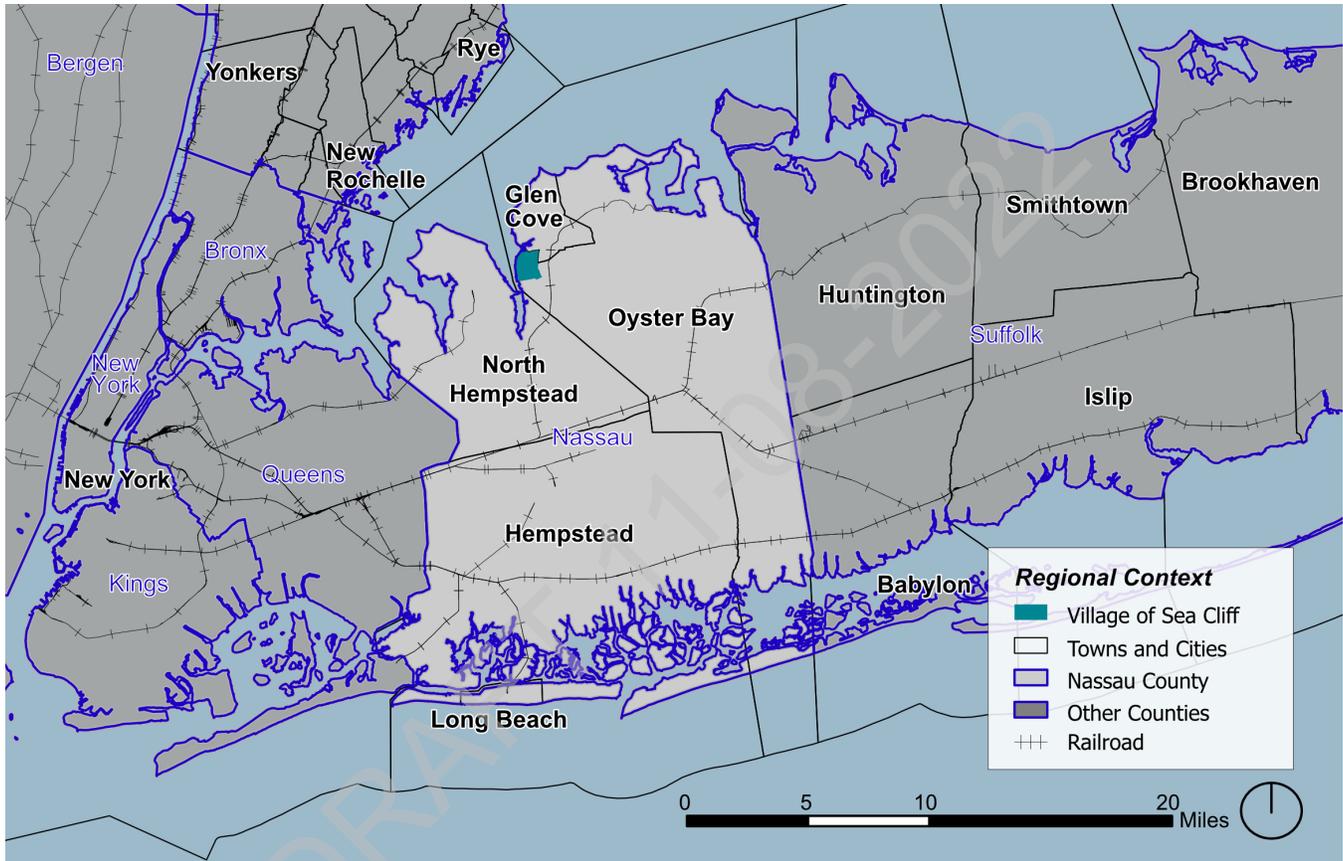


Figure 1. Regional Context

Approximately 2 miles south of Sea Cliff’s southern boundary, State Highway 25A (NY 25A) serves as a major east-west route for the Long Island North Shore. NY 25A provides access to New York City (Queens) to the west and Suffolk County communities such as Huntington and Port Jefferson to the east. Less than 2 miles south of NY 25A, Interstate 495 (Long Island Expressway) provides the most direct access to New York City as well as Long Island’s eastern points.

The Oyster Bay Line of the Long Island Rail Road (LIRR) offers commuter train service to Sea Cliff and neighboring communities. Although there is a train station called Sea Cliff, such station is located outside the Village, approximately 1 mile east of Glen Cove Avenue, on Sea Cliff Avenue. One stop south of Sea Cliff station, Glen Head station is located just over a half mile from the south-eastern border of Sea Cliff and may be the station of choice for Sea Cliff commuters that live in the southern part of the Village. Both stations offer commuter parking as well as bus service through the Nassau Inter-County Express N27 line to/from Glen Cove Avenue.

The Village is connected to the surrounding areas through one main north-south State route, Glen Cove Avenue, which also serves as one of the two business districts of Sea Cliff. Glen Cove Avenue centerline functions as the Village’s eastern boundary, effectively giving the Village control over the western side of the Glen Cove Avenue corridor only. Three other County roads link Glen Cove Avenue to the Village core and waterfront: Shore Road (becomes The Boulevard, Cliff Way, and Prospect Avenue when it crosses into the Village) Sea Cliff Avenue and Glen Avenue (from north to south).



Figure 2. Local Context

RELEVANT REGIONAL PLANS AND RESOURCES

Nassau County Comprehensive Plan, 2010

The Nassau County Planning Commission adopted its first Comprehensive Master Plan in 1998. A Plan Update was adopted in 2009, followed by a draft Master Plan in 2010.

This 2010 draft Master Plan sets the tone of Nassau’s future by creating a policy framework to help shape the jobs, places, and infrastructure we will need to prosper to 2030 and beyond. The Plan takes an integrative approach to Economic Development, Land Use, and Infrastructure and Support through targeted specific downtowns for growth, mostly around existing train stations.

The Village of Sea Cliff is not considered as one of the target downtowns or Transit Oriented Development (TOD) areas in the draft Plan. It is not bisected by major state roads or rail. However, there are recommendations and projections in the Plan that are useful.

For areas that are not targets for growth, like Sea Cliff, the Plan recommends protecting and enhancing the “suburban quality of life.” For single-family neighborhoods like those that make up much of Sea Cliff, the Plan advises continuing to stabilize neighborhoods and protect against foreclosures. However, Sea Cliff was not victim to quite as many foreclosures as other communities in the County. Sea Cliff is only mentioned by name once in the Plan, in regards to enhanced public connections between waterfront communities and destinations.

The North Shore, which includes Sea Cliff, is called out for its “unique private recreation facilities with large tracts of protected open space and waterfront parcels providing opportunities for potential land swaps, trail connections and passage, and conservation easements.” The Plan recommends creating a Bus Rapid Transit (BRT) route connecting the North and South Shores. It is also noted that some of the least dense areas of the County are found in the North Shore, specifically the Town of North Hempstead and Oyster Bay, in part due to the history of large Estates developed there. “The central and southern portions of the County were developed with residential and commercial uses at a variety of densities; while the North Shore was developed with low density residential uses and small-scale commercial and office uses mainly located in villages.”

It is important to note that Sea Cliff’s neighbor to the north, the City of Glen Cove, is identified for target growth in its downtown and its harbor. In Appendix A of the Plan, a commercial growth and residential growth build-out analysis, allocated Glen Cove 6.9% of the county’s growth resulting in increased commercial and residential uses, jobs, and population. As of 2022, Glen Cove has built more than 600 residential units, and has more than 900 additional residential units approved to be built.



Source: Nassau County Comprehensive Plan, 2010

Long Island 2035 Regional Comprehensive Sustainability Plan, 2010

The Long Island Regional Planning Council developed the 2035 Regional Comprehensive Sustainability Plan. A rigorous data collection and public engagement process resulted in the development of several thematic reports to address key issues including governance, economy, infrastructure and transportation, land use, and equity. In addition to those resources, the Plan also developed reports on sustainable strategies, k-12 public education, and carbon footprint analysis. This Plan was informed by the 2009 Long Island Visioning Initiative, a report based on the findings of a broad-reaching visioning workshop that brought together over 100 elected officials, civic, business and environmental leaders from across Long Island.

The Sustainability Plan addresses these key issues:

- Tax and governance reform: Reforming the ways in which schools and municipalities across the region conceive, plan, deliver and finance services to the communities of Long Island; finding ways to do more with less to reduce the overall costs of education, government and service delivery while improving quality and enhancing living and working opportunities.
- Economic strength: Increasing the economic activity and competitiveness of Long Island by improving the overall business climate, while expanding regional collaboration on economic growth, job creation, and workforce development.
- Quality of life: Protecting the things that make Long Island such a treasured place to live and exploring opportunities for future growth and development that enhance, rather than detract from, the island’s quality of life. Long Island’s quality, if not identity, is founded on open space, parks, beaches, farmland and clean drinking water, all of which require protection. Commitment to enhance these qualities includes opportunities to live near work and increase transit access, but also Long Island’s obligation to reduce its environmental footprint and protect against eventual changes associated with climate change.
- Equitable communities: Expanding access to housing, jobs and high-quality education for all, regardless of income, ethnicity or race, through increased inter-jurisdictional collaboration, diversity of housing choice, access to public transit, and linkages to job creation opportunities.



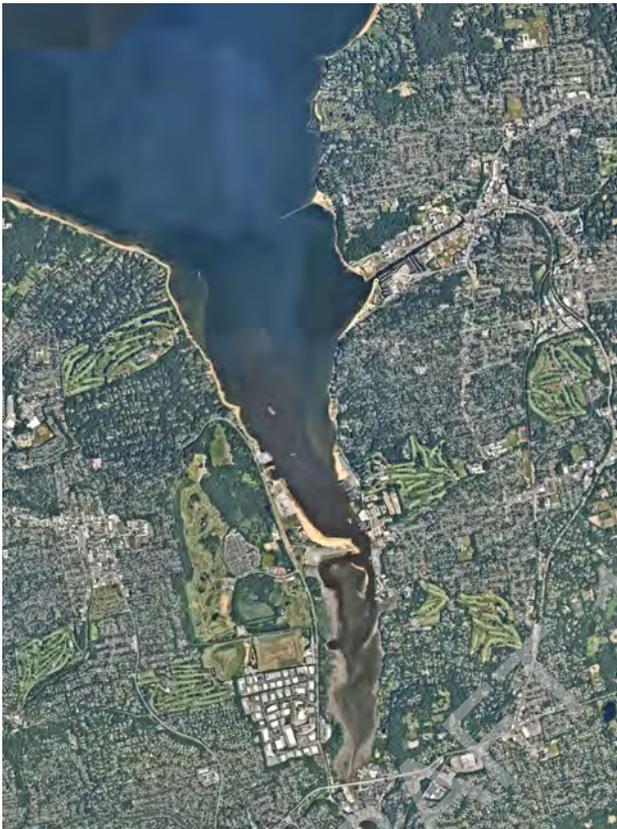
Source: Long Island 2035 Plan, Long Island Regional Planning Council



Source: Long Island 2035 Visioning Initiative, Long Island Regional Planning Council

Harbor Management Plan for Hempstead Harbor, 2004

This plan was prepared for the Hempstead Harbor Protection Committee and the New York State Department of State by CASHIN Associates, P.C. The Hempstead Harbor Protection Committee (HHPC) was established in 1995 by the eight municipalities abutting the Harbor, including Sea Cliff Village. The HHPC completed a Water Quality Improvement Plan for Hempstead Harbor in 1998 which has helped draw funding and support for projects. The Harbor Management plan presents a coordinated program for the neighboring communities to reach common goals and leverage the Harbor's assets. The Harbor serves as an economic, recreational, and ecological resource and the plan strives to sustainably balance these interests.



Hempstead Harbor. Source: Nearmap

The Hempstead Harbor has served as an important economic asset due to being a protected and deep harbor. Commercial and industrial uses thrived along the shoreline throughout the 20th century. While there has been a decline in industries in the harbor, there is an enduring need for water-dependent commercial uses (e.g., petroleum and aggregate shipments, marine salvage, marinas, boat yards, etc.) that continue to operate in the area, providing important services to the surrounding communities and the region, and making significant contributions to the local economy and tax base. On the other hand, contaminated former industrial sites need remediation before they can be redeveloped for new uses. The harbor also serves as a vital recreational resource for the residents of the surrounding communities. Recreational boating, beaches, parks, historic landmarks and other facilities attract residents and visitors. Enhancing and expanding the Harbor's recreational assets has been the focus of public investment through land acquisition, improvements, and connections. The Hempstead Harbor's ecological needs include the restoration of habitats, stormwater mitigation, and remediation of past harms.

Goals of the Harbor Management Plan:

1. Ensure efficient and safe navigation and operating conditions in Hempstead Harbor.
2. Protect Hempstead Harbor's water-dependent uses, and promote the siting of new water-dependent uses at suitable locations, without impacting important natural resources.
3. Redevelop vacant and underutilized waterfront land on Hempstead Harbor with appropriate uses.
4. Increase water-related recreational opportunities within Hempstead Harbor and along the harbor's shoreline, and increase public access to the waterfront.
5. Protect and enhance Hempstead Harbor's natural environment and open space resources, including surface water quality, wetlands, coastal fish and wildlife habitats, upland natural areas, and important viewsheds.
6. Preserve important historical resources along the waterfront of Hempstead Harbor.

7. Improve linkages between the Hempstead Harbor waterfront and adjacent downtown areas.
8. Engage in a collaborative effort among the municipalities surrounding Hempstead Harbor, by means of innovative inter-municipal planning and community development techniques that link environmental protection, economic prosperity, and community well-being, so as to ensure effective long-term community, regional, and watershed vitality.
9. Recognize and build upon the unique characteristics and circumstances of Hempstead Harbor and its watershed in developing approaches to the following concepts: revitalizing existing communities and promoting livable neighborhoods; preserving open space and critical environmental resources; encouraging sustainable economic development; improving partnerships, service-sharing arrangements, and collaborative projects; and heightening public awareness.

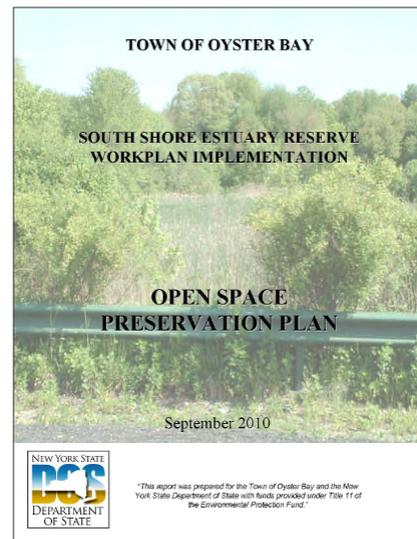
Specific recommendations for Sea Cliff from the Harbor Management Plan are summarized below:

1. Further investigation and analysis should be undertaken to seek a practical and cost-effective plan to introduce municipal sewage collection into priority areas which presently lack such service. The recommended study should include the communities of Sea Cliff and Glenwood Landing on the east side of the harbor. (Since 2004, Sea Cliff has sewered a good portion of the priority areas.)
2. Improve the vitality of adjacent downtown areas, especially in Glen Cove, Sea Cliff, Roslyn, and Glenwood Landing. Improved pedestrian linkages to interconnect these important nodes of activity will advance the goal of integrating the harbor communities.

Town of Oyster Bay

The Town of Oyster Bay does not have a comprehensive plan. There are however some plans that address specific areas of the Town that are not in the immediate vicinity of Sea Cliff. These include:

- Downtown Hicksville Complete Streets Project, 2020
- Hicksville Downtown Revitalization Initiative, 2018
- Town of Oyster Bay South Shore Estuary Reserve Workplan Implementation, Open Space Preservation Plan, 2010
- Oyster Bay Hamlet Moratorium Study, 2006



Town of Oyster Bay Open Space Preservation Plan

Glen Cove: The Master Plan for the City of Glen Cove, 2009

The Master Plan for the City of Glen Cove was prepared by Phillips Preiss Shapiro Associates, Inc. and Turner Miller Group in 2009. Glen Cove envisions a self-sustaining “new suburban” future in which employment and housing opportunities, suburban and urban opportunities are integrated. Glen Cove sees its master plan as a growth management plan and identifies areas of stability where community character and scale can be preserved and enhanced, and areas of change where there are opportunities to accommodate future growth. Areas of change include areas along commercial and industrial corridors, near train stations, underutilized land near Downtown Glen Cove, and the Glen Cove Creek area. The 2009 future land use plan calls for the revitalization of the waterfront to allow for mixed-use development and significant public space in the harbor area just north of the Village of Sea Cliff. The plan also calls for providing incentives for new residential development to the east of Sea Cliff LIRR station and a active mixed-use residential and commercial downtown north of Glen Cove Avenue and along Glen Street (North of the Sea Cliff LIRR station).

The master plan identified the potential for redevelopment on the north side of Glen Cove Creek, also known as Garvies Point. The area is south of the Garvies Point Preserve on formerly industrial sites. The plan identified the south side of Glen Cove Creek as an urban renewal area. Since the master plan was written, the area has undergone environmental remediation efforts and the city entered into an agreement with RXR Glen Isle Partners LLC to develop a mix of uses including parks and recreation, multi-family housing, and retail. As of 2022, RXR has built over 500 residential units (mix of condominium and luxury rental) and has more than 500 additional units approved.



Artist's Drawing of Garvies Point, Glen Cove, NY. Source: Village Square and Garvies Point Market Package, 2020, RXR, Ripco Realty

LOCAL CONTEXT

Located on a cliff overlooking Hempstead Harbor, Sea Cliff is a village of approximately 5,000 inhabitants (5,062 according to the 2020 Census). The Village is characterized by historic Victorian homes that features smaller lots (as small as 2,400 square feet) on a mostly regular grid. This historic area is located in the north-west corner of the Village and includes the main business district of Sea Cliff Avenue, as well as Village Hall and most public institutions. The north-west part of the Village provides also access to Sea Cliff Beach through two main access roads (Cliff Way and Prospect Avenue) and several step-streets (also called “walkways” or “footpaths”) that cover the approximately 200 feet drop in elevation. Additionally, Sea Cliff’s historic center includes a number of small parks with the most popular being Memorial Park, which offers spectacular views of the bay.

South of the historic area, past Laurel Avenue/Littleworth Lane, a residential neighborhood extends all the way to the North Shore Country Club. This area is characterized by larger residential lots and curvilinear streets that denotes more modern subdivision standards. A few institutional buildings are located in the vicinity of the Country Club, which serves as the southern border of the Village. The south-western corner of Sea Cliff includes Tappen Beach, a Town-owned beach with recreational facilities and a marina.

The eastern border of the Village is the Glen Cove Avenue business district, a commercial corridor that features low-rise, auto-oriented businesses including some small, strip-mall style shopping centers.

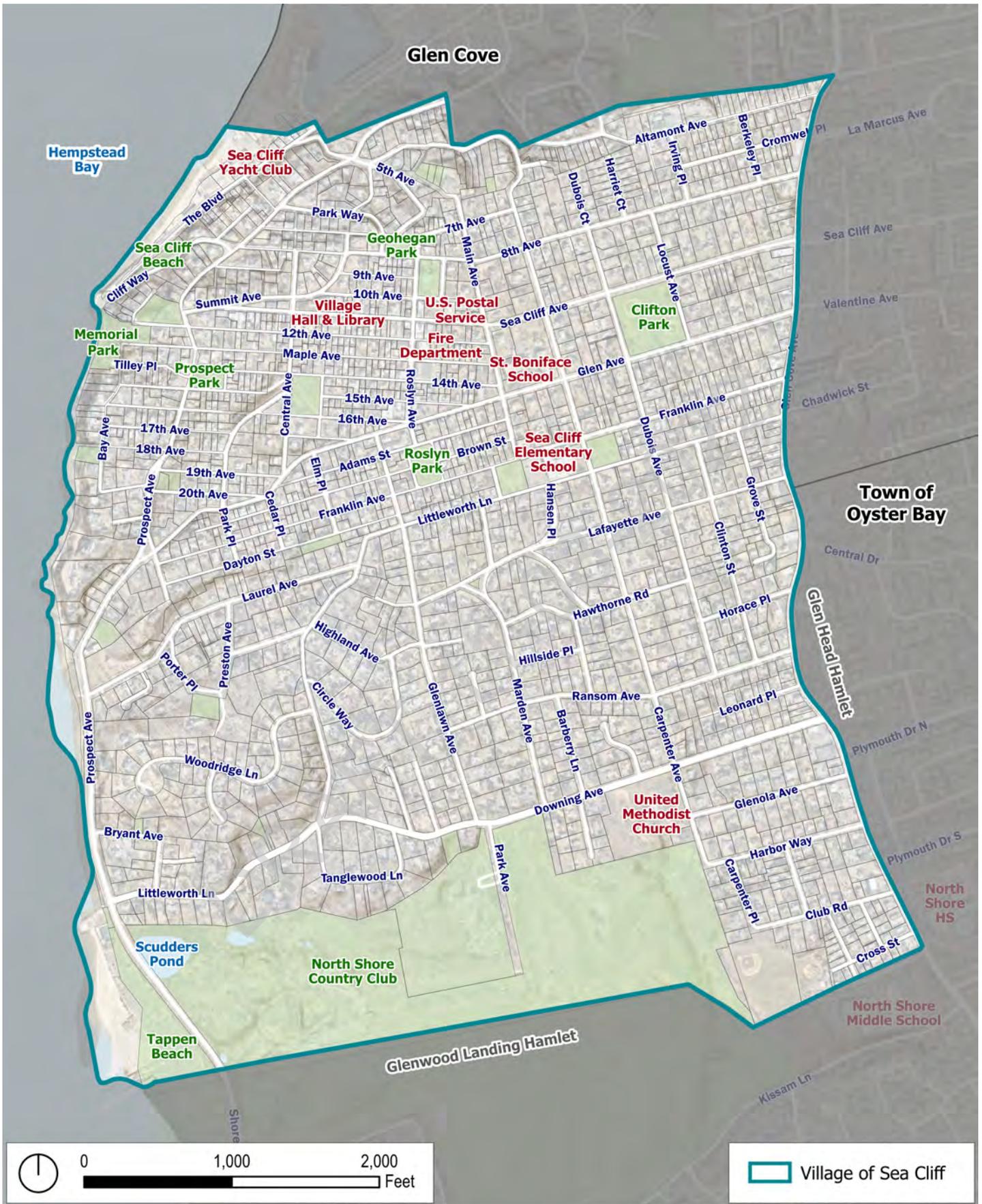


Figure 3 - Village of Sea Cliff

Sources: BfJ Planning

LOCAL PLANS AND RESOURCES

Village of Sea Cliff Master Plan, 1970

The last comprehensive plan of the Village of Sea Cliff was completed in 1970. It was prepared by Sanders & Thomas of New York, Inc. Consulting Engineers and Planners. The Master Plan had a 15-year horizon with a target date of 1985 for implementation and reevaluation.

The report is divided into three sections and 12 Chapters as outlined below:

Part I

1. Population
2. Economic Profile
3. Land Use and Housing
4. Central Business District
5. Traffic and Circulation
6. Community Facilities
7. Public Utilities
8. Public Finance

Part II Development Plans

9. Land Use Plan
10. Traffic Circulation Plan
11. Public Utilities Plan

Part III Implementation

11. Zoning and Subdivision Regulations,
12. Capital Improvement Program

Goals and Objectives of the Land Use Plan:

1. To retain the special qualities and atmosphere of the Village which sets it apart from most Long Island communities. The protection and enhancement of the Village's residential character is paramount in this regard.
2. To provide for maximum recreational utilization and conservation of the waterfront.
3. To limit the physical confines of commercial development while at the same time enabling commercial establishments to prosper within these limited settings.
4. To reduce traffic congestion, hazards, and parking problems through physical improvements and legislative controls.

The Traffic Circulation Plan included in the Master Plan makes general recommendations in regards to site distances and curves, traffic signs and markings, stop signs and speed limits, one-way traffic flow, dead-end streets, and parking. It also makes recommendations for specific streets, beginning with Glen Cove Avenue. The Plan advised against any attempts to widen or realign the Village's streets because some are too steep and others are narrow due to pre-automobile development patterns. However, one the recommendations of the Plan was the widening of Glen Cove Avenue to accommodate the truck and bus traffic, and divert traffic off of local roads. This recommendation was consistent with Nassau County's plan that suggested to take private property on either side of the road to widen Glen Cove Avenue.

The 1970 Sea Cliff Master Plan concludes with a Capital Improvement Program listing priority projects, implementation timeline, and estimated costs through the target date of 1985.

Glen Cove Avenue Corridor Small Area Plan, Ongoing

Glen Cove Avenue is a mixed-use commercial and residential corridor. The corridor forms a multi-jurisdictional border between Sea Cliff, The City of Glen Cove, and the Hamlet of Glen Head. It makes up the entire eastern edge of Sea Cliff at just over 1-mile long. Glen Cove Avenue Corridor is a compact, transit friendly mixed-use area offering a broader range of housing choices than much of Sea Cliff itself. Uses on the Sea Cliff Side of Glen Cove Avenue include single-family homes; retail; offices; services; gas stations and auto-body shops; restaurants and delis; strip shopping centers; garden centers; and a few mixed-use buildings with businesses on the ground floor and apartments above. It is also the main thoroughfare to the North Shore School District's Middle and High School.

Growth and development of the corridor have been incidental and the Village has struggled to formally envision and codify a more cohesive plan for the area. At its best, Glen Cove Avenue offers wide, pedestrian friendly sidewalks and inviting storefronts with visible activity inside. However, sidewalks are intermittent, yielding to large swaths of uninterrupted parking and pavement where the dominant feature is the automobile.

The Small Area Plan will address:

1. Mixed Land Use
2. Range of Housing Opportunities and Choices
3. Development and Redevelopment in Existing Communities
4. Distinctive, Attractive Communities with a Strong Sense of Place
5. Density
6. Clean Energy
7. Climate Change
8. Resiliency
9. Green Infrastructure
10. Social Diversity and Integration
11. Regional Planning and Coordination
12. Walkable/Bikeable Neighborhood Design
13. Variety of Mobility Choices
14. Well-Planned and Well-Placed Public Spaces
15. Community and Stakeholder Collaboration in Planning



Glen Cove Avenue, Sea Cliff NY. Source: Google Maps

Synopsis of Subdivision Task Force, 2020

A Committee was formed to review and propose laws and resolutions to subdivision regulations to the Board. A moratorium prohibited subdivisions within the Village while the Committee and the Village pursued necessary changes. The Board has adopted numerous proposed laws and is continuing to consider new ones. Some laws that have been adopted since 2018 including: restrictions on short term dwelling units; a steep slope ordinance; modification of residential zoning restrictions to be consistent with the Town; a requirement that non-conforming buildings be brought into zoning compliance as a condition of subdivision approval. Other adopted laws aimed to clarify language and definitions, make site plan approvals more understandable, and provide fast track procedure for certain applications. In addition, the complete overhaul of the Building Code Administration Chapter brings it into compliance with recent recommendations of the NY Department of State. Local Law 2019-6 requires the clarification of the Village zoning map and table to make them consistent with zoning code changes since the last comprehensive zoning code adopted in 1979. As of 2020, the board was exploring changes to the landmarks and architectural review laws, adoption of site plan regulations to protect against coastal erosion of harbor-front properties (which have since been adopted), and providing additional opportunities for mixed uses in commercial areas.

Objectives of the Subdivision Task Force

- Strike a reasonable balance between healthy growth/change and maintaining the character and charm of our community. In so doing, establish codes and standards to protect and preserve the desirable characteristics of the village while also promoting sustainable development with clear and reasonable guidelines.
- Carefully consider the environmental and safety impact of all decisions, including protecting and conserving historical and ecological assets wherever possible.
- Establish “aging in place” policies that respect our aging population’s desire to stay in their homes in the village.
- Maintain a mix of housing choices that promote inclusivity and diversity.
- Enhance Village processes so that projects that require commonly granted relief are relieved from application processes.

Build-Out Analysis, 2009

The Build-Out Analysis was prepared by Cashin Associates, P.C. The purpose of the study is to assess impacts of future growth and make recommendations to prevent or mitigate negative impacts and to guide future development. The study inventories and analyzes existing land use, zoning, environmental conditions, and regulatory framework. It estimates residential build-out potential of vacant and sub-dividable land, and identifies projects outside the Village boundaries that may have impacts.

The potential closure of the North Shore Country Club and redevelopment of the property is a key concern in the report. The property is currently zoned for single-family homes on minimum 20,000sf lots both on the Village and Town sides. The report recommends either rezoning to require a larger minimum lot size (not less than 30,000sf), rezoning into a Recreation District, and/or placing restrictions on clearing. The Village should coordinate with the Town of Oyster Bay in any case. Joint acquisition of some of all of the property by the Village, Town or County is another option to consider.



North Shore Country Club. Source: nscli.com

A subdivision or redevelopment of the property would trigger Environmental Review. A freshwater wetland was identified at the northeast corner of the intersection of Shore Road and the exit driveway for the Country Club. NYSDEC should review any future subdivision plans to determine whether a buffer is required. If the North Shore Country Club is redeveloped, the Village Code would require that the developer set aside a minimum of 5 percent of the property for Parkland. The Village should not allow the developer a payment in lieu of donating land. The report recommends that the park be a large contiguous tract to make a more usable space between the Village and Town. A traffic study should be requested to fully assess the suitability of access and egress and needs for improvements and controls and consider eliminated one travel lane in each direction to provide for pedestrian and bicycle activity.

In addition to the issues discussed above, the report recommends the modification or creation of land development, subdivision and zoning regulations:

- Review minimum subdivision park requirements (5 percent of land to be developed) to ensure that this amount is adequate to address future recreational demands.
- Require a minimum 50-foot no disturbance buffer around all freshwater wetlands not within State jurisdiction. Buffers should be protected by conservation easements held by the Village, a homeowner’s association or not-for-profit land trust and filed with the Village and County Clerks.
- Areas included in wetlands buffers should not be included as part of parkland dedication.
- Erosion and sedimentation controls should be incorporated into construction plans.
- Preserve large, mature, and unique trees, and prevent destruction and removal of trees.
- Ensure that trees selected for planting are native or well adapted for conditions at the site.
- Amend Chapter 112 “Subdivision of Land” to include a section on open space/cluster subdivisions to help preserve natural and scenic qualities of open land
- Require submission of a pre-demolition plan to the Village outlining how public health and wetlands will be protected from asbestos and lead paint removal and abandonment of subsurface structures such as septic systems and cesspools.
- Typical Stormwater, erosion, slope stabilization and sedimentation controls should be instituted as part of road construction and disturbance to land.
- Establish a steep slopes ordinance to include steep slope disturbance permit standards and procedures for subdivisions, multifamily, and commercial site plans on slopes greater than fifteen percent.
- To control negative impacts of wastewater, future development should not be too dense. The Village relies primarily on individual on-site septic systems because municipal sewers are only available along Glen Cove Avenue and The Boulevard.

Master Plan for the Parks and Public Spaces of Sea Cliff New York, 2002

Prepared by the Sea Cliff Beautification Committee, this Plan makes recommendations for 26 parks and public spaces in Sea Cliff. The recommendations are related to plantings, furniture (benches, gazebos, garbage pails), recreation facilities (ballfields, playgrounds), paving, drainage, fencing and walls, public art, signage, walkways, lighting, and maintenance.



Pirie Park dedication and landscaping, Sea Cliff, NY

Waterfront Revitalization Initiatives, 1995-2008

In 1995, Sea Cliff began a waterfront revitalization program to increase public access to the shoreline and restore the waterfront that existed at the turn of the century. The following projects were implemented:

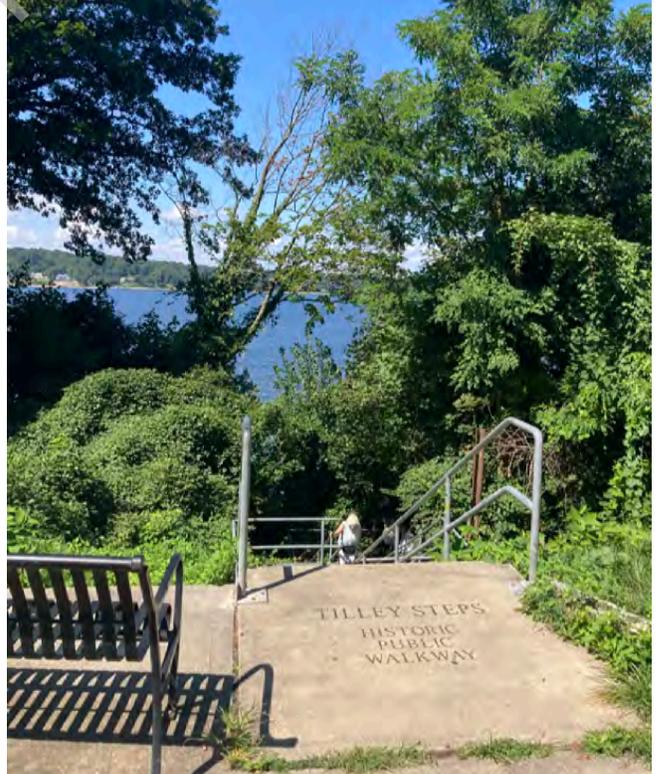
- Rebuilding of the historic Bath Way Steps, Tilley Steps, and boardwalk between Tilley Steps and Sea Cliff Beach.
- Reconstruction of a failing bulkhead to the south of Sea Cliff Beach and through the Tilley Steps.
- Renovation of Sea Cliff Beach, including the installation of a specialized storm water interceptor to remove oil and grit from storm water entering Hempstead Harbor.
- Construction of a boardwalk and railing running from the south of Tilley Steps to the Sea Cliff Beach Pavilion, and new walkways, railings, scenic overlook and landscaping along Cliff Way, the prime pedestrian and vehicle-access street to the shoreline.
- Implementation of an erosion control project on the historic 18 Trails area above the new boardwalk to protect it from soil and dirt being washed down during storms and protect the integrity of the vegetation and slope.
- Purchase of beachfront property between the Village Parking lot and Sea Cliff Yacht Club to preserve open space for public access. The Village created a new beach front park, relocated the parking lot, and extended the landscaping and walkway from the boardwalk to the south.



Beachfront playground and boardwalk along The Boulevard



Accessible ramp at Cliff Way



The Tilly Steps, a historic public walkway connecting the Village to the waterfront, was rebuilt in 1998.

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CHAPTER 2: DEMOGRAPHICS

This section provides an overview of key demographic indicators for the Village of Sea Cliff. To identify trends and changes over time, three different periods in time have been analyzed: 2000, 2010, and 2020. For Year 2020, Decennial Census data have been utilized when available. When not available, contemporary data were obtained from the 2016-2020 American Community Survey (ACS). For Year 2010 and 2000, data were sourced from the Decennial Census unless otherwise noted. In addition, a comparison across geographies has been conducted to frame Village's trends and changes into a broader, regional context. The Town of Oyster Bay and Nassau County were chosen as comparison geographies. Throughout this section, when referring to the Town of Oyster Bay (or "Oyster Bay Town" or "Town"), this Plan refers to the entire area of the Town, including the incorporated Villages.

Population

The 2020 Census counted 5,062 people living in the Village, compared to 4,995 people in 2010 and 5,066 in 2000. This indicates a fairly stable population in the Village in the last two decades. Population growth in the Town of Oyster Bay and Nassau County has been more substantial, with the Town growing by 2.52% between 2000 and 2020 and the County by 4.59%.

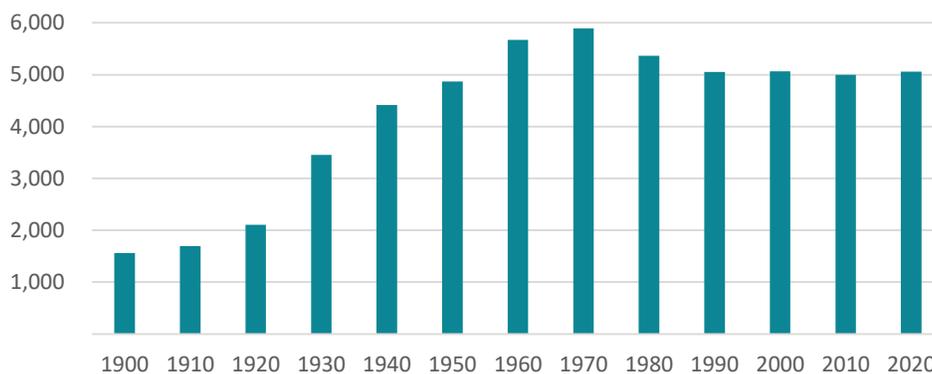
Table 1: Population

	2000	2010	2020	% change (2010-2020)	% change (2000-2020)
Village	5,066	4,995	5,062	1.34%	-0.08%
Town	293,925	293,214	301,332	2.77%	2.52%
County	1,334,544	1,339,532	1,395,774	4.20%	4.59%

Source: Decennial Census

Historically, Sea Cliff Village saw a steady climb in population from its founding in 1883 when the population was said to be 500 residents¹ through its peak in 1970 at 5,890 residents. By contrast, the Town saw a tripling of population between 1950 and 1960 and the county saw a doubling of population. These trends reflect the Town's and County's rapid mid-century suburbanization while Sea Cliff was uniquely developed earlier.

Figure 4: Total Population of Sea Cliff Village by Decade



Source: Decennial Census

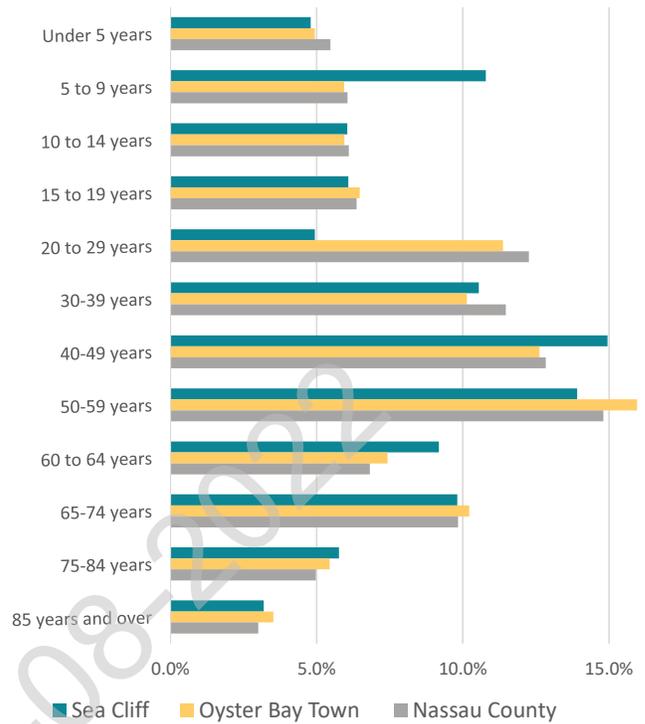
¹ Sea Cliff Diamond Jubilee 1883-1958

Age

Sea Cliff Village is an aging community. The median age of Sea Cliff has increased from 41.7 years in 2000 to 46.1 years in 2020. This means that over half of Sea Cliff’s population is over 46 years of age. Residents of Sea Cliff tend to be older than residents of Oyster Bay Town and Nassau County, which have 2020 median ages of 44.5 and 41.9 respectively. These communities are also aging, but at a slower rate than the Village. According to 2000 and 2010 data, Sea Cliff’s median age has been consistently higher than that of Oyster Bay Town and Nassau County.

At 10.8%, Sea Cliff has a significantly larger percentage of its population in the elementary school age group (5-9 years of age) than either Oyster Bay Town (5.9%) or Nassau County (6.1%). Attracted by the quality of the Sea Cliff School, there have been younger families with children moving to the Village in the past few years. However, at 4.9%, Sea Cliff has a much lower percentage of residents in the 20-29 years age group than both Oyster Bay Town (11.4%) and Nassau County (12.3%). This is likely because in this age group, students will often move away from home to attend college and housing prices are not affordable in Sea Cliff for those starting out their careers. There are no modern rental units in Sea Cliff to meet the demand from this age group. There are no colleges located in Sea Cliff, while there are over a dozen colleges, universities or other post-high school institutions in Nassau County.

Figure 5: Total Population by Age, 2020



Sources: Decennial Census, 2000 & 2010; ACS 2016-2020 5-Year Estimate

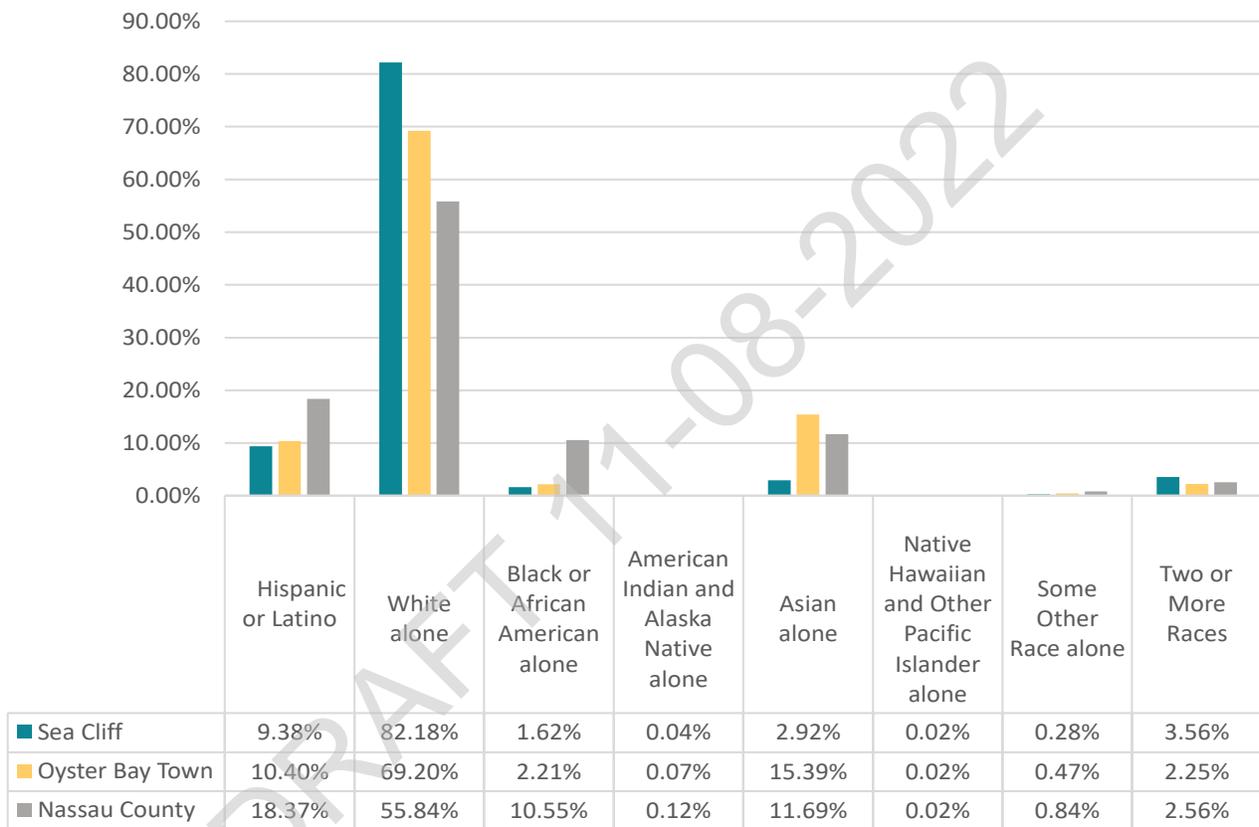
	2000	2010	2020	% change (2000-2020)
Sea Cliff Village	41.7	44.6	46.1	10.55%
Oyster Bay Town	39.8	43.1	44.5	11.81%
Nassau County	38.5	41.1	41.9	8.83%

Sources: Decennial Census, 2000 & 2010; ACS 2016-2020 5-Year Estimate

Race and Ethnicity

In 2020, there were 475 Hispanic or Latino residents in Sea Cliff, representing 9.38% of the Village’s population. This is comparable to Oyster Bay Town’s 10.40% and is half of Nassau County’s 18.37% Hispanic or Latino population rate. With 82.18% of the population being white alone, Sea Cliff has a higher percentage than Oyster Bay Town (69.20%) and Nassau County (55.84%). In terms of Black or African American alone population, Sea Cliff (1.62%) and Oyster Bay (2.21%) have much smaller percentages than Nassau County (10.55%). Sea Cliff has only 2.92% Asian alone population, a fraction of Oyster Bay’s 15.39% and Nassau County’s 11.69%. Sea Cliff also has a lower percentage of population of “Some Other Race” alone. Sea Cliff’s mixed-race population of 3.56% is more in line with Oyster Bay’s 2.25% and Nassau County’s 2.56%.

Figure 6: Population by Race and Ethnicity, 2020



Sources: Decennial Census, 2020

In the past two decades (2000-2020) Sea Cliff’s population has become more diverse. The white alone population has declined by 10.07% (from 4,626 to 4,160 residents) while other populations have increased: Asian alone by 138.71% (from 62 to 148 residents) and Two or More Races by 309.09% (from 44 to 180 residents). The Hispanic or Latino Population of Sea Cliff has grown significantly, almost doubling (97.1%) in the period from 2000 to 2020 (from 241 to 475 residents). For the same period, this is slightly below Oyster Bay Town’s increase by 110.64%, but is slightly higher than the County’s 92.39% increase. While Sea Cliff’s rate of increase in the Two or More Races category outdoes both the Town’s and County’s increases, in single-race populations Sea Cliff’s racial makeup has not changed as significantly as the Town’s or County’s. It is important to note that Sea Cliff’s Black and African American alone population has remained stable at around 2% while this population has increased in Oyster Bay Town (46.11%) and Nassau County (13.81%).

Table 3: Population by Race and Ethnicity Change from 2000 - 2020

	Sea Cliff Village			Oyster Bay Town			Nassau County		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Hispanic or Latino	241	341	475	14,877	21,923	31,337	133,282	195,355	256,425
Not Hispanic or Latino:	4,825	4,654	4,587	279,048	271,291	269,995	1,201,262	1,144,177	1,139,349
White alone	4,626	4,394	4,160	257,361	234,536	208,514	986,947	877,309	779,454
Black or African American alone	81	113	82	4,595	6,168	6,650	129,860	141,305	147,216
American Indian and Alaska Native alone	5	6	2	122	210	222	1,311	1,379	1,714
Asian alone	62	94	148	14,212	26,611	46,384	62,744	101,558	163,165
Native Hawaiian and Other Pacific Islander alone	1	-	1	37	24	47	272	197	292
Some Other Race alone	6	7	14	309	497	1,409	3,014	4,740	11,780
Two or More Races	44	40	180	2,412	3,245	6,769	17,114	17,689	35,728

Sources: Decennial Census, 2000 - 2020

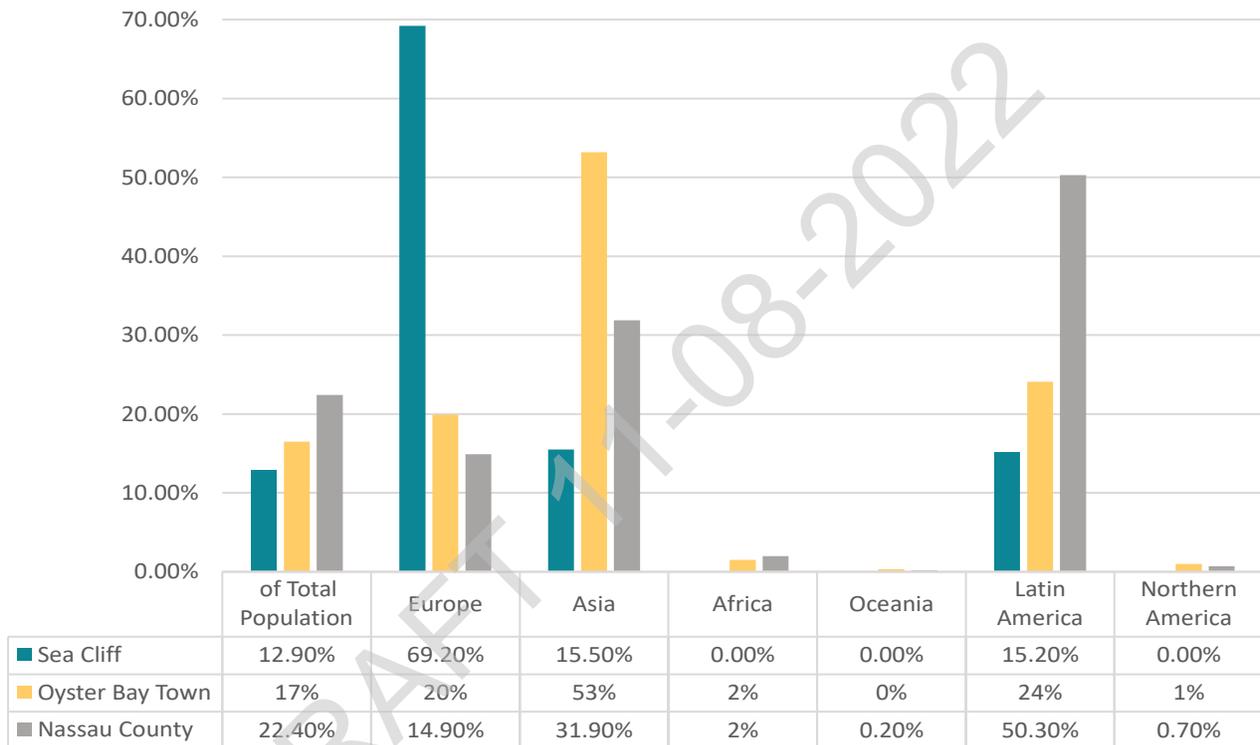
Social Characteristics

12.9% of the population in Sea Cliff, or 650 residents, are foreign born. Of the foreign born Sea Cliff residents, 81.5% are citizens while 18.5% are not.

Of foreign-born residents in Sea Cliff, 69.2% were born in Europe, 15.5% were born in Asia, and 15.2% were born in Latin America. When compared to Oyster Bay Town and Nassau County, Sea Cliff has significantly higher proportion of foreign-born residents from Europe and less from other regions.

In Sea Cliff, 16.5 percent of residents speak a language other than English at home and 2.8 percent speak English less than “very well.”

Figure 7: Foreign Born Population, 2020



Source: ACS 2016-2020 5-Year Estimate

Household Characteristics

The average household size in Sea Cliff in 2020 was 2.69 people. This is a 7.6% increase from the 2000 and 2010 average household size of 2.5. The average household size in Sea Cliff is slightly less than both Oyster Bay Town (2.89) and Nassau county (2.97).

Table 4: Average Household Size

	2000	2010	2020
Sea Cliff Village	2.5	2.5	2.69
Oyster Bay Town	2.39	2.43	2.89
Nassau County	2.93	2.94	2.97

Sources: Decennial Census, 2000 & 2010; ACS 2016-2020 5-Year Estimate

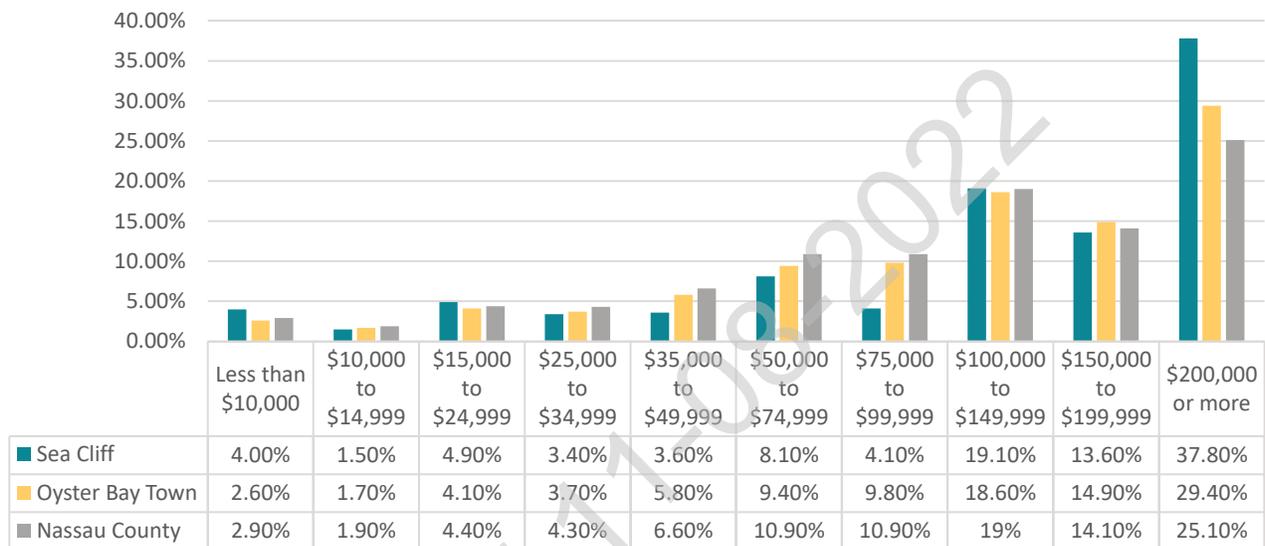
Income

The median household income of Sea Cliff in 2020 was \$156,776. This is higher than both the Town (\$132,216) and Nassau County (\$120,036).

37.8% of households in Sea Cliff had incomes over \$200,000 in 2020, while that percentage was less in Oyster Bay Town (29.4%) and Nassau County (25.1%).

The percent of the population estimated to be below the poverty level in Sea Cliff in 2020 was 3.6%. This is slightly lower than Oyster Bay (3.8%) and Nassau County (5.4%).

Figure 8: Household Income, 2020



Source: ACS 2016-2020 5-Year Estimate

Employment

Sea Cliff’s civilian labor force work primarily in management, business, sciences and arts occupations (64%). That is higher than the Town (51.6%) and County (47.4%). There is a smaller proportion of Sea Cliff residents working in all other occupations when compared to the Town and County.

Table 6: Occupations of the Civilian Employed Population 16 Years and Over

	Sea Cliff	Oyster Bay Town	Nassau County
Management, business, sciences, and arts occupations	64.00%	51.60%	47.40%
Service occupations	12.40%	13.30%	15.80%
Sales and office occupations	17.90%	23.60%	22.90%
Natural resources, construction, and maintenance	2.30%	5.50%	6.30%
Production, transportation, and material moving	3.40%	6.10%	7.60%

Sources: Decennial Census, 2000; ACS 2006-2010 5-Year Estimate; ACS 2016-2020 5-Year Estimate

Sea Cliff's civilian labor force over the age of 16 has declined over the past two decades by 17.3%. In 2020, there were an estimated 2,319 residents in the workforce. While management, business, sciences and arts occupations category has remained relatively stable, all other occupations have declined in Sea Cliff since 2000.

Table 7: Sea Cliff, Change in Employed Civilian Population 16 Years and Over and Occupations of the Civilian Employed Population 16 Years and Over

	Decennial 2000	ACS 5-year 2010	ACS 5-year 2020	%Change
OCCUPATION	Number	Estimate	Estimate	(2000-2020)
Employed civilian population 16 years and over	2,804	2,410	2,319	-17.30%
Management, business, sciences, and arts occupations	1,496	1,294	1,484	-0.80%
Service occupations	313	288	288	-7.99%
Sales and office occupations	663	646	415	-37.41%
Natural resources, construction, and maintenance occupations	172	116	54	-68.60%
Production, transportation, and material moving occupations	160	66	78	-51.25%

Sources: Decennial Census, 2000; ACS 2006-2010 5-Year Estimate; ACS 2016-2020 5-Year Estimate

DRAFT 11-08-2022

CHAPTER 3: LAND USE AND ZONING

LAND USE

The Village covers an area of approximately 572 acres of land (excluding roadways), which is substantially developed (only 2.6% of vacant parcels). The most prevalent land use is single-family residential, accounting for approximately 62.9% of the Village land (Table 8). The second largest land use category is Parks and Open Space, with roughly 97 acres (or 17.0% of Village land). The private North Shore Country Club takes up a portion of this category (approximately 75 acres). Institutional uses and religious facilities make up roughly 5.3% and 2.0% of the Village, respectively. Two- and three-family residential uses account for less than 5% of the land use (approximately 4.7%), while multi-family (more than four units) make up for only 1.2% of the Village land. There are virtually no industrial uses in the Village.

Table 8: Land Use Categories and Size

Land Use	Area (Acres)	% of Village Land
Single Family Residential	360	62.9%
Two- and Three-Family Residential	26.8	4.7%
Multi-Family Residential	7.1	1.2%
Commercial	14.4	2.5%
Mixed Use	6.6	1.2%
Industrial	0.1	0.0%
Institutional Use	30.3	5.3%
Parks and Open Space	97.2	17.0%
Religious	11.7	2.0%
Utilities	2.7	0.5%
Vacant	15.1	2.6%
Total	571.9	100.0%

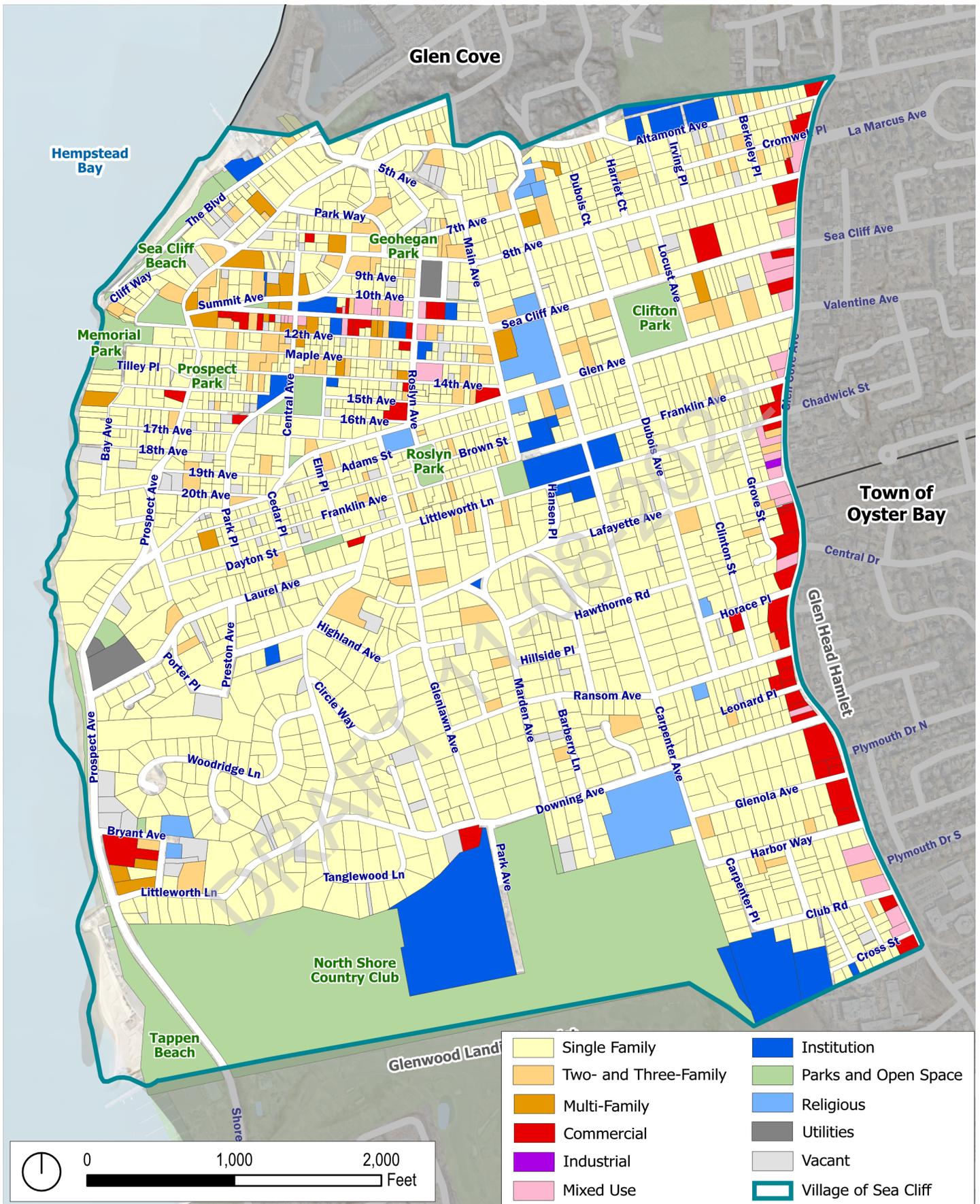


Figure 9 - Land Use

Sources: Nassau County Tax Parcel GIS dataset 2018, NearMap, BfJ Planning

RESIDENTIAL USE

As mentioned before and shown in Figure 9, single-family residential is the most prevalent use in the Village (approximately 62.9% of Village land). However, development density varies between the older neighborhoods of Sea Cliff and more recent development due to different lot sizes. Historic residential lots, concentrated in the north portion of Sea Cliff, can be as small as 2,400 square feet. South of Littleworth Lane / Laurel Avenue, the single-family residential neighborhood is mostly characterized by large homes on bigger lots (between 15,000 and 25,000 square feet). Figure 10 illustrates the land use pattern in Sea Cliff, where higher-density neighborhoods (smaller lots) have developed closer to the historic Village core. However, there are a few exceptions where smaller lots are prevalent in areas that are generally characterized by larger lots, such as the neighborhood around Cross Street and Club Road, located directly east of the North Shore Country Club (Figure 10).

Two- and three-family residential parcels comprise approximately 4.7% of the Village land. As shown in Figure 9, these uses are throughout the residential areas of the Village, with a greater concentration around the historic Village core. Multi-family residential use, estimated at roughly 1.2% of the Village land, is also more concentrated near the Village core, especially along Sea Cliff Avenue, Summit Avenue and the northern section of Prospect Avenue. There are also three multi-family properties by Littleworth Lane and Prospect Avenue.

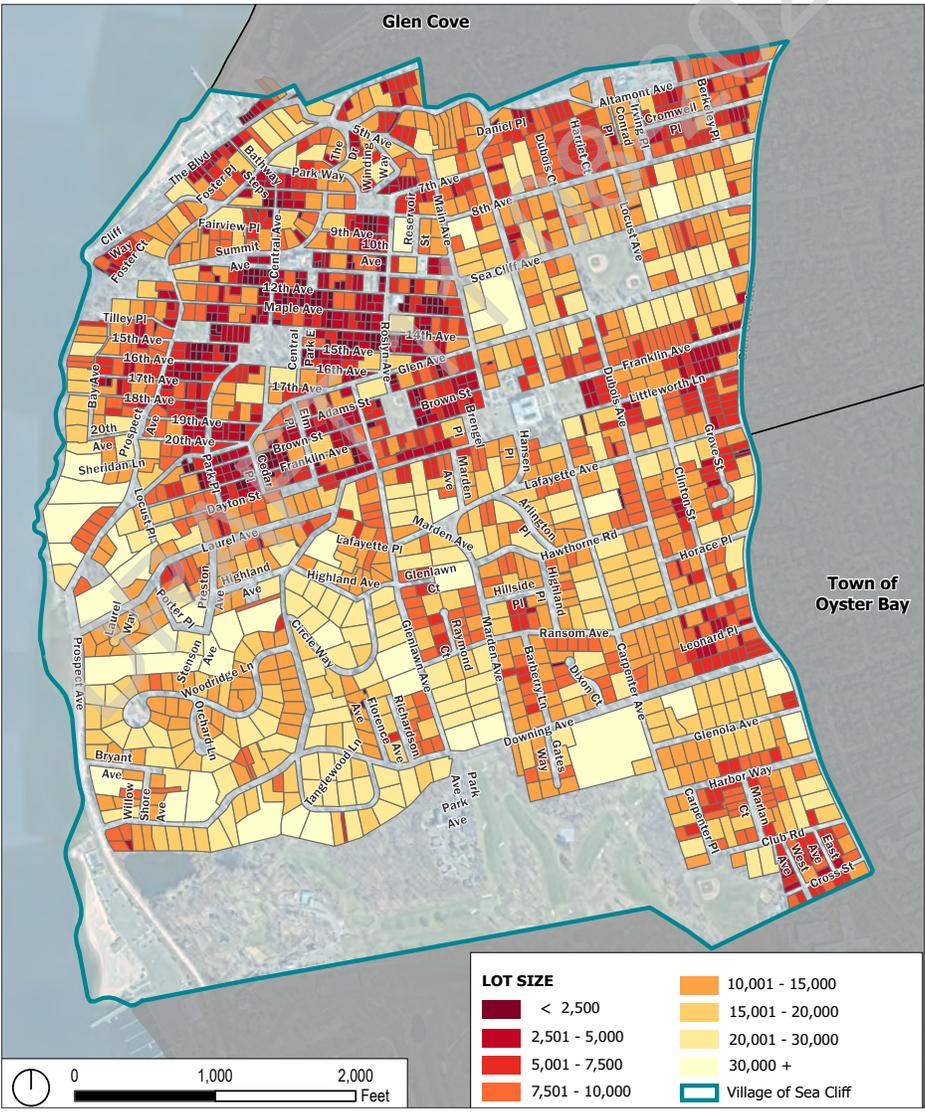


Figure 10: Parcel Size (square feet)

These multi-family structures are typically five- to eight-unit buildings that blend well with the primarily single-family character of the Village.

COMMERCIAL USE

Sea Cliff is characterized by two commercial corridors (or business districts), which are introduced below and will be discussed in more detail in Chapter 8.

Sea Cliff Avenue

The Village's most renowned commercial corridor follows historical development patterns of traditional "main streets." This commercial area is concentrated along Sea Cliff Avenue between Main Avenue and Summit Avenue. This fairly small business corridor (approximately 1,500 feet long) includes businesses such as retail, restaurants and artisan stores, as well as some institutional uses. Nearby Roslyn Avenue also features a few commercial activities. The scale of the corridor is one- to three-story buildings in a mostly compact built environment with little or no setback from the front property line.

Glen Cove Avenue

Glen Cove Avenue functions as the Village's eastern boundary as well as the Village's main access road. Residents and visitors likely use Glen Cove Avenue to get to Sea Cliff. The built environment is typical of Long Island's commercial corridors, with generally one- to two-story commercial buildings in a car-oriented setting. Uses include restaurants, fast-food chains, offices, auto-related shops, and two gas stations. The northern section of the corridor consists of several mixed-use buildings (residential on top of commercial), and some exclusively residential properties (single- or two-family).

INSTITUTIONAL AND RELIGIOUS USES

Institutional uses include public facilities that serve the community's needs, such as Village Hall, libraries, schools, the Department of Public Works (DPW), and the firehouse. Most institutions are in the historic Village core and northern areas of the Village. Schools concentrate in southern Sea Cliff, except for Sea Cliff Elementary School, located in the geographical center of the Village. Houses of worship are scattered throughout Sea Cliff, although there is a slightly higher concentration around the historic Village core.



Sea Cliff Avenue



Glen Cove Avenue



Village Hall and the Sea Cliff Library share the building

ZONING

Sea Cliff is composed of a total of six zoning districts: two business and four residential districts. A seventh district, Public Park, is also mapped for some public park areas. Figure 11 is a reproduction of the official Sea Cliff zoning map to illustrate the zoning districts clearly. It is not meant to replace the official zoning map.

Last updated in 1979, the Village zoning map defines the business districts through a "blanket" buffer zone of a specific width that does not follow parcel lines. For instance, Business A district is generally mapped for 120 feet north and south of the street line of Sea Cliff Avenue, as well as for four blocks on the west side of Roslyn Avenue and two blocks on the west side. In case of the Business B district, the zone boundary extends for 150 feet from the Glen Cove Avenue street line.

Table 9 provides an overview of the main dimensional requirements for all districts. Tables 10 and 11 show the permitted uses (allowed "as-of-right") and the special uses (allowed only by special permit from the Zoning Board of Appeals).

BUSINESS DISTRICTS

The two business districts in Sea Cliff have different dimensional requirements due to the distinct development patterns of their locations. In both districts, accessory buildings are allowed in rear and side yards for a maximum gross floor area of 500 square feet.

The Business A district is located in the Village core along Sea Cliff Avenue and Roslyn Avenue and reflects the historical higher-density "main street" setting. The minimum lot size is 4,000 square feet with 80% maximum lot coverage. There is a minimal front setback requirement of three feet and a maximum height of 35 feet (or three stories) to provide a pleasant pedestrian-scale environment that encourages foot traffic. The uses

Table 9: Village of Sea Cliff Zoning Districts Dimensional Requirements

ZONING DISTRICT	MIN. LOT SIZE (SQ.FT.)	MAX. LOT COVER AGE	MIN. FRONT PROP. LINE	MIN. LOT WIDTH	MINIMUM YARD REQUIREMENTS			MAX. HEIGHT	MIN. GROSS FLOOR AREA (SQ.FT.)
		(%)			FRONT YARD	SIDE YARD	REAR YARD		
BUSINESS A	4,000	80%	40'	N/A	3'	10' OR 0' (1)	5'	35' OR 3 STORIES	N/A
BUSINESS B	15,000	40%	100'	N/A	AVG. OF EXIST. BLDGS	10' OR 0' (1)	20'	35' OR 3 STORIES	N/A
RESIDENCE A	7,500	30%	75'	67.5'	20'	10'	20'	30' OR 2 STORIES	600
RESIDENCE B	10,000	30%	100'	90'	25'	15'	30'	30' OR 2 STORIES	1,000
RESIDENCE C	15,000	30%	100'	90'	30'	15'	30'	30' OR 2 STORIES	1,000
RESIDENCE D	20,000	30%	125'	112.5'	40'	25'	50'	30' OR 2 STORIES	2,000

(1) A building can be erected directly on the side property line.

allowed as-of-right include retail store, shop or personal service establishment, club or community center, and office. Mixed-use within the same building is allowed by special permit provided that the residential units, considered an accessory to the main commercial use, are no more than two.

The Business B district is located along the Village’s eastern edge, which corresponds to the west portion of Glen Cove Avenue. There, zoning regulations reflect more recent land use patterns of suburban commercial corridors and therefore have lower-density requirements than the Business A district. The minimum lot size is 15,000 square feet, with a 40% maximum lot coverage. The minimum front setback, as described in Section 138-908 of the zoning code, is “the average setback distance of all existing principal buildings located between the streets intersecting the street line of the lot and bounding the block in which the lot is located.” Parking is allowed in the front setback. The maximum height is 35 feet or three stories.

RESIDENCE DISTRICTS

The residential districts (Residence A, B, C and D) allow single-family use as the only “as-of-right” use. Similar to the Business Districts, accessory buildings are allowed in rear and side yards for a gross floor area of up to 500 square feet. More than one use in the same principal building is prohibited. The maximum lot coverage in all residential districts is 30% of the lot size, and the maximum allowable height is 30 feet. The districts are organized based on the different densities, with Residence A being the higher-density residential zone and Residence D being the lower-density.

The Residence A district, mapped in the Village’s historic neighborhood, requires a minimum lot size of 7,500 square feet and a minimum gross floor area of 600 square feet. The Residence B district, the largest zoning district in the Village, is mapped in the northern neighborhood that borders Glen Cove, east and south of the Residence A district, and along coastal areas. Its required minimum lot size is 10,000 square feet, while the minimum gross floor area is 100 square feet. The Residence C district covers an area south of Downing Avenue and north and east of the North Shore Country Club. Its minimum lot size is 15,000 square feet with the same minimum gross floor area as Residence B. The North Shore Country Club area is zoned as a Residence D district, which requires 20,000 square feet as minimum lot size and 2,000 square feet as minimum gross floor area.

Table 10: Schedule of Uses - Residential Districts.

ZONING DISTRICT	PERMITTED USES	USES ALLOWED ONLY BY SPECIAL PERMIT
RESIDENCE A	<ul style="list-style-type: none"> ▪ One-family dwelling ▪ Places of religious worship ▪ Incidental accessory uses 	<ul style="list-style-type: none"> ▪ Professional office within a one-family dwelling ▪ Private accredited school ▪ Library ▪ Museum ▪ Meeting hall for nonprofit membership organization ▪ Philanthropic or eleemosynary institution ▪ Incidental accessory uses
RESIDENCE B	Same as Residence A	Same as Residence A
RESIDENCE C	Same as Residence A	Same as Residence A
RESIDENCE D	Same as Residence A	Same as Residence A

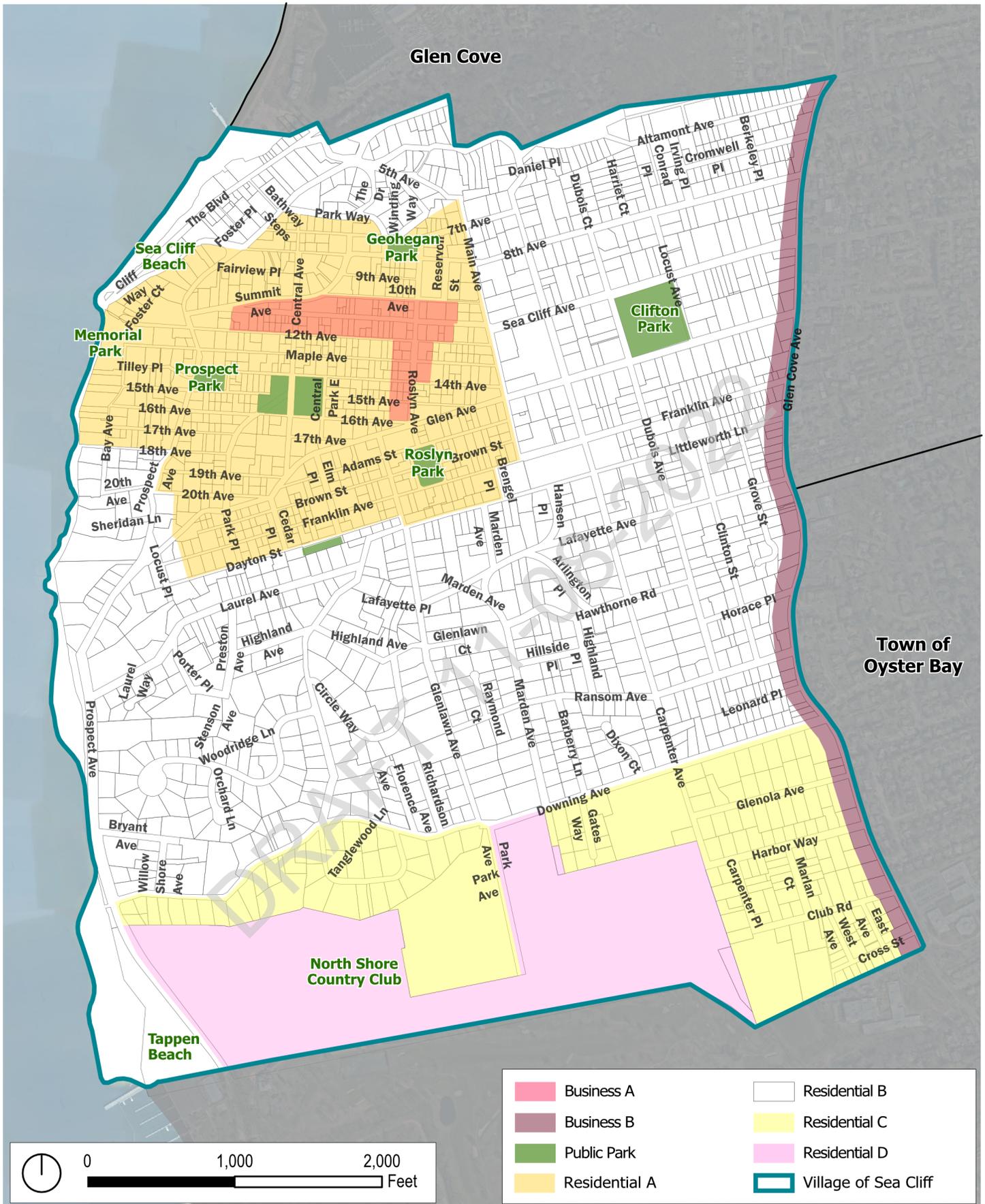


Figure 11 - Generalized Zoning Map

Sources: Village of Sea Cliff, NearMap, BFI Planning.

Table 11: Schedule of Uses - Business Districts.

ZONING DISTRICT	PERMITTED USES	USES ALLOWED ONLY BY SPECIAL PERMIT
BUSINESS A	<ul style="list-style-type: none"> ▪ Same as Residence A ▪ Club or community center ▪ Retail store, shop or personal service establishment ▪ Public or private office ▪ Incidental accessory uses 	<ul style="list-style-type: none"> ▪ Restaurant ▪ Bank drive-in window ▪ 1 dwelling unit per 4,000 square feet of lot size; maximum of 2 dwelling units, as accessory use to retail store, shop or personal service establishment, public or private office, school or studio, or workroom of a craftsman or tradesman ▪ Workroom of a craftsman or tradesman, incidental to retail sale ▪ Gasoline service station ▪ Licensed nursery school and licensed day-care center ▪ Incidental accessory uses
BUSINESS B	<ul style="list-style-type: none"> ▪ Same as Business A ▪ Automobile and marine showroom ▪ Funeral home ▪ Animal hospital ▪ Incidental accessory uses 	<ul style="list-style-type: none"> ▪ Same as Business A ▪ Wholesale trade establishment ▪ Motor vehicle repair shop ▪ Outdoor storage establishment ▪ Outdoor sales establishment ▪ Incidental accessory uses

SURROUNDING MUNICIPALITIES ZONING

As described before, Sea Cliff borders with the City of Glen Cove to the north and north-east, the Town of Oyster Bay to the south and south-east, and Hempstead Harbor to the west. This section broadly describes the zoning regulations that apply for some of the bordering areas to better understand the built environment and context that surrounds the Village of Sea Cliff.

On the east side of Glen Cove Avenue, there are two municipalities that have jurisdiction over the parcels facing that corridor. The City of Glen Cove controls the northern section between Donahue Street and across from Lafayette Avenue, while the Town of Oyster Bay has jurisdiction of the remaining southern portion (between Lafayette Avenue and Cross Street). The zoning regulations in these two jurisdictions are summarized below:

City of Glen Cove. From north to south:

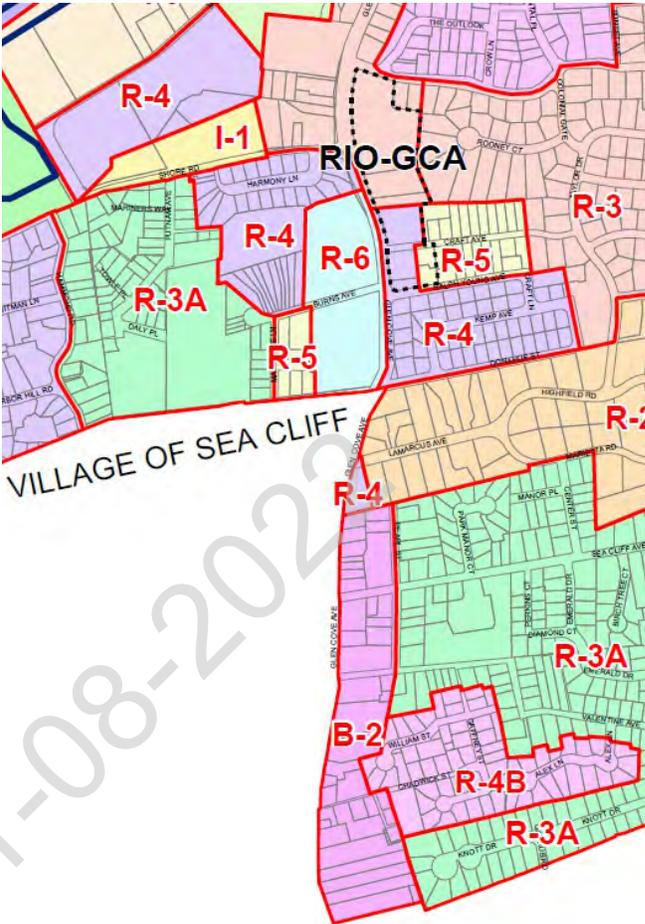
- R-2: allows for single family homes on a half-acre lot.
- R-4: allows for single family homes on a 7,500-square-foot lot.
- B-2: allows for commercial uses such as retail and office similarly to the Business B district on the Sea Cliff side. Allowable building height is 35 feet and minimum distance to front property line is 50 feet.

Town of Oyster Bay. From north to south:

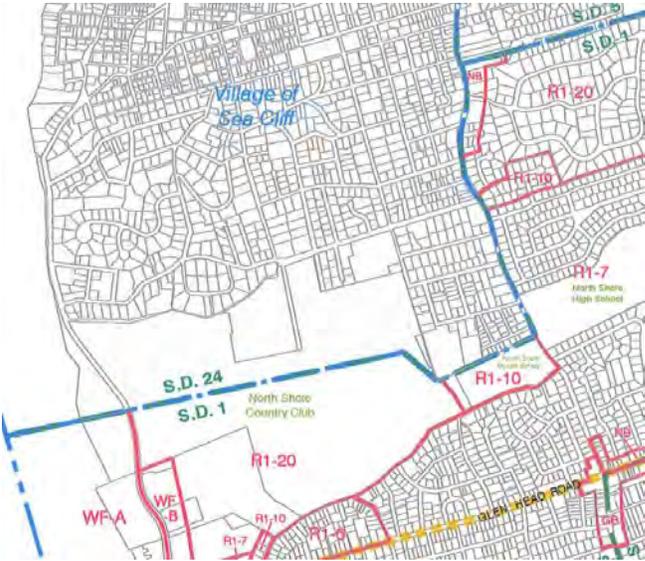
- Neighborhood Business District (NB) between Lafayette Avenue and Ransom Avenue: allows for commercial uses such as banks, personal services, offices (also medical), and auto dealerships. No residential uses are allowed.
- R1-20: allows for single-family homes built on a minimum of 20,000 square feet lots. Maximum building coverage is 15% and allowable height is 2 stories/28 feet.
- R1-10: allows for single-family homes built on a minimum of 20,000 square feet lots. Maximum building coverage is 20% and allowable height is 2 stories/28 feet.
- R1-7: allows for single-family homes built on a minimum of 7,000 square feet lots. Maximum building coverage is 25% and allowable height is 2 stories/28 feet.

The North Shore Country Club extends into an unincorporated area of the Town of Oyster Bay, in the Hamlet of Glenwood Landing. The Town zoning regulations for this portion of the Country Club are largely consistent with the Village. In fact, this section of the Club is zoned as R1-20, which allows for single-family homes built on a minimum of 20,000 square feet lots (see above). The zoning regulations are consistent with Sea Cliff requirements for the norther portion of the Country Club. Other uses permitted as of right are public park, schools (public and private), places of worship, municipal uses and agricultural businesses.

To the east of the Country Club, the area that contains the North Shore Middle school is zoned as R1-10, which allows for the same uses as R1-20.



City of Glen Cove Zoning Map Extract



Town of Oyster Bay Zoning Map Extract

NEARBY NEW DEVELOPMENT

The image on the right depicts some new residential developments approved and/or built in the vicinity of the Village in the past few years.

The illustrated projects are all multi-family residential development targeting higher-income households.

Glen Cove has the most approved units in the depicted area (more than 1,400 units already built or approved for construction).



ZONING ISSUES AND OPPORTUNITIES

This section summarizes the main zoning issues that arose in the existing condition analysis as well as from comments expressed by stakeholders and Steering Committee members. In subsequent chapters, these issues will be discussed in further detail, along with the identified strategies to help address them.

MIX OF USES FOR BUSINESS B DISTRICT (GLEN COVE AVENUE)

The Glen Cove Avenue corridor was identified as an opportunity area for zoning code revisions that allow more flexibility in permitted uses while delivering improved urban design outcomes. The current Business B district zoning does not allow for multi-unit residences, a use that could enhance the corridor in terms of aesthetic and walkability outcomes, in addition to providing increased housing supply at an appropriate scale.

NORTH SHORE COUNTRY CLUB ZONING REVISIONS

The area where the North Shore Country Club is located is mapped in the Residence D zone, where dimensional regulations require a minimum lot size of 20,000 square feet (roughly half acre) to build a single family home. Although the Country Club is currently operational with no plans for change of use or ownership, the Village should consider zoning code revisions that address possible future use changes and/or subdivisions of the Country Club property. For instance, a cluster development zoning provision could be included in the zoning regulations to ensure any future development would ensure open space conservation. The presence of wetlands in the Country Club property should also be taken into account when developing future land use strategies.