

COMPREHENSIVE PLAN



SEA CLIFF
VILLAGE

Comprehensive Plan

Adopted: September 11, 2023



The Incorporated
Village of Sea Cliff
New York

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2022-2023 Comprehensive Plan

Prepared for

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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 "Andros 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.

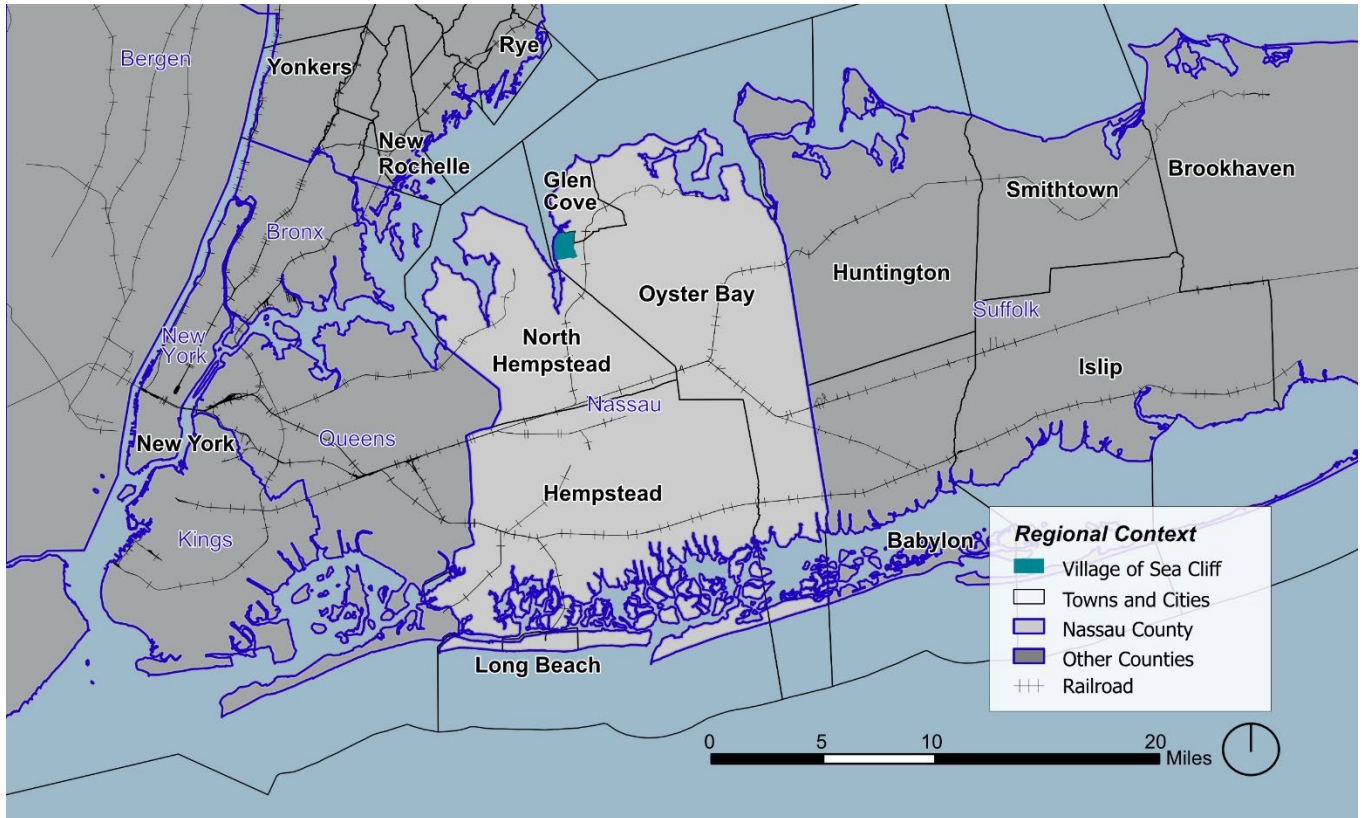


Figure 1-1: Regional Context

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 it is located outside the Village, approximately one-half 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 1-2: 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 regard 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.



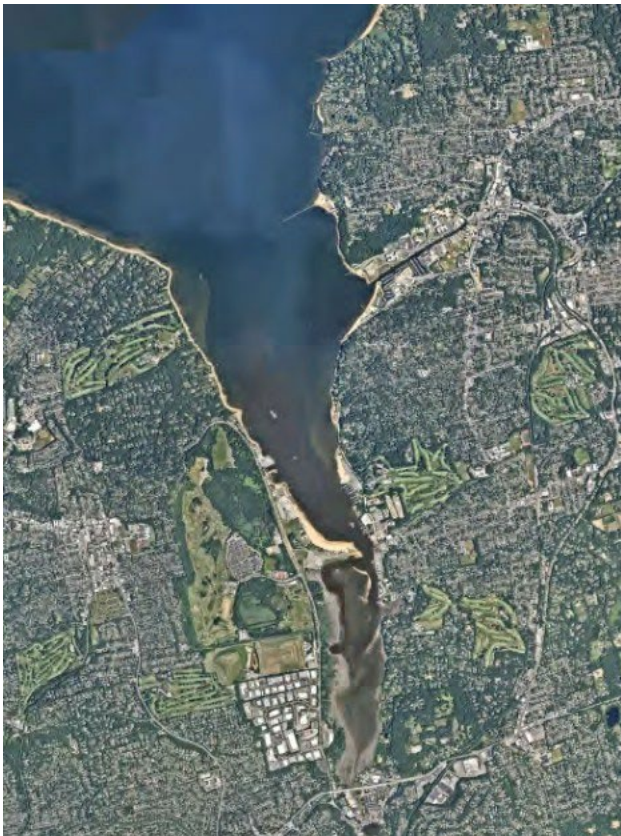
Source: Long Island 2035 Plan, Long Island Regional Planning Council



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.

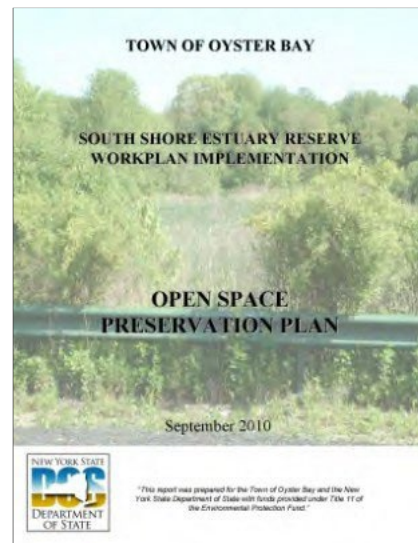
Specific recommendations for Sea Cliff from the Harbor Management Plan are summarized below:

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 Cover 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.



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

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 lots of varying sizes (some 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.

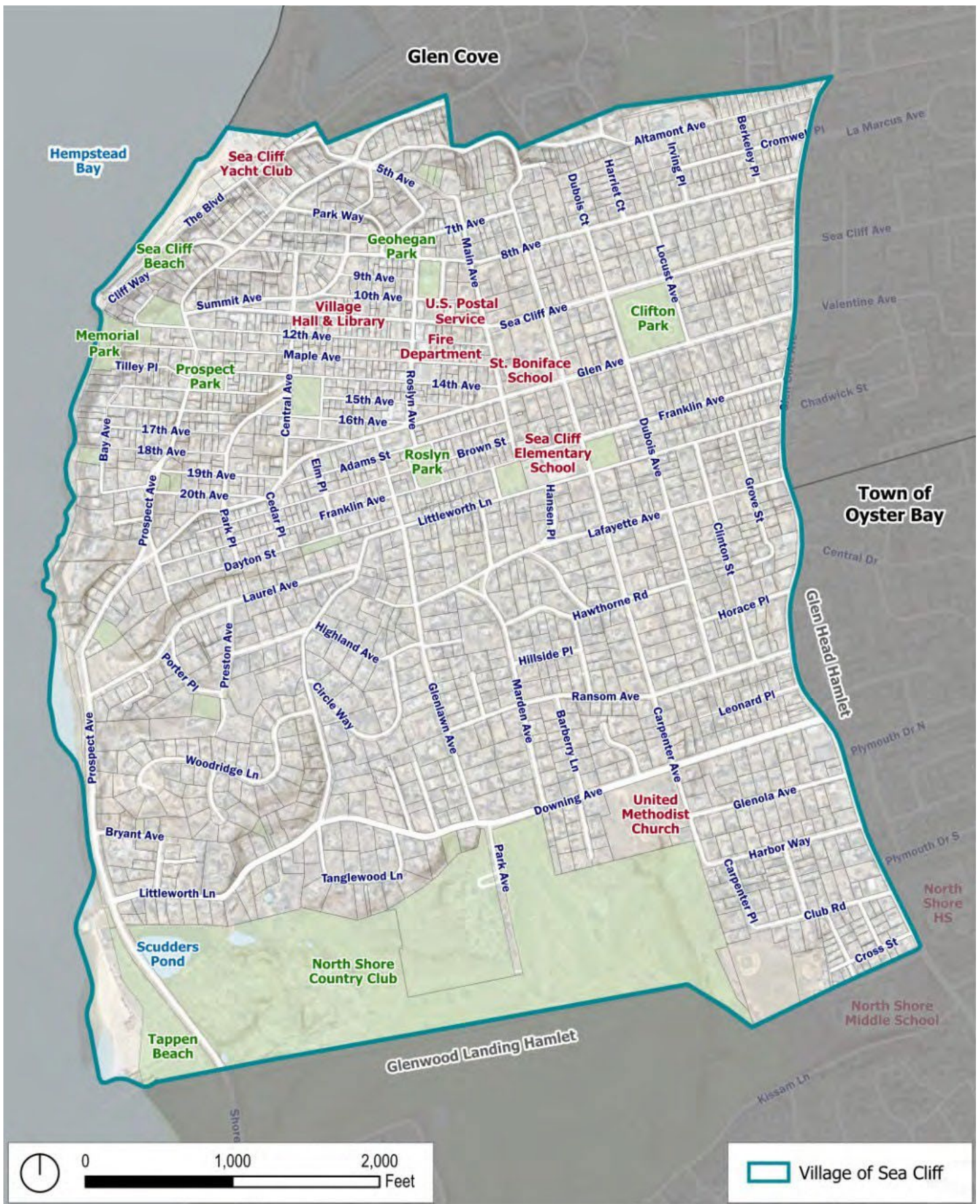


Figure 1-3: Village of Sea Cliff

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

12. Zoning and Subdivision Regulations
13. 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.

Downtown Revitalization Plan/"CBD Planning Study" (1996)

This is a report of the New York Institute of Technology School of Architecture led by Professor Heiko Folkerts. Students worked with Professor Folkerts in 1992 and 1995 to study the existing conditions, future potential and goals, and establish recommendations for the Village of Sea Cliff. Students created proposals for the Central Business District of Sea Cliff including the establishment and beautification of the gateway at Sea Cliff and Glen Cove Avenue; traffic flow, parking, and streetscape improvements on Sea Cliff Avenue between Central Avenue and Roslyn Avenue; and waterfront improvements including restoration and repair of the boardwalk and Tilley Steps, the establishment of a new park between Memorial Park and the Tilley Steps, and ways to connect these public spaces.

Town of Oyster Bay Private Golf Course Planning Study, 2022

The Town of Oyster Bay has conducted a planning study (prepared by Nelson, Pope, & Voorhis LLC) that has recommended zoning changes to provide for larger minimum lot sizes (minimum lot size of 2 acres) and additional changes to incorporate environmental protections through cluster zoning and elimination of steep slope and wetland areas from lot area considerations. If adopted, these changes would apply to the portion of the North Shore Country Club that is within the jurisdiction of the Town of Oyster Bay.

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, 2018

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 appropriate 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 law; modification of residential zoning restrictions to be consistent with the Town of Oyster Bay; 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 Village is working on a complete overhaul of the Building Code Administration Chapter to bring it into compliance with recent recommendations of the NY Department of State. Local Law 6 of 2019 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.

The Long Range Planning Committee, 2019 to present

The Long Range Planning Committee (LRP) is a citizen initiative bringing together residents from all aspects of Village life to identify a vision for the future of Sea Cliff. In early 2020, the Committee created and distributed a Village wide survey that generated more than 300 individual responses; data from the survey has been incorporated into the recommendations of this draft Plan. Several members of the LRP have gone on to promote the Committee's objectives by participating in the Long Range Planning Steering Committee.

Objectives of the Long-Range Planning Committee:

- 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. based on then existing conditions. 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.

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



Pirie Park dedication and landscaping, Sea Cliff, NY

- 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 law 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.



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%.

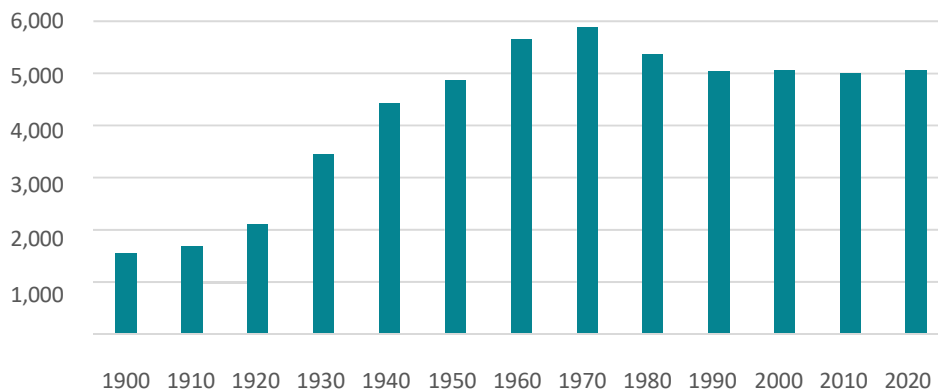
Table 2-1: Population

	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 2-1: Total Population of Sea Cliff Village by Decade



Source: Decennial Census

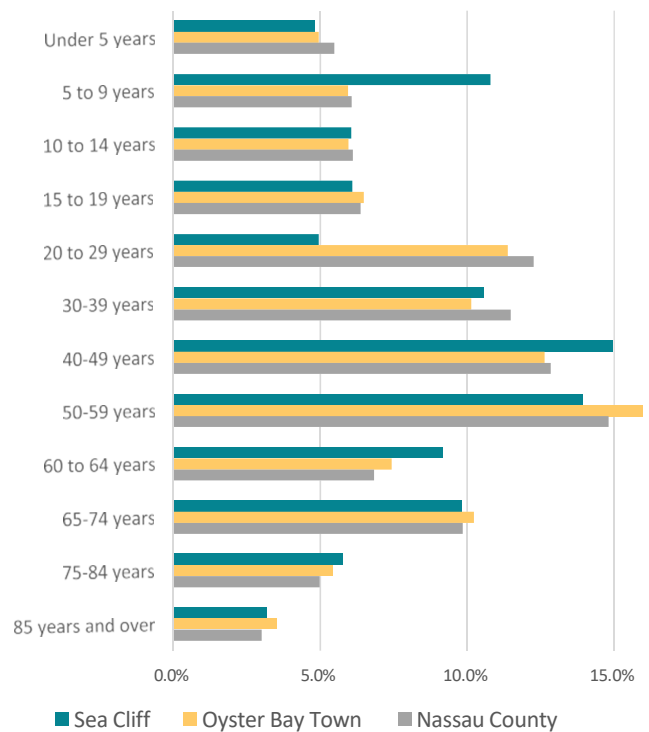
¹ Sea Cliff Diamond Jubilee 1883-1958

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 2-2: Total Population by Age, 2020



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

Table 2-2: Median Age

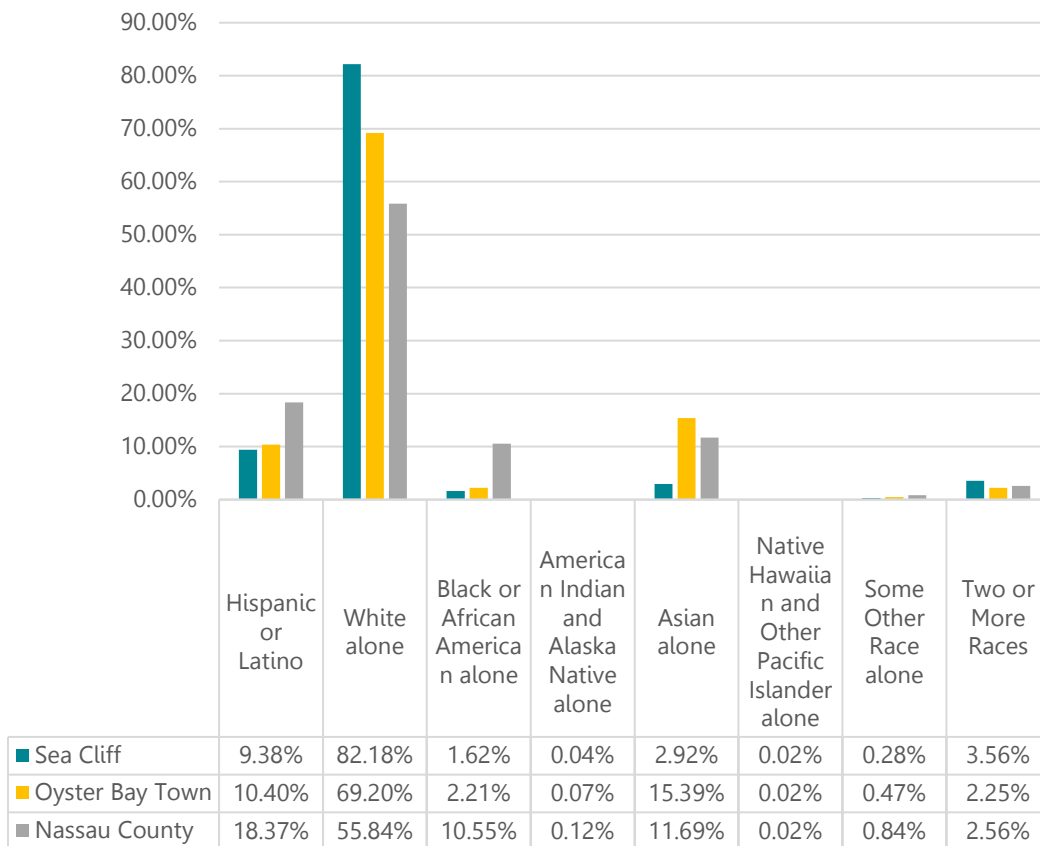
	2000	2010	2020	% change (2000-2020)
Sea Cliff Village	41.7	44.6	46.1	10.55%
Oyster Bay Town	39.8	43.1	44.5	11.81%
Nassau County	38.5	41.1	41.9	8.83%

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 2-3 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 2-3: 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

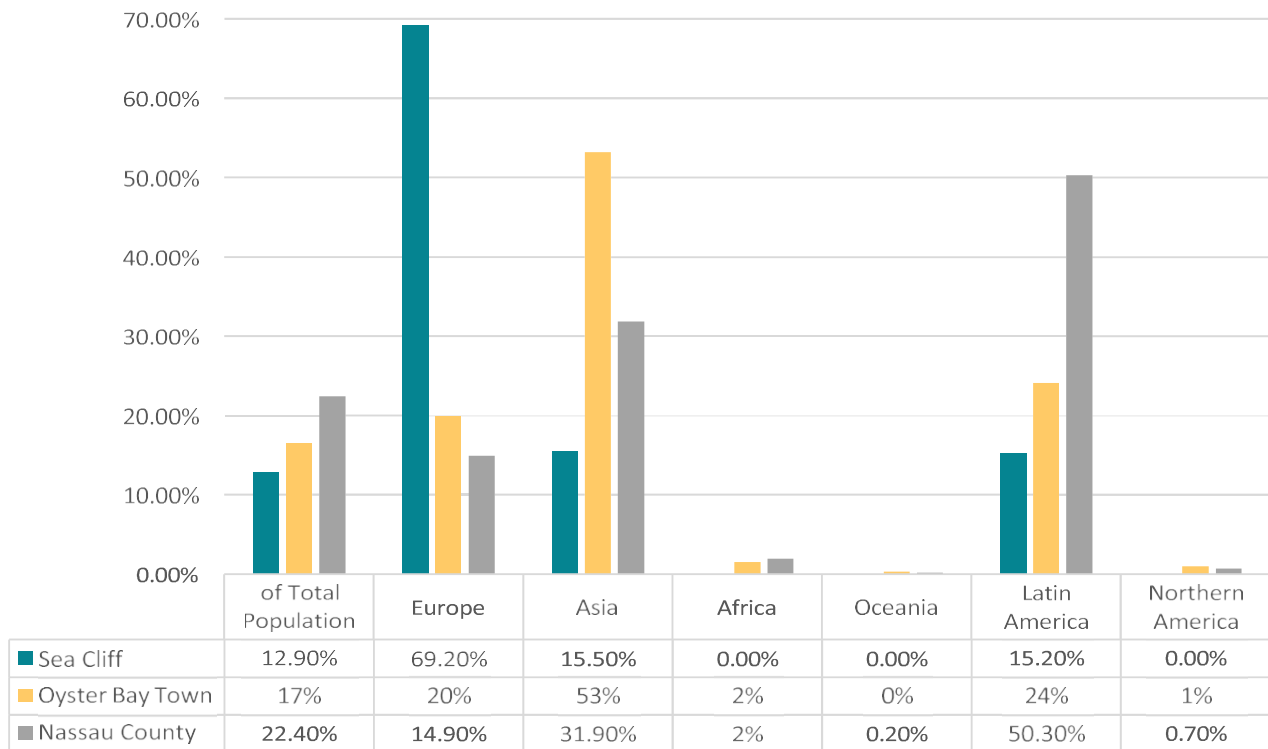
Social Characteristics

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 2-4: 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 2-4: 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

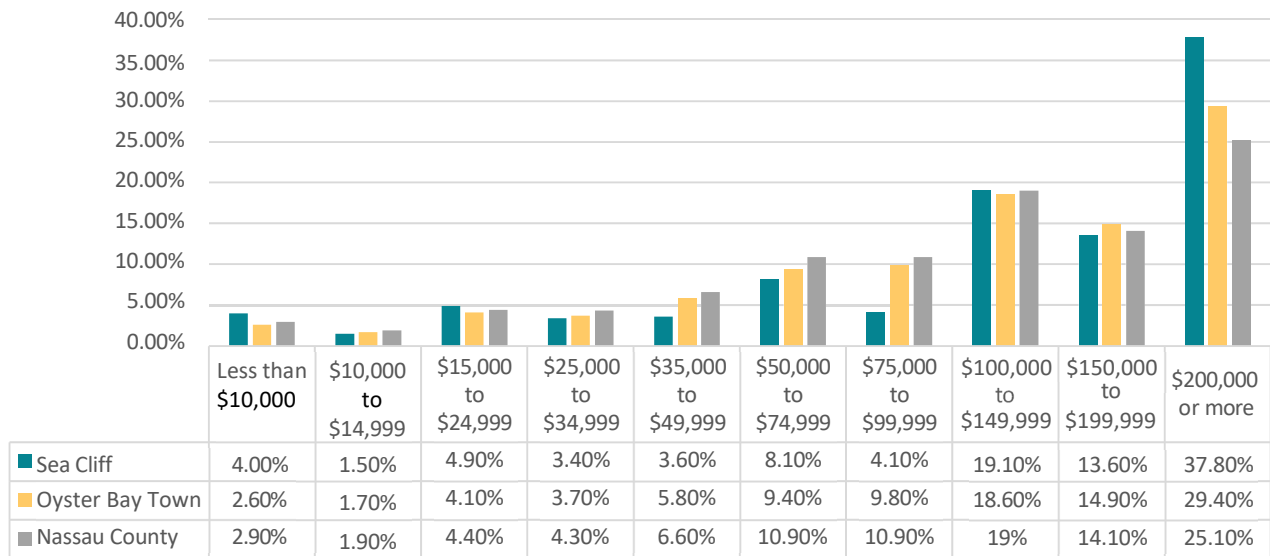
Income

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 2-5: 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 2-5: 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 2-6: 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

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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 3-1). 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 3-1: 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%

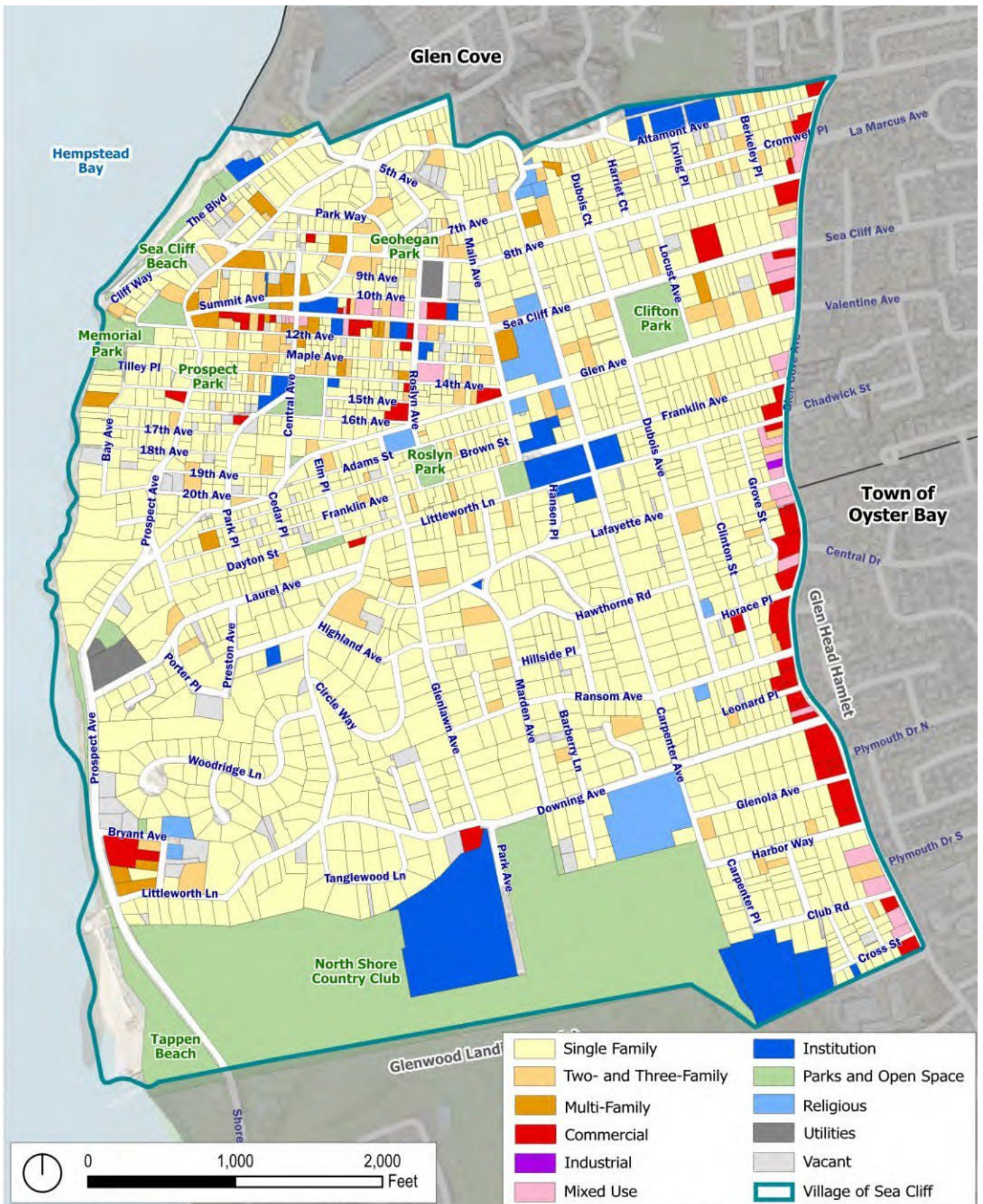


Figure 3-1: Land Use

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

RESIDENTIAL USE

As mentioned before and shown in Figure 3-1, 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 3-2 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 3-2).

Two- and three-family residential parcels comprise approximately 4.7% of the Village land. As shown in Figure 3-1, 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.

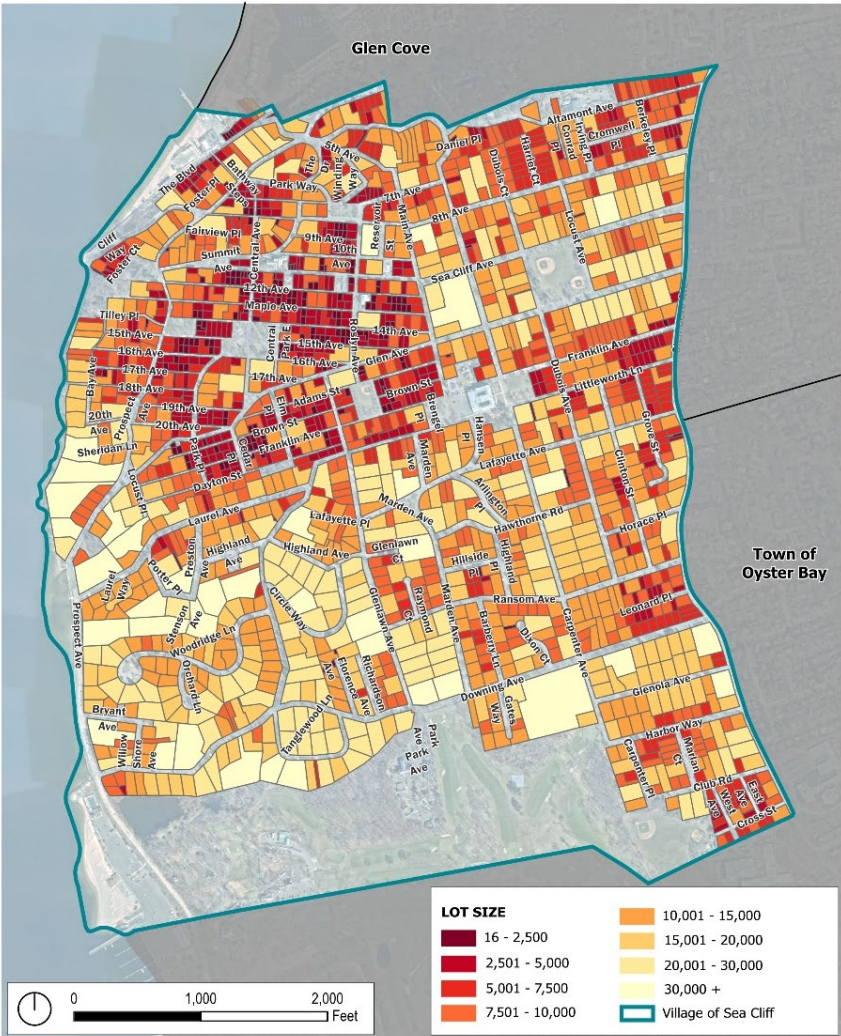


Figure 3-2: Parcel Size (square feet)

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 3-3 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 3-2 provides an overview of the main dimensional requirements for all districts. Tables 3-3 and 3-4 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 3-2: Village of Sea Cliff Zoning Districts Dimensional Requirements

ZONING DISTRICT	MIN. LOT SIZE (SQ.FT.)	MAX. LOT COVERAGE	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 3-3: 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

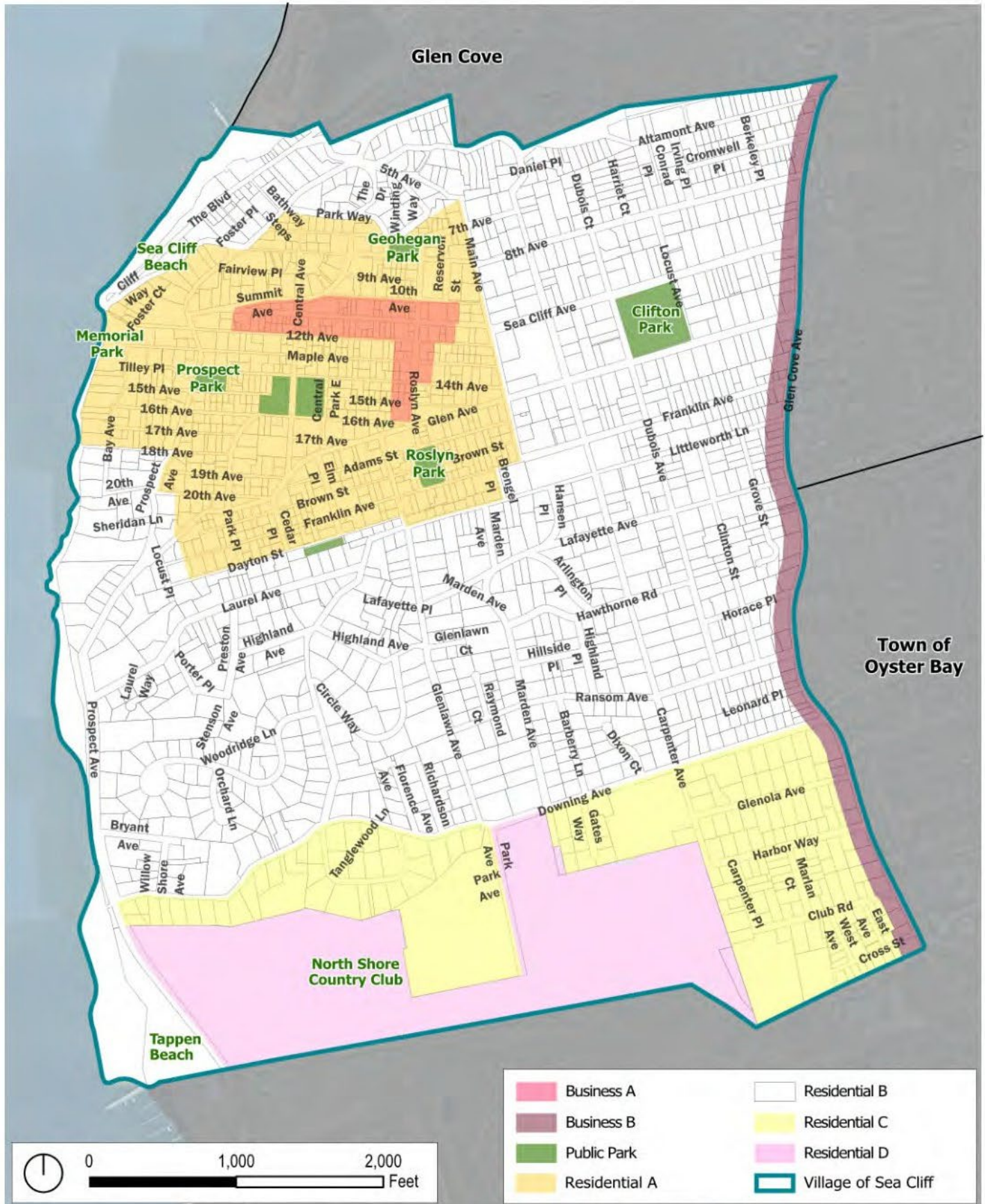


Figure 3-3: Generalized Zoning Map

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

Table 3-4: 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 	<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 	<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:

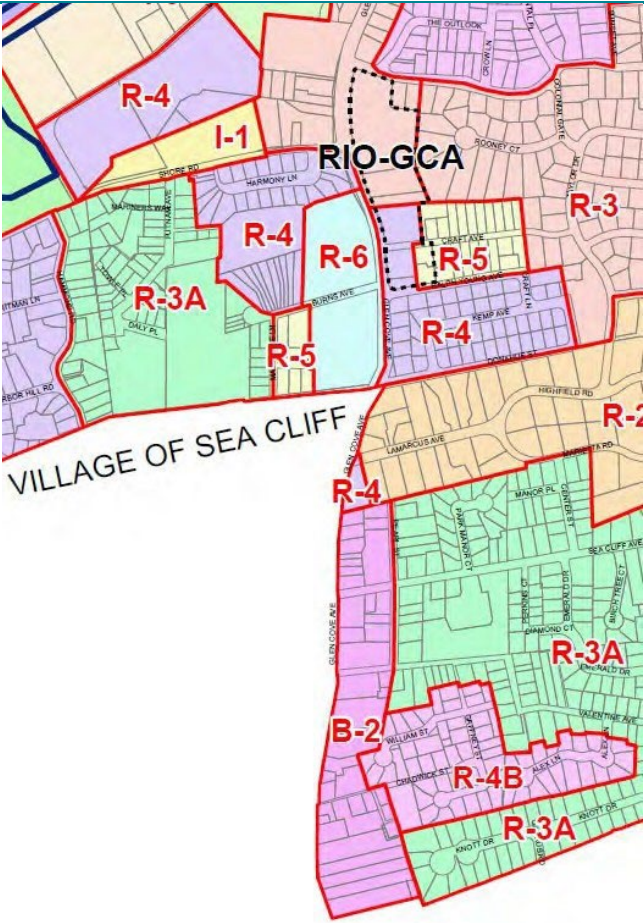
- R-2: allows for single family homes on a half-acre lot.
- R-4: allows for single family homes on a 7,500-square-foot lot.
- B-2: allows for commercial uses such as retail and office similarly to the Business B district on the Sea Cliff side. Allowable building height is 35 feet and minimum distance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

Town of Oyster Bay. From north to south:

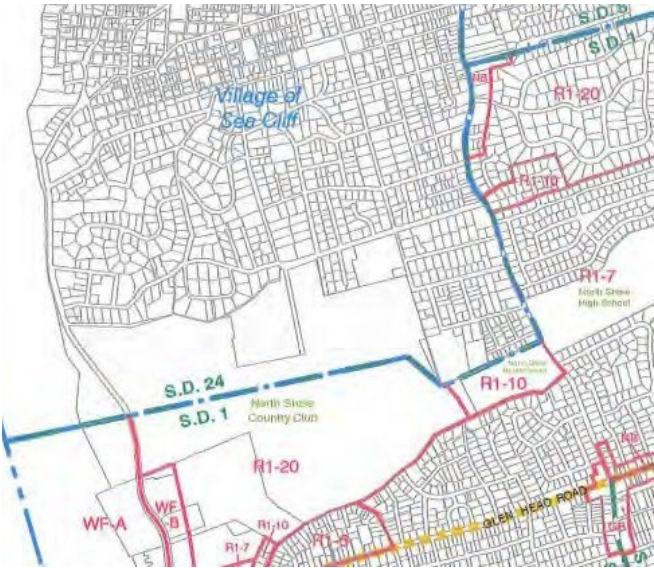
- Neighborhood Business District (NB) between Lafayette Avenue and Ransom Avenue: allows for commercial uses such as banks, personal services, offices (also medical), and auto dealerships. No residential uses are allowed.
- R1-20: allows for single-family homes built on a minimum of 20,000 square feet 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 Town zoning regulations were the subject of a 2022 planning study that has recommended changes to provide for larger minimum lot sizes (2 acres) and additional changes to incorporate environmental protections through cluster zoning and elimination of steep slope and wetland areas from lot area considerations. 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.

GENERAL BUSINESS DISTRICT ZONING AND DESIGN ISSUES

Current zoning regulations in the business districts can be further clarified to include modifications as appropriate to permit, either as permitted or special permit, uses that benefit the Village as a whole, while also considering potential impacts to abutting and surrounding residences and existing limitations along the Sea Cliff Avenue and Glen Cove Avenue corridors. Uses that create a detrimental impact on the surrounding community and are not appropriate for the particular area should be prohibited. Any changes should be designed to enhance existing and proposed uses that enhance and promote the use and function of the business corridors, establish or augment walkability, benefit the community and the respective corridors, and maintain or strengthen the vitality of the corridors.

To preserve the character of the buildings in the business districts, develop a set of architectural design requirements for building facades and signage. Develop an architectural design guide to provide for specific architectural elements to enhance walkability and safety and include in facade design that address articulation, fenestration, expression and other core design elements.

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CHAPTER 4: TRANSPORTATION

GOAL

Enhance the traffic efficiency and safety of Village roadways and pedestrian paths, support opportunities for pedestrians and bicyclists, and continue to enhance connectivity between the Village core, the two business districts, the schools, and the waterfront.

PLANS AND INITIATIVES

Although there have not been any recent transportation or mobility plans conducted on the Village’s behalf or that solely address Village roadways, plans below highlight County and regional planning efforts that local planning should consider. This section also outlines the Village of Sea Cliff Traffic and Safety Committee. Note that the ongoing Prospect Avenue Streetscape and Traffic Calming study led by Nassau County is discussed in Section III.

NASSAU COUNTY SHARED MOBILITY MANAGEMENT PLAN (2022, ONGOING)

The Nassau County Shared Mobility Management Plan (SMMP) will identify opportunities for introducing new and enhanced mobility to complement and extend the reach of existing transit services, thereby improving transportation options for residents, workers, students, and visitors, particularly those populations that are underserved.

“Shared mobility” represents transportation options that are shared among users. These include:

- Flexible or on-demand transit (e.g., Nassau Inter-County Express’ [NICE’s] Elmont Flexi)
- Bike sharing (e.g., Citi Bike, Bethpage Ride)
- Scooter sharing (e.g., Lime)
- Ride hailing (e.g., Uber, Lyft)
- Car sharing (e.g., Zipcar)

In addition to addressing longstanding gaps in the transportation network, the SMMP will further Nassau County’s goals to promote social equity, environmental sustainability, and economic development.

MOVING FORWARD, YOUR REGION CONNECTED, REGIONAL TRANSPORTATION PLAN, 2021

New York Metropolitan Transportation Council (NYMTC), as the Metropolitan Planning Organization (MPO) for New York City, Long Island, and the Lower Hudson Valley, is required by Federal regulations to develop a long-range Regional Transportation Plan to qualify for funding. The guiding principles of NYMTC are to consider transportation needs throughout the region, make the best use of federal and local resources, and monitor the system and prioritize improvements and investments where needed. The NYMTC envisions a transportation system that is safe and secure, inclusive and accessible, reliable and efficient, minimizes effects of climate change, and is resilient to disruptions. In order to accomplish this vision, NYMTC sets out goals, objectives and general recommendations.

Projects and strategies proposed for funding are organized into two categories: system preservation and system enhancements. Nassau County can expect to see investment in the preservation of the NICE bus and LIRR systems in addition to paving and bridges. In Sea Cliff this may relate to the 21 NICE bus line that runs through its central business district and connects the Village to Roslyn. Sea Cliff may also see improved access

to the Sea Cliff LIRR station outside of the Village boundaries. A Major System Enhancement project in Nassau County is the Nassau Hub Transit Initiative that is south of Sea Cliff in central Nassau County and will serve to link regional transit.

VILLAGE OF SEA CLIFF TRAFFIC AND SAFETY COMMITTEE

The Village of Sea Cliff has a voluntary group called the Traffic & Safety Committee, that has a designated Board of Trustees liaison who is appointed by the Mayor. The Traffic Safety Committee investigates traffic and safety concerns expressed by residents and reports back to the Board of Trustees, through its Trustee liaison observations and recommendations. Additionally, the committee takes a “birds-eye” view of traffic and safety issues within the Village for discussion by the Mayor and Board. One item that remains high on the priority list of the Traffic Safety Committee is establishing a “Safe Routes to Schools” goal. Being that the elementary school is in the center of the Village and the middle school and high school sit just outside the Villages southern border, this is an item worthy of further investigation.

EXISTING CONDITIONS

REGIONAL ROAD AND RAIL ACCESS

Sea Cliff is well connected to Nassau County and the New York Metropolitan Region due to its close proximity to Route 25A (Northern Blvd.) and Interstate 495 (I-495) which are both situated south of the Village. Local north-south County roads (Prospect Avenue and Glen Cove Avenue) provide connection to these key roadways. To a lesser degree, Glen Cove Road, situated east of the Village, also provides north-south connection and has higher traffic volumes than Village roadways. The intersection of Glen Cove Road and Northern Boulevard is one of the more congested intersections in New York, and therefore could discourage local drivers from using these roads. This may result in increased traffic counts on Glen Cove Avenue and Prospect Avenue.

Route 25A is approximately a 10-minute drive (20-minute drive during morning rush hour) from the Village and connects Sea Cliff to other communities along the North Shore of Long Island such as Manhasset. I-495 is approximately a 20-minute drive to/from the Village (35-minute drive during rush hours) and generally provides the most efficient connection to New York City and eastern Long Island. The Northern State Parkway is another east/west option, which runs parallel to the LIE between Hauppauge and New York City. The local north/south parkway system (i.e. Meadowbrook Parkway, Wantagh Parkway, Seaford-Oyster Bay Expressway) also provides convenient access to various communities to the south of Sea Cliff along the south shore of Long Island.

Figure 4-1 shows Sea Cliff’s regional connectivity, including rail access. The Oyster Bay Branch line has two stations that can serve Sea Cliff residents. The first is Sea Cliff Station located in neighboring Glen Cove which is approximately a one mile walk from the Village center and a ½ mile walk from the eastern border of Sea Cliff at Sea Cliff Avenue. The second station is Glen Head Station in Oyster Bay which is a ¾ mile walk from the southern end of Sea Cliff and is more convenient for residents living in the southern area of the Village. Public transportation and additional detail regarding LIRR service are discussed later in this section.

COMMUTATION PATTERNS

The COVID-19 pandemic has had profound impacts on worker commuting patterns. However, available Census data on origin-destination commuting patterns is limited to pre-pandemic 2019, which reports that about 7% of Sea Cliff’s working residential population are employed within the Village and 93% commute to locations outside of the Village. See Figure 4-2 and Table 4-1. Roughly 960 to 1,480 individuals commute into Sea Cliff from other locations for work. Table 4-2 shows that the top location where outside workers commute from to work in Sea Cliff is New York City (15%) and Table 4-3 shows that 32% of Sea Cliff’s working population works in New York City. Although it is expected that the share of residents who live and work in Sea Cliff at least part of the week has increased due to the pandemic, trends can continue to be assessed as new Census data are released.



Figure 4-1: Regional Connectivity
Sea Cliff Comprehensive Plan

Figure 4-2: Commutation Patterns



Note that the employment numbers provided here have been questioned by some local stakeholders who suggest that the total workforce employed within the Village is lower than 1,640. As a comparative reference, the Quarterly Census of Employment and Wages from the Bureau of Labor Statistics suggests that there are 928 individuals employed in Sea Cliff as of 2022. However, Census Bureau LEHD data presented here are considered to be the standard for worker inflow/ outflow information.

Total Employed in Sea Cliff: 928-1,640
Employed Residents of Sea Cliff: 2,138

Sources: US Census Bureau, Longitudinal Employer– Household Dynamics (LEHD), 2019; Quarterly Census of Employment and Wages from the Bureau of Labor Statistics

Table 4-1: Worker Inflow/Outflow 2009-2019

	2009	2019	% Change 2009-2019
Live outside of Sea Cliff, commute in (inflow)	1,532	1,480	-3.40%
Live and work in Sea Cliff	204	160	-21.60%
Total workers Employed in Sea Cliff	1,736	1,640	-5.50%
Live in Sea Cliff, commute out (outflow)	1,921	1,978	3%
Live and work in Sea Cliff	204	160	0.60%
Total workers Living in Sea Cliff (Residents)	2,125	2,138	0.60%

Source: US Census Bureau, Longitudinal Employer– Household Dynamics (LEHD), 2009, 2019

Table 4-2: Where Workers Live who are Employed in Sea Cliff (2019)

	Total	% Share
New York, NY	250	15%
Sea Cliff, NY	160	10%
Glen Cove, NY	158	10%
Glen Head, NY	109	7%
Glenwood Landing, NY	69	4%
Other (locations less than 2% of total share)	894	55%
Total	1,640	100%

Source: US Census Bureau, Longitudinal Employer– Household Dynamics (LEHD), 2019

Table 4-3: Where Workers are Employed who Live in Sea Cliff (2019)

	Total	% Share
New York, NY	692	32%
Sea Cliff, NY	160	7%
Glen Cove, NY	109	5%
Manhasset, NY	78	4%
Garden City, NY	52	2%
Uniondale, NY	49	2%
Other (locations less than 2% of total share)	998	47%
Total	2,138	100%

Source: US Census Bureau, Longitudinal Employer–Household Dynamics (LEHD), 2019

Table 4-4: Means of Transportation to Work (2000-2020)

	2000	2010	2020
Drove car alone	80%	65%	74%
Carpooled	4%	6%	1%
Public Transportation	9%	12%	12%
Walked	3%	5%	1%
Other means	0.10%	2%	2%
Worked at home	4%	11%	12%
Total	100%	100%	100%

Sources: 2000 SF3; 2006-2010 ACS 5-Year Estimate; 2016-2020 ACS 5-Year Estimate

Table 4-4 presents Sea Cliff residents' means of transportation to work. As the table shows, nearly 75% used a car to get to work as of 2020. Over the past two decades (2000-2020), the share of residents who travel to work by car (single occupancy only) decreased by 6%. Although there were modest increases in the use of public transit, this reduction is largely related to an increasing population that works from home which increased from 4% to 12% between 2000 and 2020 according to American Community Survey data. Similar to worker origin-destination data, means of transportation to work data in light of the pandemic can continue to be assessed as new Census data are released.

Over the past decade (2010-2020) the number of households in Sea Cliff that do not own a car increased from 1% in 2010 to 5% in 2020.

ROADWAY OVERVIEW AND FUNCTIONAL CLASSIFICATION

The New York State Department of Transportation (NYSDOT) has established functional classification for roads. This classification is based upon use, design, and capacity. Figure 4-3 shows the classification of Village roadways. Aside from designated local roads in the Village, two different roadway classification categories are present:

Minor Arterial

- **Glen Cove Avenue** bounds the eastern limit of Sea Cliff forming the border with Glen Cove and Glen Head. This commercial corridor provides critical north-south linkage for the Village to Route 25A/Northern Boulevard and to I-495. Glen Cove Avenue is one lane in each direction but becomes two southbound lanes north of Cromwell Place in the northern extent of the Village. Both North Shore High School and North Shore Middle School are located on Glen Cove Avenue. There is significant traffic congestion on this roadway at the beginning and end of each school day.
- **Prospect Avenue** provides alternative north-south connectivity for the Village and spans the western edge of Sea Cliff. The roadway becomes Shore Road outside of the Village limits. Prospect Avenue is defined by topographical changes and road curvature: in the northern portion of the Village Prospect Avenue is at higher elevation and cuts through residential streets whereas in the southern portion of the Village is runs adjacent to Hempstead Harbor. Prospect Avenue is one lane in each direction for the majority of the Village, but becomes two sound-bound lanes south of Laurel Avenue. Coming from the south into Sea Cliff the roadway abruptly merges from two lanes into one at the Village border.

Major Collector

- **Sea Cliff Avenue** spans east-west across the Village: Its western terminus is Prospect Avenue but it continues into neighboring Glen Cove to the east where the Sea Cliff Long Island Rail Road (LIRR) station is situated. The eastern extent of Sea Cliff Avenue in the Village spans through residential streets where the lanes are wider and there is shoulder space in each direction. Between Main Avenue and Prospect Avenue where Sea Cliff Avenue constitutes a mixed-use strip, the lanes become considerably narrower and there is tight on-street parking.
- **Glen Avenue** provides another key east-west connection across the Village, connecting Glen Cove Avenue to Prospect Avenue through residential blocks. Glen Avenue narrows west of Main Avenue where there is no provided shoulder space.
- **The Boulevard** spans adjacent to the Long Island Sound in the northern extent of the Village and becomes Shore Road north of Sea Cliff in Glen Cove. The Boulevard is connected to Prospect Avenue via Cliff Way and Carpenter Avenue. The roadway serves as an access point to Sea Cliff Beach and has on-street parking to accommodate visitor access. This roadway becomes one-way eastbound during the summer months.

Each of the above listed roadways is under the jurisdiction of Nassau County. In addition to these roadways, **Downing Avenue** and **Carpenter Avenue** provide critical connectivity since they both span across the Village. At the southern end of the Village, Downing Avenue spans east-west and connects Glen Cove Avenue to Prospect Avenue. Carpenter Avenue spans north-south, providing various residential streets on the eastern half of the Village connection to Glen Avenue and Sea Cliff Avenue. Sea Cliff Elementary School is situated at roughly the center-point of this roadway. Both Downing and Carpenter Avenues are under Village of Sea Cliff jurisdiction.



Figure 4-3: NYS DOT Roadway Classification

Annual Average Daily Traffic Volumes (AADT)

Annual Average daily traffic (AADT) data provide roadway traffic volumes. AADT is the total volume of vehicle traffic of a roadway segment for a year divided by 365. Figure 4-4 shows AADT volumes that are available for roadways within Sea Cliff and the immediate area surrounding the community.

AADT corresponds with roadway classification: the minor arterial streets in Sea Cliff have the highest traffic volumes. The portion of Glen Cove Avenue along Sea Cliff's border has an AADT of 16,591 and Prospect Avenue within the Village ranges from about 3,914* to 9,470*. Sea Cliff Avenue has an AADT volume of 1,593 while Glen Avenue is higher at a range of 2,242 to 3,270. Table 4-5 summarizes the AADT volume estimates of the top six highest trafficked roadways in the Village.

Table 4-5: Sea Cliff Streets with the Highest Average Annual Daily Traffic (AADT)

	Street	Traffic Volume
1	Glen Cove Ave.	16,591
2	Prospect Ave. (South of Laurel Ave.)	9,470*
3	Prospect Ave. (from Laurel Ave. to Sea Cliff Ave.)	3,914*
4	Glen Ave. (from Greenlawn Ave. to Glen Cove Ave.)	3,270
5	Glen Ave. (from Greenlawn Ave. to Prospect Ave.)	2,242
6	Sea Cliff Ave.	1,593

Source: NYS DOT, 2019; Actual and estimate data

* Note: Locally, the volume difference between these two Prospect Ave. segments has raised question as it seems more volumes should register on the Laurel Ave. to Sea Cliff Ave. segment.

ROADWAY JURISDICTION

Although the Village has maintenance jurisdiction over a majority of the roads in the Village, Nassau County has jurisdiction over the following key streets (see Figure 4-5):

- Glen Cove Avenue
- Sea Cliff Avenue
- Glen Avenue
- The Boulevard / Cliff Way
- Prospect Avenue (south of Cliff Way)

The above County jurisdiction is important in transportation planning, as any improvements to these roads must be coordinated with the County.

Prospect Avenue Streetscape and Traffic Calming Study

Nassau County is currently funding a study to better understand opportunities to improve the function and safety of Prospect Avenue. In addition to investigating ways to slow vehicular traffic speeds, create safe bicycle lanes, addition of sidewalks (where they are missing) and improve safety, efforts aim to improve the streetscape with measures such as streetlights and benches. The study has two key phases where the following additional elements are being looked at:

- The northern study area is looking at The Boulevard in front of the Village Beach and continuing through Glen Cove on Shore Road with a focus on elevation and drainage challenges. The portion of Prospect Avenue south of Shore Road is being investigated for opportunities to enhance pedestrian conditions.
- The southern study area, which includes the segment along Tappen Beach, is also looking at opportunities to widen the sidewalk and to potentially add bicycle lanes.



Figure 4-4: Local Roadway Average Annual Daily Traffic (AADT) Volumes

Sources: BFJ Planning

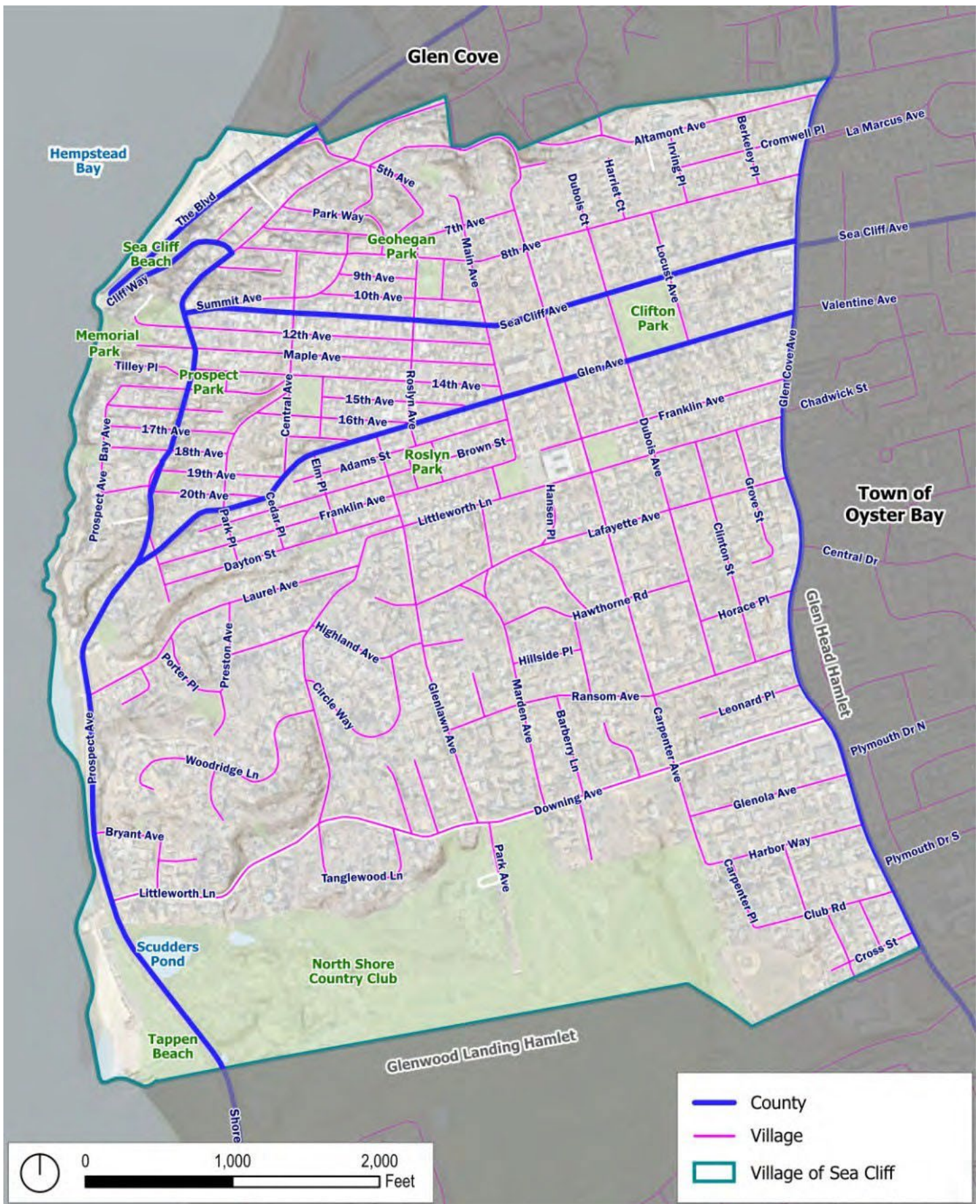


Figure 4-5: Roadway Maintenance Jurisdiction

Sources: BFI Planning

CRASH ANALYSIS

Motor Vehicle Crash Incidents

An inventory of motor vehicle crash records was obtained from NYSDOT for the most recent available three-year period (May 2019-May 2022). The analysis includes on-street crashes within or along the border of the Village. During this period there were a total of 276 documented crash incidents: Over half (54%) of all documented crashes occurred at an intersection and 16% of all crashes resulted in at least one injury. There were no crash-related fatalities during this period of analysis. Figure 4-6 shows a crash density map that accounts for all documented motor vehicle crashes within and outside of intersections during the period of analysis. This figure highlights that the Glen Cove Avenue corridor and Sea Cliff Avenue generally experience the highest rates of vehicle crashes in the Village.

Table 4-6 summarizes the intersections within Sea Cliff or along its border that have the highest crash incidence rates. The intersection of Glen Cove Avenue and Sea Cliff Avenue has a significantly higher crash incidence rate than any other intersection in the study area, with a total of 25 documented crashes. A number of other Glen Cove Avenue intersections shown in Table 4-6 rank as Sea Cliff intersections with the highest rate of crash incidents. Further within the Village, the intersection of Sea Cliff Avenue and Roslyn Avenue stands out as having a greater number of crashes during this period of analysis (a total of six crashes). The density of crashes along Sea Cliff Avenue, shown on Figure 4-6, is also tied to non-intersection crashes and may relate to the narrow travel lanes of the roadway as well as the higher activity of the Village center in terms of pedestrian and parking arrangements.

Table 4-6: Sea Cliff Intersections with Highest Crash Incidents (2019-2022)

Intersection	Injuries	Total
Glen Cove Ave. - Sea Cliff Ave.	12	25
Glen Cove Ave. - Downing Ave.	0	7
Glen Cove Ave. - Darby Pl. (Glen Head)	1	6
Glen Cove Ave. - Glen Ave / Valentine Ave. (Glen Cove Side)	2	6
Sea Cliff Ave. - Roslyn Ave.	2	6

Note: (1) Data are based on crashes that were specifically reported as having occurred at an intersection; These data exclude crashes that occurred in the vicinity of an intersection.

(2) This table displays intersections that had at least six crash incidents during this reporting period. Source: NYSDOT, 05/31/2019-05/31/2022

Bike and Pedestrian-related Crash Incidents

Five-year crash data (May 2017-May 2022) were analyzed to identify incidents that involved pedestrians or bicyclists. During this period, there were 15 crash incidents that involved pedestrians and 7 incidents that involved bicyclists. Figure 4-7 provides crash data plots of incidents that involved pedestrians and bicyclists. These data points also highlight Glen Cove Avenue and Sea Cliff Avenue as corridors with higher concentrations of crash incidents that involved pedestrians or bicyclists.

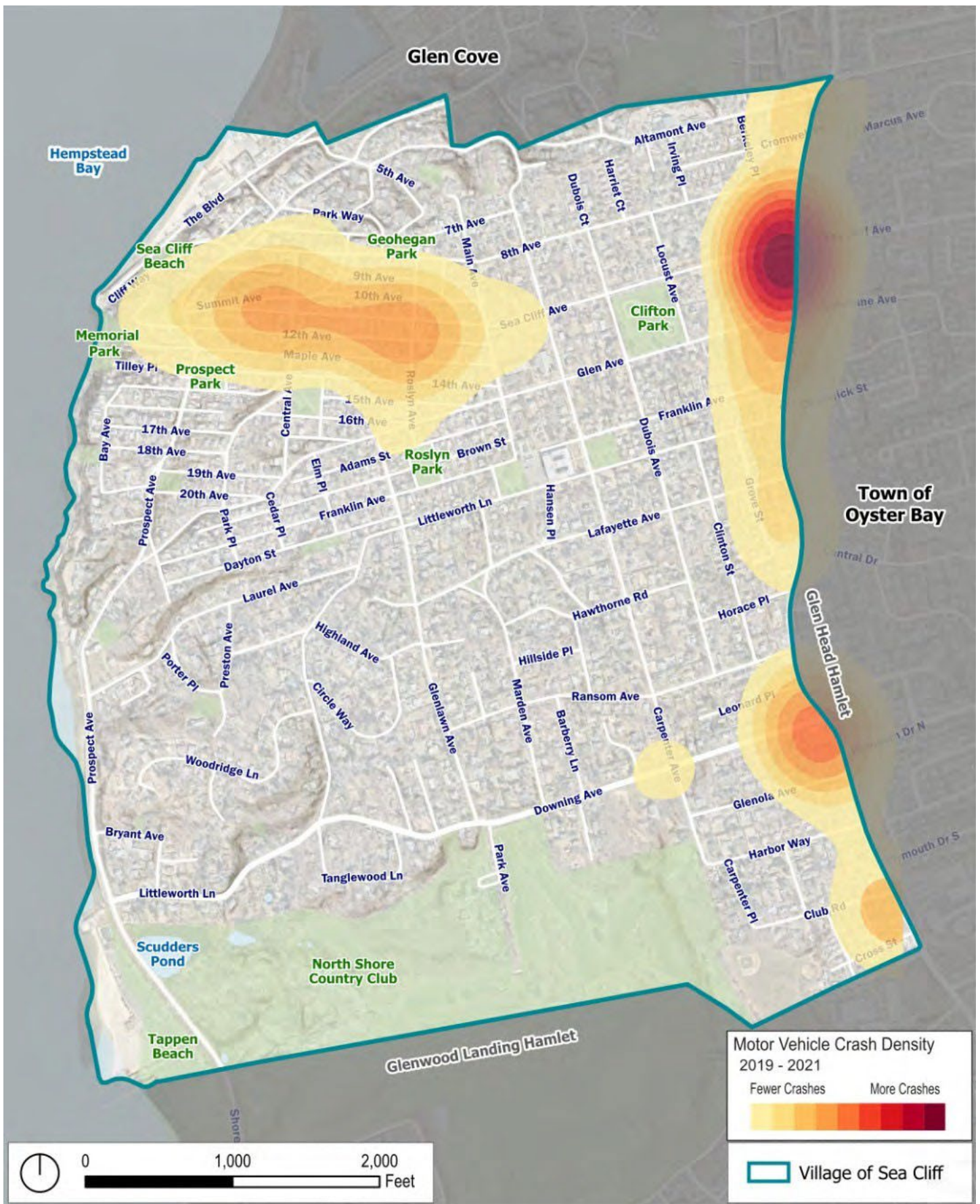


Figure 4-6: Crash Density (2019-2022)

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

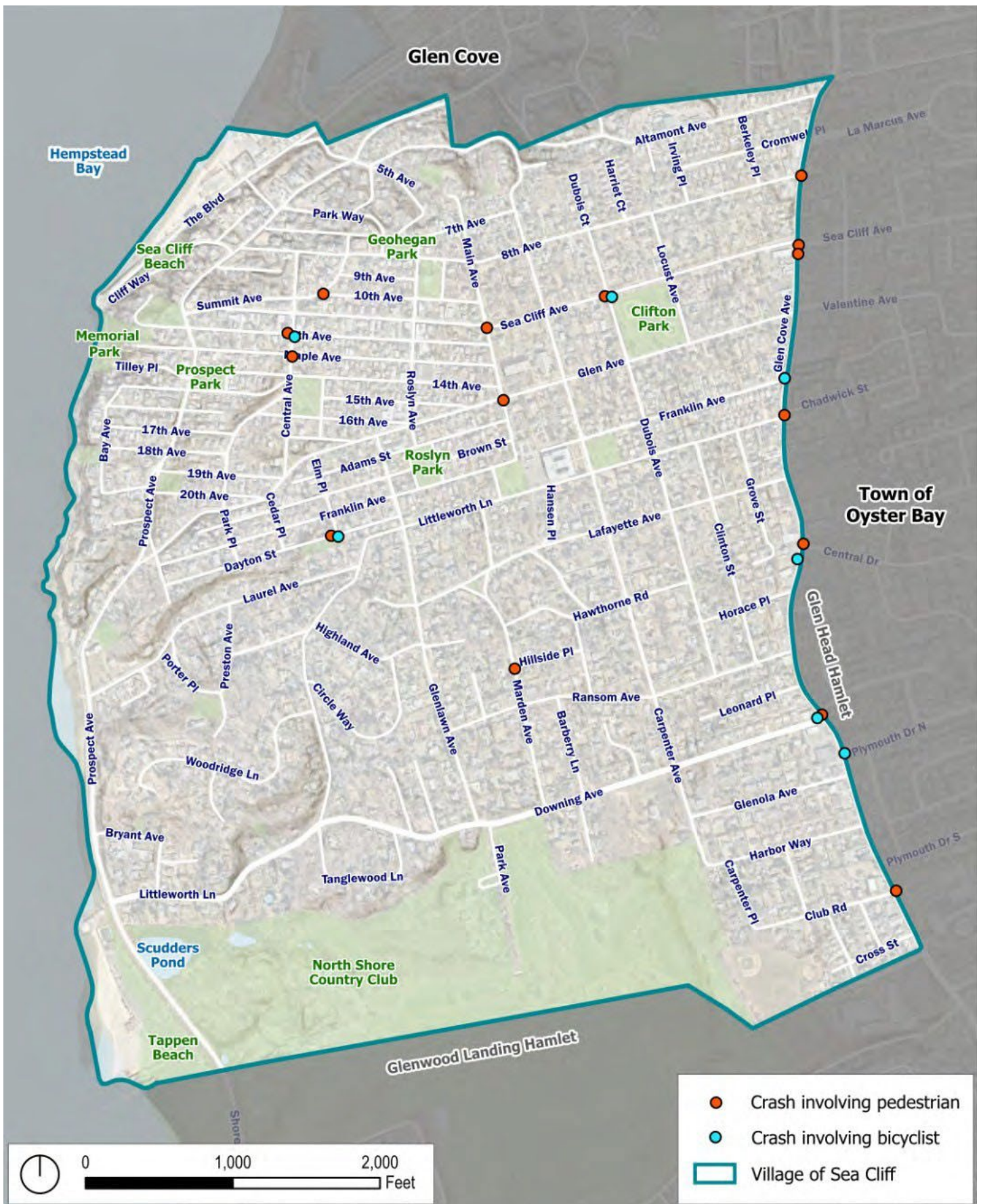


Figure 4-7: Crash Incidents Involving Pedestrians or Bicyclists (2017-2022)

Sources: NYSDOT, Village of Sea Cliff, NearMap, BFI

PUBLIC TRANSIT

Long Island Rail Road (LIRR)

The LIRR provides Sea Cliff residents and workers transit access to other communities across Long Island as well as to New York City. Although the Sea Cliff and Glen Head stations provide rail connectivity to the region, system timing and frequency presents challenges for reliable use of these nearest stations.

As stated earlier in this chapter, the Sea Cliff Station is located in neighboring Glen Cove which is approximately a one mile walk from the Village center. The second station, Glen Head, is located in Oyster Bay which is more than a one mile walk from the Village center but is more convenient for residents living in the southern area of the Village. These stations are along the Oyster Bay Branch which splits from the Main Line just east of the Mineola station and runs north and east to Oyster Bay. The existing schedule shows that on weekdays these stations have service twice per hour during peak hours but otherwise is generally less than once per hour. Service on the weekends is generally once every two hours. Additionally, the Oyster Bay Branch does not provide direct service to Manhattan – riders must transfer at either Jamaica or Mineola (Ronkonkoma Branch). Parking at the Sea Cliff station is very limited, another deterrent of residents utilizing this station.

The lack of frequent train service on the Oyster Bay Branch has led some Sea Cliff residents to drive (roughly 20 minutes) and park near the Manhasset, NY station. This line has direct service to Manhattan.

Nassau Inter-County Express (NICE) Bus Lines

NICE is the local bus system serving Nassau County. Sea Cliff has public bus services via two NICE routes: the N21 and the N27. Both routes generally run from 5am to 10pm with service frequency twice per hour during weekday peak hours and otherwise once per hour throughout the remainder of the day. Both lines run on Saturday with service once per hour. This level of service hinders both routes from being viable and convenient means of transportation for commuters.

- The **N21** operates between Great Neck Plaza and Glen Cove. In addition to service on Glen Cove Avenue, the route spans Glen Avenue and Prospect Avenue/Shore Road. Designated N21 stops in Sea Cliff include Glen Cove Avenue intersections with Burns Avenue and Sea Cliff Avenue; and Glen Avenue intersections with Locust Avenue, Carpenter Avenue, Roslyn Avenue, Central Avenue, and Prospect Avenue.
- The **N27** operates between Glen Cove and Hempstead. The route runs along Glen Cove Avenue but does not cross further into the core of Sea Cliff. Designated N27 stops in Sea Cliff include Glen Cove Avenue intersections with Glen Avenue, Lafayette Avenue, Downing Avenue, and Cross Street.

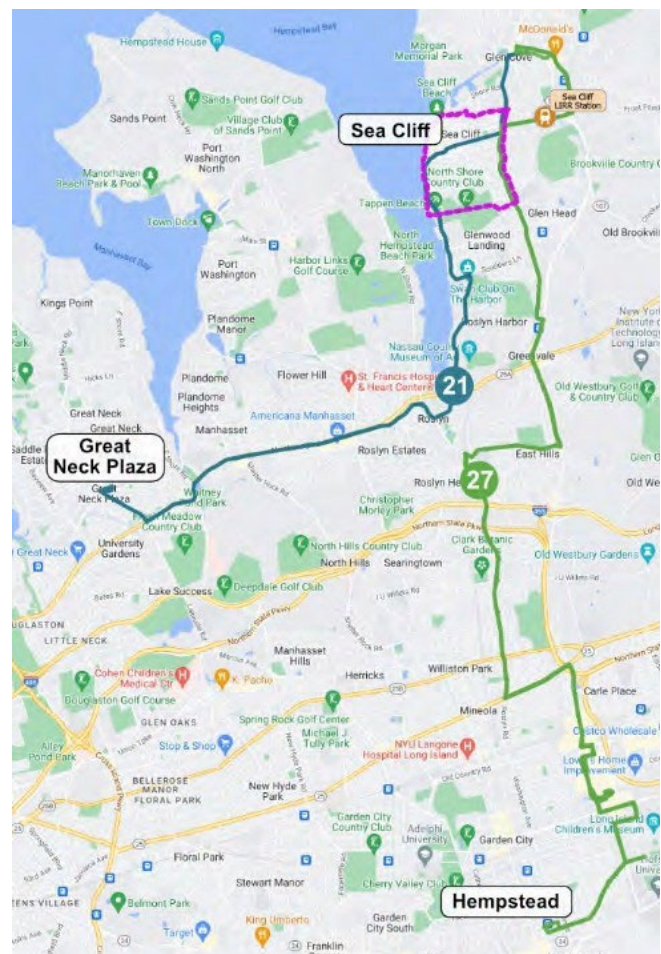


Figure 4-8: NICE Bus Routes N21 and N27

PARKING

On-Street Parking

In addition to posted regulations that limit parking during certain hours to accommodate for street cleaning or to accomplish other parking management goals, the Village has posted time-limit regulations in a few areas to support turnover, mostly near commercial uses. Time-limited parking regulations include 1-hour and 15-minute limitations on portions of Glen Cove Avenue, 30-minute limitations on Glenola Avenue, 2-hour limits on Littleworth Lane, 10- and 30-minute limits on Prospect Avenue, and 15-minute limits on Sea Cliff Avenue.

There has been concern expressed by some business owners in the Sea Cliff Avenue shopping district over the availability of parking. Such parking availability challenges are reported as mostly limited to peak hour periods.

Off-Street Parking

Sea Cliff has two key off-street Municipal parking lots:

- The Village Parking Lot (approximately 40 spaces) is located between Sea Cliff Avenue and 12th Avenue just west of Roslyn Avenue. This lot accommodates patrons that visit businesses on Sea Cliff Avenue.
- The Village Beach parking lot (“Boulevard Parking Lot”) is located on The Boulevard between Cliff Way and Carpenter Avenue. Parking in this lot is allowed by year-round permits only, with the intention to provide convenient access to the beach. As of 2022, annual permits cost \$35 for unassigned access to the lot.

In addition to these two lots, the Village also maintains two quasi on-street parking areas that allow for overnight parking. This includes the Reservoir Street Parking Area as well as the Fourteenth Avenue Parking Area which is west of Central Avenue. These areas provide parking for residents in areas where on-street parking and private driveway parking is limited.



Village Parking Lot



Beach Parking Lot



Reservoir Street Parking Area



Fourteenth Avenue Parking Area

WALKABILITY AND ADDITIONAL CONNECTIVITY ASSETS**Sidewalks and Crosswalks**

The presence and condition of sidewalks varies across Sea Cliff. Most residential streets do not have sidewalks, particularly in the southern portion of the Village. Carpenter Avenue has a sidewalk that starts north of Hawthorne Road and functions as the most substantial north-south sidewalk in the Village, aside from Glen Cove Avenue, which has a continuous sidewalk along the western portion of the road. Despite the presence of a sidewalk along Glen Cove Avenue, its conditions vary and present accessibility challenges in certain locations due to narrow dimensions and obstructions such as utility poles and visibility impacts from and to some private property driveways.

Both Glen Avenue and Sea Cliff Avenue have sidewalks that provide east-west pedestrian connectivity from Glen Cove Avenue to Prospect Avenue. On Sea Cliff Avenue, sidewalks serve the commercial uses and promote the mixed-use environment in the Village core. The photos below demonstrate opportunities to enhance crosswalks through repainting at key intersections in the core.



Sea Cliff Avenue and Central Avenue



Sea Cliff Avenue and Summit Avenue

Village Staircases

Village-maintained staircases facilitate pedestrian connectivity between the downtown and the waterfront along streets that are otherwise separated by steep topography. Village-maintained staircases include:

- Tilley Steps – Concrete staircase that connects Tilley Place to the public boardwalk.
- Cliff Way Stairs – Wooden staircase that links The Boulevard to Cliff Way.
- Bathway Stairs – Concrete stairs that connects Prospect Avenue and The Boulevard with five separate landings.
- Central Avenue Stairs – Connect the downtown area to Prospect Avenue by the Bathway Stairs



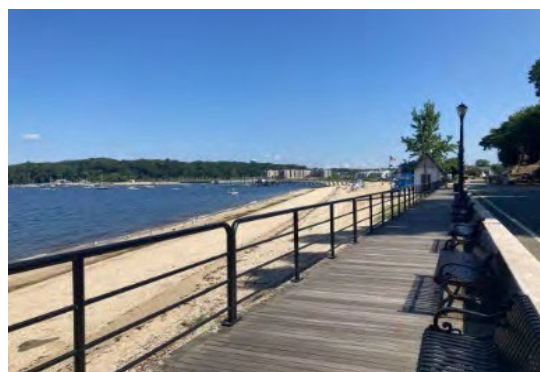
Tilley Steps



Cliff Way Stairs

Boardwalk

The paved beachfront sidewalk along The Boulevard turns into a predominately wooden boardwalk near the Sea Cliff Beach Pavilion that spans south to the Tilley Steps, adjacent to Tilley Place. Nassau County maintains jurisdiction over a small concrete node of the boardwalk that is south of the roadway area where Cliff Way and The Boulevard meet. The Village rebuilt the southern portion of the boardwalk nearly 15 years ago which had been decommissioned since a hurricane in 1944.



RECOMMENDATIONS

4.1 Coordinate with Nassau County on ongoing and potential future roadway and transportation improvement studies.

Due to the County's jurisdiction over the Village's most utilized roads, it is important that the Village continues to coordinate enhancements that will benefit local traffic and pedestrian circulation while also improving safety and streetscapes for all users. Roadway opportunities include efforts to:

4.1.1 *Support a County-led study to improve traffic conditions along Glen Cove Avenue, as well as opportunities to improve conditions for pedestrians that promote walkability between a mix of uses on the corridor.*

4.1.2 *Through site plan approvals the Village should obtain easement connections between parking lots to the rear of buildings.*

This could alleviate the need for some driveways and curb cuts.

4.1.3 *Longer term sidewalk improvements could be achieved by zoning requirements that promote appropriate widths and safe walking buffer distances from the street.*

4.1.4 *Support enhancements along Sea Cliff Avenue to improve the safety and circulation along this corridor. If the Village conducts a parking utilization study (Recommendation #4), findings from this effort could inform specific opportunities for improvements.*

4.1.5 *Continue to coordinate with the County on the Prospect Avenue Streetscape and Traffic Calming study.*

Although the study of Prospect Avenue enhancements is already underway, the review of draft recommendations and eventual implementation will require the Village's coordination. Although it is expected that study outcomes will address vehicular speeding through traffic calming measures, roadway improvements should be completed in tandem with increased speeding enforcement (Recommendation #2) in order to maximize the safety of this corridor for pedestrians.

4.1.6 *Local bus service improvements also require coordination with the County and its operator, the Nassau Inter-County Express.*

Although recent NICE bus system visioning recognizes the benefits of increased service frequency to attract new riders, the Village should continue to advocate for enhanced levels of service for both Routes 21 and 27. Frequent service is often defined as any route with buses that are scheduled to arrive every 10 minutes or less in the peak morning and evening hours and at least 15 minutes when demand is lower. However, peak hour service on these routes currently runs every 30 minutes at best. Increased service frequency on these routes will make service more convenient and predictable, ultimately encouraging increased ridership.

4.1.7 *Spearhead a community effort, led by all local leaders in the North Shore area to encourage New York State and Nassau County to address congestion and related challenges at the intersection of Glen Cove Road and Northern Boulevard.*

4.2 Address concerns of speeding on Village roadways through enforcement by the Nassau County Police Department.

Many residents cite that vehicular speeding has long been a challenge on local roadways, especially Prospect Avenue and Glen Avenue which are used as a means to cut through the Village. Since the County maintains jurisdiction over the primary streets of concern and ultimately decides upon the implementation of any traffic calming measures, it is recommended that enforcement and citations are bolstered to deter speeding and improve the overall safety of Village streets for all users.

4.3 Continue to enhance connectivity between the Village core and the waterfront with strategies that promote walking instead of driving.

Sea Cliff has the opportunity to reinforce and improve connectivity from the Village core to the waterfront, especially for pedestrians. The following strategies should continue to be pursued:

4.3.1 *Sea Cliff's historic pedestrian staircases should continue to be invested in and celebrated as part of the Village's identity. In addition to existing staircases that enhance pedestrian connectivity from residential streets to the waterfront, a number of historic rights-of-way where paths used to exist should continue to be restored when feasible.*

4.3.2 *The Village should continue to act as a key partner with the County to ensure that recommendations from the Prospect Avenue Study are implemented, such as sidewalk improvements, new bike lanes, and added*

element such as lighting and benches.

The Prospect Avenue study is expected to result in roadway enhancements that will improve pedestrian safety, and should also enhance the pedestrian experience with added elements such as lighting and benches. Anticipated improvements for pedestrians include sidewalk improvements and new bike lanes near Tappen Beach. The Village should continue to act as a key partner with the County to ensure that recommendations are implemented.

4.3.3 Improved wayfinding signage could help to both increase utilization of parking resources and support greater patronage and activity in the Village. Helping visitors understand where they can park – and making them comfortable to do so – would ultimately support the business environment as well.

4.4 Upgrade and expand the Village’s sidewalks and pedestrian infrastructure.

In addition to streetscape enhancements and Village-waterfront connectivity improvements mentioned in Recommendations #1 and #2, there are a number of pedestrian infrastructure investments that should be strategized to encourage walking and enhance connections between the business districts, residential areas and the schools:

4.4.1 Enhance sidewalks and pedestrian infrastructure along the Sea Cliff Avenue and Glen Cove Avenue commercial districts through ongoing maintenance and repair in locations where sidewalks are substandard.

4.4.2 Ensure that sidewalk and crosswalk conditions surrounding public facilities and parks are adequate. Similar to the commercial districts, the Village should continue to prioritize sidewalk and crosswalk maintenance and upgrades that connect residential areas to parks and community facilities, especially schools.

Being that the elementary school is in the center of the Village and the middle school and high school sit just outside the Villages southern border, safe connections to these locations should be strategized.

- **Safe Routes to School Program** - In addition to coordinating with the County when necessary, the Village should consider external resources such as the New York State Department of Transportation’s (NYSDOT) Safe Routes to School Program. This program has the overall goal to assist communities in developing and implementing projects and programs that encourage walking and bicycling to school while enhancing the safety of such trips/routes. Key corridors that should be assessed for improving pedestrians and bicyclist safety as it relates to schoolchildren and families include:
 - Downing Avenue which is a key route to the North Shore Middle School. Analysis of this roadway should also focus on safety enhancements at the intersections with Glen Cove Avenue and Carpenter Avenue.
 - Carpenter Avenue which is a key north-south connector for the Sea Cliff Elementary School and Middle School but lacks sidewalks south of Hawthorne Road.

4.4.3 Consider additional bicycle lanes wherever appropriate as well as the strategic placement of bicycle racks.

4.5 Conduct a parking utilization study of the existing lots and key on-street parking areas.

A parking utilization study could be conducted for the Village to better understand how existing parking supplies serve demand during peak periods. The key component of this study would be to collect parking occupancy data in Village lots, regulated on-street areas, and potentially other parking areas (i.e. Fourteenth Avenue parking area). Collecting and analyzing such data would help the Village understand parking needs and opportunities with the potential to adjust regulations, enhance parking management, and to possibly make small additions to the parking supply. An additional component of the study could include an investigation of overnight parking needs in order to potentially adjust street areas that are currently regulated to prohibit overnight parking.

4.6 If a study demonstrates that additional parking would be appropriate, consider acquisition of property, subject to funding availability, to supplement existing parking.

The CBD Planning Study recommended options to consider for adding parking to the Sea Cliff Avenue business area. These options and others can be explored as part of this analysis.

4.7 Investigate the feasibility of an inter-municipal loop-bus for commuters to use to and from the train stations.

The Village faces a similar issue as surrounding municipalities: encouraging use of the Long Island Railroad. Issues such as transportation to and from as well as the lack of parking at the rail stations discourages utilization of the LIRR. The Village could begin discussions with its surrounding municipalities to establish an inter-municipal loop-bus for commuters to use to and from the train stations.

4.8 Conduct studies to determine whether the current traffic circulation, including current one-way and two-way roadways, provide the most efficient use of the roadway system.

The Village has a number of one-way roadways. An analysis of whether the current roadway system is most efficient may be considered by the Board. If the analysis demonstrates that alternative roadway directions may be appropriate, either by changing one-way roadways to two-way roadways, reversing the current direction of one-way roadways, or converting any two-way roadway to a one-way roadway, the Village may consider adopting those revisions to the roadway system.

CHAPTER 5: HOUSING

GOALS

Preserve the Village's unique community character and residential neighborhoods. Ensure that new housing, and housing improvements, will protect the existing community character, sensitive natural, environmental and ecological resources and waterfront, historic resources, open spaces and recreation areas. Enhance the diversity and affordability of housing types that enables residents to age in place, young people to live in the community, and working individuals and families to make a home in Sea Cliff. Review the Village Code to determine whether dimensional characteristics of existing development correspond with the dimensional regulations in the Village Code.

INTRODUCTION

Sea Cliff is a beautiful village due in part to its unique residential character. The small lots leftover from the Village's days as a Methodist camp, its charming main street with apartments over shops, its small cottages, and large Victorian houses contribute to the fabric that make Sea Cliff so special. Historically, Sea Cliff was an affordable community with various housing options open to a creative and mixed-income population. The vast majority of housing in the Village is single family dwellings located on separate parcels. Some multi-family units exist in large converted single-family homes or boarding houses. Existing two-family and accessory dwelling units have carried over from before the zoning code restricted multi-family development in residential zoning districts. Sea Cliff residents would like to maintain the unique character of their village and the diversity of residents. Sea Cliff may need to adjust its zoning code to achieve these objectives. The Zoning Board of Appeals should remain cognizant of impacts to affordability resulting from bulk area variances, including floor area and lot coverage variances. The granting of variances allowing homeowners to exceed the maximum permitted floor area ratio on a lot has the concomitant impact on both affordability and diversity.

First, the North Shore Country Club has the potential to be developed as a new residential neighborhood in Sea Cliff. There are currently no plans to redevelop the Country Club. Second, affordable and accessible housing options for seniors, young people, and working-class individuals and families are not readily available. Third, the granting of variances to permit larger homes on smaller lots has impacted affordability by reducing the number of properties available for entry level homeowners, retirees who want to retire in place or reside in a more affordable, smaller home in the Village, and dual and single income homeowners with no children. Lastly, green coverage requirements for residential lots could help mitigate stormwater run-off issues that are increasing in the Village. Lastly, this chapter discusses the existing conditions of the housing stock in the Village and presents options for Sea Cliff to approach the above- mentioned challenges and opportunities.

This Chapter includes baseline data and addresses potential considerations as part of the goals and visions of Sea Cliff relating to its current housing stock and its future plans. There are varied and numerous additional considerations, not identified in this Chapter, but discussed in other chapters, that serve as potential impediments to the concepts discussed in this Chapter. Among these limitations are traffic, sewer capacity, large scale developments in neighboring municipalities (including over 1,000 housing units developed in Glen Cove in recent years, with more to come), water usage, impacts to the waterfront, Hempstead Harbor and the Long Island Sound, climate and sea level change impacts, stormwater runoff and related storm impacts on private properties, roadways and infrastructure, changes in ways that people work and live, potential loss of open space and recreational opportunities, and natural, ecological and environmental resources.

RELEVANT REGIONAL PLANS AND RESOURCES

NASSAU URBAN COUNTY CONSORTIUM

Sea Cliff is a member of the Nassau Urban County Consortium—an entitlement jurisdiction that applies to the U.S. Department of Housing and Urban Development for Community Planning and Development (HUD) formula fund programs, including Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grants Programs. The 29 consortium communities, including the Town of Oyster Bay, and non-profit organizations, are allocated CDBG funding. Sea Cliff Village directly administered a Housing Choice Voucher program (formerly known as “Section 8”) until July 2022 when the program was transferred to Community Development Corporation of Long Island.

Nassau County Office of Community Development is the administrating agent for the Consortium and is responsible for the County’s Fair Housing Analysis of Impediments (AI), 5-year Consolidated Action Plans, and Annual Action Plans, summarized below.

NASSAU COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING, 2020

The Federal Fair Housing Act, New York State Human Rights Law, and Nassau County Local Law (No. 9-2006) establish that discrimination against protected classes in the sale, rental, financing, and insuring of housing is prohibited. In Nassau County, the following are considered protected classes: Race, Color, National Origin, Religion, Gender, Familial Status (families with children under 18 years of age Disability, Age (18 and older), Sexual Orientation, Military Status, Marital Status, Creed, Gender Identity, Gender Expression, Source of Income, Prior arrest or conviction record, and Veteran’s status.

Since 1995, Nassau County has submitted an AI to HUD. It has updated it every five years since 2004 to align with the rest of Long Island and coordinated with 5-year consolidated plans.

The AI’s purpose is to identify and analyze impediments to fair housing choice in Nassau County, to take meaningful actions to overcome the effects of those impediments, and to document results of the actions implemented to minimize their impacts.

Sea Cliff makes a minor appearance in the report, which categorized it as a “Community with a smaller Black/AA percentage, smaller Hispanic percentage, and comparable or higher median income.” The Nassau County Human Rights Commission provided data regarding fair housing complaints received by their department for the period 2015 through the end of the year 2019. During that time, they received 137 complaints regarding incidents that occurred in Nassau County. Sea Cliff received only one of the complaints. It was based on

Required Characteristics of Model Inclusionary Zoning Ordinance

- (1) requires residential developments with five or more units to include at least 20% affordable (meaning a household is paying no more than 30% of its income for gross housing costs, including utilities) housing units;
- (2) requires developers to engage in affirmative marketing to ensure outreach to racially and ethnically diverse households, including those who are least likely to apply;
- (3) provides density bonuses, parking requirement reductions, and expedited review of proposals for affordable housing including procedures for streamlining the approval process for the design, permitting, and development of these units;
- (4) requires the good faith consideration and encouragement of the grant of zoning or other variances or exceptions where necessary to allow for development of housing that will qualify as affordable housing;
- (5) provides for deed restrictions or similar legal mechanisms to ensure continued future affordability of affordable housing units;
- (6) does not provide for current or prior residency or employment preferences; and
- (7) does not include an "opt out" provision.

Source: Nassau County Analysis of Impediments, 2020, Appendix P, <https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

Race/color Retaliation. The outcome was “Fail to Cooperate.” Sea Cliff Zoning Code allows multi-family housing on 5-10% of the land. It is important to note the area of Glen Cove that borders Sea Cliff to the north and northeast is populated by 41% families who are at or below the poverty line and 17% or more are Hispanic.

In May 2019, Nassau County settled a fair housing lawsuit claiming that the County discriminated against minorities by not promoting housing opportunities for low- and moderate-income people. In addition to a payout and other actions, Nassau County agreed to set aside funds to build mixed-income housing in “High Opportunity Areas.” Specifically, the County set aside 25% of HOME funding for at least three years beginning in 2018 for this purpose.

According to the AI’s description and data, Sea Cliff fits the bill for a “High Opportunity Area” for affordable housing development. “High Opportunity Areas” are communities “with the following characteristics (1) very low poverty rates; (2) very low unemployment rates; (3) high levels of completed college among adults; (4) low African American and Latino population; (5) high performing public schools; (6) low crime rates; and (7) access to public transportation and employment.” Sea Cliff only falls slightly short in that its transportation and employment options are on the lower end, with access to 50,000-100,000 jobs.

In addition, The County drafted a development and outreach plan to determine how mixed-income housing can be developed. It provides a model zoning ordinance (see sidebar “Required Characteristics of Model Inclusionary Zoning Ordinance”) to help local governments create inclusionary zoning in their codes.

NASSAU COUNTY ACTION PLAN, 2020-2024

The Nassau County Office of Community Development produced a Five-Year Consolidated Action Plan – 2020-2024 to address affordable housing and community development needs.¹ They produce an Annual Action plan for HUD to receive CDBG, HOME, and ESG funding. The Plan includes Sea Cliff in the following project for 2022-2023: Owner-Occupied Housing Rehab/Lead Paint Abatement with CDBG funding allocated.

OYSTER BAY HOUSING AUTHORITY

The Oyster Bay Housing Authority operates low-income housing for seniors and families who are residents of the Town including the Village of Sea Cliff.² There are 910 units in 11 developments in Bethpage, Hicksville, Massapequa, Old Bethpage, Oyster Bay, Plainview, and Syosset. 93% of units are for seniors, while the remainder is for families. Waiting lists for housing can be three or more years.

HOUSING AFFORDABILITY THRESHOLDS AREA MEDIAN INCOME

The Federal Department of Housing and Urban Development (HUD) sets income limits based on area median income for statistical areas to determine fair market rents (FMR) for affordable housing programs. The Nassau-Suffolk, NY HUD Metro FMR includes all of Nassau and Suffolk counties. In 2022, the median income for the Nassau-Suffolk area was \$146,400.³ HUD and housing programs define different income thresholds as a percentage of the area median income for different family sizes. HUD adjusts the preliminary calculations to account for the national median income and high housing costs in the area. Table 5-1 shows the income limits set for individuals and families to qualify for federal affordable housing programs such as public housing, supportive housing for the elderly or disabled, section 8 housing choice vouchers, and others.

Table 5-1 HUD 2022 Adjusted Income Limits, Nassau-Suffolk, NY HUD Metro FMR Area

Household size:	1	2	3	4	5
Extremely Low-Income Limits	\$30,550	\$34,900	\$39,250	\$43,600	\$47,100
Very Low- (50%) Income Limits	\$50,900	\$58,150	\$65,400	\$72,650	\$78,500
Low- (80%) Income Limits	\$67,450	\$77,050	\$86,700	\$96,300	\$104,050

1. https://www.nassaucountyny.gov/DocumentCenter/View/38119/Nassau-County-Final-FY2022-Action-Plan-_HUD-Submission?bidId=

2. <https://oysterbaytown.com/town-of-oyster-bay-housing-authority/>

3. <https://www.huduser.gov/portal/datasets/il/il2022/2022ILCalc3080.odn>

EXISTING CONDITIONS

HOUSING SUPPLY AND TYPE

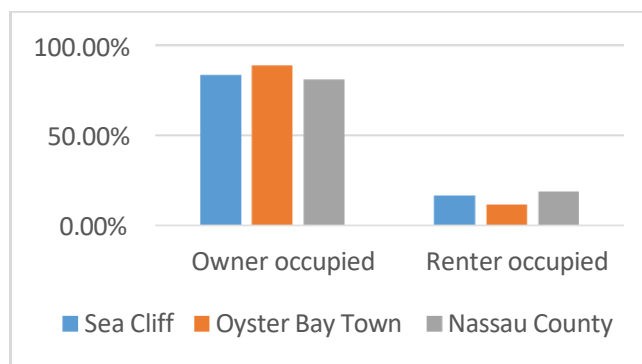
As of 2020, Sea Cliff had 2,033 housing units.⁴ All residential housing stock in the Village is used as a primary residence. There are virtually no summer homes or occasional-use housing units in Sea Cliff.

In Sea Cliff, single-family homes make up 96% of residential properties. By dwelling unit count, single family units account for 74% of the housing stock. Multi-family properties in Sea Cliff range from 2-10 dwelling units and most fall in the range of 2-4 units (93%). In total, there are 523 dwelling units on 191 properties in Sea Cliff that are not single-family.

HOUSING TENURE

In Sea Cliff, the homeownership rate was 83.4% owner-occupied housing units, while 16.6% are renter occupied.⁴ Oyster Bay Town had an estimated homeownership rate of 88.5%, and Nassau County of 81.1%. In the Village, the household size of renters is smaller than homeowners at 1.75 and 2.87 people, respectively.

Figure 5-1: Housing Tenure



Source: ACS 2016-2020 5-Year Estimate

AGE OF HOUSING STRUCTURE AND NEW CONSTRUCTION

54.9% of Sea Cliff's Housing stock was built before 1939. The housing in Sea Cliff is older than in Oyster Bay Town and Nassau County, where only 9.8% and 19.7% of the housing stock were built before 1939, respectively. Sea Cliff saw a housing boom mid-century, with 20.4% produced in the 1950s. The remainder of the housing was added following 1960. There has been little new housing construction on previously vacant lots in the past few decades.

Both Oyster Bay and Nassau County saw peak housing development during the 1950s, with 47.9% of housing in Oyster Bay Town and 35.6% of housing in Nassau County built in that period. Oyster Bay Town and Nassau County show similar declines in housing units built per decade. However, unlike Sea Cliff, units are still being produced in recent decades, with 5.2% of housing in both geographies built between 2000-2020.

Figure 5-2 shows the pattern of development within Sea Cliff Village. Most housing built before 1900 is generally concentrated in the northwest quadrant of the village west of Main Avenue and north of Franklin Avenue. Many of these correspond to the Methodist campsites of the 19th century. The initial Methodist settlements were created on 40' by 60' lots, resulting in small parcels that are still visible today. In the early 1900s, the development of residential properties expanded outwards from the older core, especially the northeast quadrant of the Village between Main Avenue and Glen Cove Avenue. In the southern two quadrants of the Village, north of the North Shore Country Club and south of Littleworth Lane, most residential units were constructed after 1940. The North Shore Country Club was built in 1912.

⁴ ACS 2016-2020 5-year Estimates

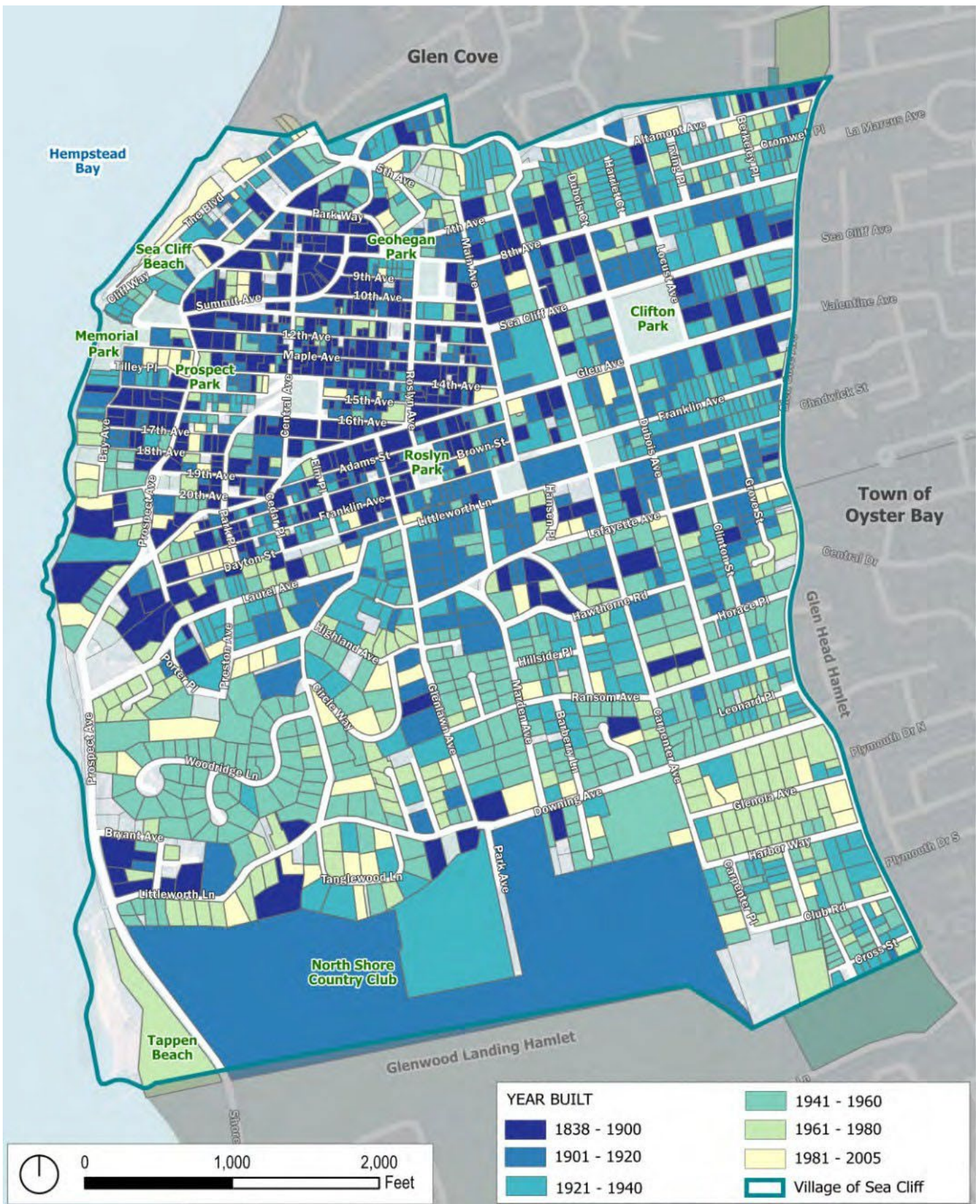


Figure 5-2: Year Built

Sources: CoreLogic, BFI Planning

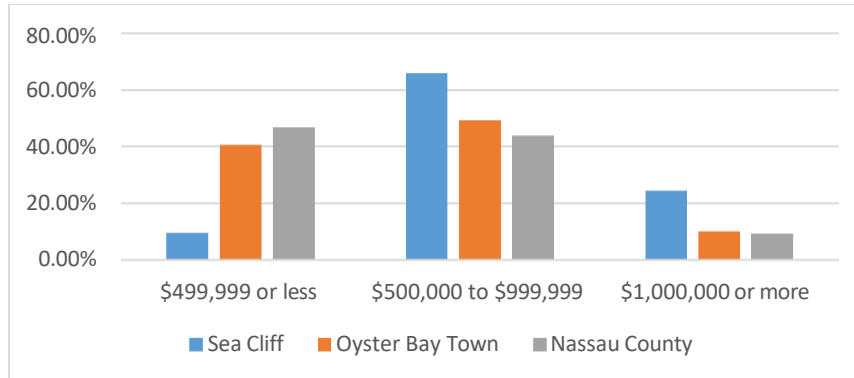
HOME VALUES AND AFFORDABILITY

The Median Value of owner-occupied units in Sea Cliff at \$760,000 is substantially higher than that of either Oyster Bay Town at \$562,200 or Nassau County at \$524,400.⁵

Furthermore, only 9.6% of owner-occupied units in Sea Cliff cost under \$499,999, while 40.7% in Oyster Bay Town, and 46.7% in Nassau County, cost under \$499,999. In Sea Cliff, 24.4% of owner-occupied housing units were valued at over \$1,000,000, while 10.2% in Oyster Bay and 9.3% in Suffolk County were valued that high.

These high home values indicate that Sea Cliff is affluent compared to its container geographies.

Figure 5-3: Value of Owner-Occupied Housing Units



Source: ACS 2016-2020 5-Year Estimate

In Sea Cliff, 84.2% of owners pay \$3,000 or more in mortgage and other owner costs per month, while in Oyster Bay Town 64.9% do, and in Nassau County, 61.3% do. 33.4% of households in Sea Cliff with a mortgage paid more than 35% of their household income in selected monthly housing costs. For owned housing units without a mortgage, 96.9% in Sea Cliff pay over \$1,000 per month for selected monthly owner costs, while in Oyster Bay Town and Nassau County, that is less at 80.3% and 79.2%, respectively. In short, Sea Cliff homeowners generally pay more for their housing than those in the Town and County.

The median monthly rent in Sea Cliff was \$2,414 in 2020, higher than Oyster Bay Town and Nassau County at \$2,066 and \$1,821, respectively. Gross rent as a percentage of household income showed that more than half of renters in Oyster Bay Town and Nassau County were rent burdened in 2020, meaning they paid over 30% of their household income towards housing costs implying that there is a lack of affordable rental housing in the region.⁶ Although the same data for Sea Cliff is not reliable, it is likely that there is a similar pattern.

Generally, households that rent are more likely to have lower household income. For context, in Oyster Bay Town the homeownership rate is 89%. But for households making \$100,000 or more per year, the homeownership rate is 94% while the rate is 79% for those making under \$100,000 per year. In Nassau County, the homeownership rate is 81%. For households making \$100,000 or more it is 91% whereas for those making less than \$100,000 it is 68%.

In Nassau County, householders aged 25-34 are almost twice as likely to be renters than householders who are 35-44 years of age. 67% of householders aged 25-34 in Nassau County are homeowners. Homeownership rates for householders ages 35-84 years are relatively stable at around 85%, and rental rates at 15%. However, after 85 years of age, there is a slight decline to 81% owner-occupied households and an increase to 19% renter-occupied households, suggesting that there may be a demand for rental housing for the elderly.

5. ACS 2016-2020 5-year Estimates

6. ACS 2016-2020 5-year Estimates this data point are statistically unreliable at level of the Village and Oyster Bay Town and Nassau County rates are given as supplement.

In this section of the chapter, some options are explored for each of the identified housing issues and opportunities in Sea Cliff. Generally, the section is organized by topic area, starting with a description and analysis of the identified issue or opportunity, followed by a description of potential options to address the issue/opportunity. The "Options for Consideration" section at the end summarizes various options related to housing in Sea Cliff.

RESIDENTIAL ZONING AND LOT SIZE

MINIMUM LOT SIZE REQUIREMENTS: EXISTING CONDITIONS

In residentially-zoned areas of Sea Cliff, 58% of residential lots are smaller than the required minimum lot size based on the existing zoning. These lots were developed before the Village's zoning code was implemented (1979).

There are four residential zoning districts in Sea Cliff, Residence A, B, C, and D.⁷ In Residence A, the minimum lot size is 7,500sf, the median lot size is 4,861sf, and 75% of residential lots are nonconforming due to lot size. In Residence B, the minimum lot size is 10,000sf, near the median of 10,060sf, and 49% of lots are nonconforming due to lot size. In Residence C, the minimum lot size is 15,000sf. The median lot size is 12,512sf, and 58% of lots are nonconforming due to their size. Table 5-2 shows the actual median lot size compared to the minimum required in Residence Zones A, B, and C.

Table 5-2: Actual Median Lot Size Compared to Minimum Lot Size in Residence Zoning Districts

Zoning District	Median	Zoning Min Lot Size	Count of Lots	Conforming Lots		Nonconforming Lots	
				Count	Percentage	Count	Percentage
RES A (only residential uses)	4,860.50	7,500	556	139	25%	417	75%
RES B (only residential uses)	10,059.90	10,000	1,031	524	51%	507	49%
RES C (only residential uses)	12,512.30	15,000	159	66	42%	93	58%
Total Residential Zones (only residential uses)			1,746	729	42%	1017	58%

Issue: Existing lot sizes do not conform with Zoning.

Because of the nonconformity between the actual lot size and the zoning minimum lot size, property owners must get a pro-forma building permit from the Building Department (see side-bar on the next page). This can delay property owners from making reasonable changes to their property, and it takes away the time and resources of the Building Department.

⁷ The allowed uses and detailed dimensional requirements for lots in the residential districts are discussed in Chapter 3.

The Village should consider a more in-depth review of lot sizes of properties throughout the Village and consider adoption of changes that address existing conditions and will result in the reduction of nonconforming properties based on minimum lot size. There is potential to amend the Zoning Code and/or map to relieve property owners, the Building Department, and the Zoning Board of Appeals. Sea Cliff Village could explore adjusting the minimum lot size requirements, adding an additional zoning district, or create subdistricts, delineating existing residential areas with zoning districts that better match their built form, revising the substandard lot size law to allow pre-existing lots to follow appropriate zoning, or a combination of these strategies.

These options are presented for consideration and an in-depth study of their benefits and impacts on the Village and property owners could be carried out by the Building Department or through a subsequent zoning study after the Comprehensive Plan is adopted.

Pro-forma Building Permit

The Sea Cliff Village Code includes a provision on the use of existing substandard lots. Substandard lots refer to lots that were created before 1986 that do not conform with the minimum lot size, width, or front property line requirements. A proposed building or structure, in combination with existing buildings or structures on the lot, will not require a variance as long as it otherwise conforms with the zoning requirements. The Building Department is required to review documents and information to determine whether any conditions that preclude this rule exist, such as the absence of a certificate of occupancy or an unresolved construction violation exists. These rules are enumerated in Section 138-1201 C of the Village Code. If it is determined that it does not infringe upon those stipulations, the Building Department can issue pro-forma building permit. The Zoning Board of Appeals will have an opportunity to comment before the permit is issued. If the documentation is ambiguous or unavailable, the property owner will need to apply to the Zoning Board of Appeals for a variance.

Objective: making life easier for homeowners who want to improve their homes.

Option 1.1: Adjust minimum lot sizes of existing zoning districts to better match existing conditions

If modifications are made to the Zoning Code to bring more lots into conformance with lot size requirements, it would reduce the need for some pro-forma building permit applications.

For example, reducing the minimum lot size in Residence A to 5,000sf or creating a new district or subdistrict to address certain lots and pockets in the Village would eliminate existing non-conforming lots for 98 property owners. Although the median lot size of Residence B is close to the required minimum lot size, almost half of properties do not conform. The minimum lot size in Residence B could be reduced to increase conformance. For example, if it were reduced to 8,000sf, 65% of lots would conform, and 144 properties could be made conforming. If the minimum lot size in Residence C were reduced to 12,500sf, closer to its median lot size, 50% of lots, 14 additional properties, would conform.

Table 5-3 shows how these changes to the minimum lot size would affect the number of conforming properties. The total effect of this scenario would result in 56% conformance, compared to the current 42% conformance to minimum lot sizes in residence zones.

Table 5-3: Example Changes to the Minimum Lot Size for Residence Zoning Districts

Zoning District	Median Lot Size (sf)	Reduced Zoning Min Lot Size (sf)	Count of Lots	Conforming Lots		Nonconforming Lots	
RES A (only residential uses)	4,860	5,000	556	237	43%	319	57%
RES B (only residential uses)	10,060	8,000	1,031	668	65%	363	35%
RES C (only residential uses)	12,512	12,500	159	80	50%	79	50%
Total Residential Zones (only residential uses)	--	--	1,746	985	56%	761	44%

Source: Corelogic, BFJ Planning

Option 1.2: Create a new zoning district to accommodate smaller lots located in portions of the Village

A new district to be created by the Village. The zoning district could have a smaller minimum lot size than the current Residence A. For example, if a 5,000sf zoning district were added, areas of the Village with lots that conform with this size could be considered for rezoning.

Option 1.3: Rezone areas with appropriate zoning districts

A third option could be rezoning of certain areas in the current Residence B zone as Residence A, and some areas of Residence C as Residence A or B of new districts/subdistricts could be created.

Figure 5-4 shows areas of the Village with concentrations of substandard lots that may benefit from minimum lot size adjustments or rezoning. For example, there are distinctive areas in Residence B that are more consistent with Residence A lot size. In particular, the area between 8th Avenue and Altamont Avenue in the north of the Village. There are also areas zoned as Residence C that may benefit from being rezoned as Residence B, Residence A, or as a new zone entirely. In particular, the area east of the North Shore Country Club and south of Harbor Way, there are 71 lots with a median lot size of roughly 7,550sf. This area could be rezoned as Residence A to alleviate nonconformities for property owners.

In any rezoning process, the Village should carefully consider the possibility of subdivisions. Most of the Village is built out and other restrictions in the Code, such as requirements for infrastructure, would prevent these zoning adjustments from causing any major subdivisions or new development of land.

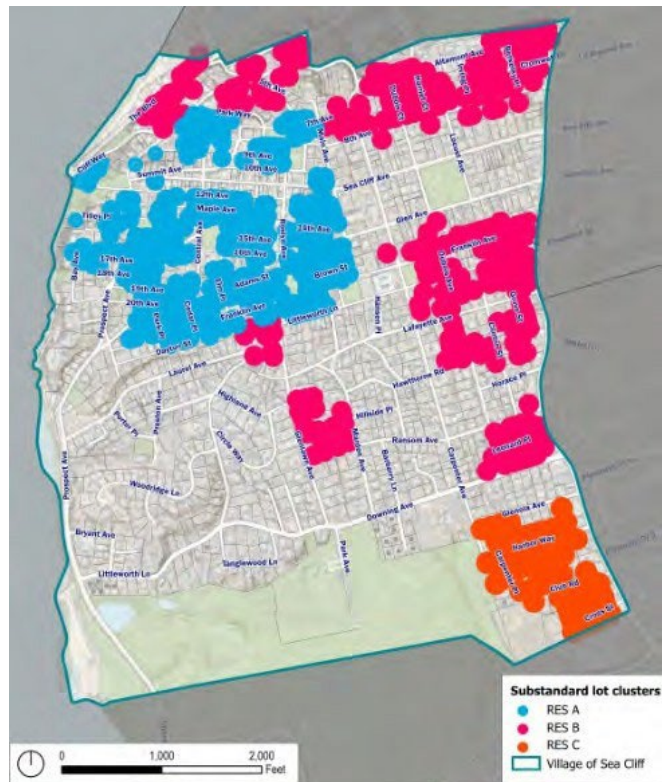


Figure 5-4: Areas with concentrations of substandard lots that may benefit from minimum lot size requirement adjustments in the zoning.

Option 1.4: Revise the Substandard Lot Law to allow owners of existing residential lots to follow the zoning regulations that match their lot size.

Another option may be to treat pre-existing nonconforming small lots with the zoning district regulations that correspond to their lot size. For example, allowing pre-existing substandard lots (before 1986) located in the Residence B and Residence C zones that are in the range of 7,500sf to 10,000sf to be treated under the Residence A regulations, and substandard lots in Residence C between 10,000sf and 15,000sf to be treated under Residence B regulations. This scenario could create conforming lot sizes for the owners of 269 properties and 86% of all residential lots in the Residence B and Residence C zones would have conforming minimum lot sizes.

Option 1.5: Relax other dimensional zoning regulations such as width and setback requirements.

Relaxing other dimensional zoning regulations, such as width and setback requirements could provide additional relief from pro-forma building permit regulations and variance requests.

In the Residence B, for example, reducing the minimum lot width from 90' to 80', reducing the side yard minimum requirement from 15' to 12', and reducing the rear yard minimum requirement from 30' to 25', would give the property owner a more flexible area to build upon their lot or would bring pre-code buildings into conformance. The minimum lot width in Residence A could be reduced from 67.5' to 60'.

Any such changes should be designed to minimize potential negative consequences that may result in building enlargements that may reduce existing housing diversity and reduce affordability. The existing smaller home housing stock is vital to the Village's intention to create and retain diversity and affordability, and considerations of the impacts to this housing stock should be a consideration in all planning and zoning decisions.

Option 1.6: A combination of some or all of the above

The cumulative effect of various combinations of the above listed options could result in a great amount of relief for property owners, the Building Department, and the Zoning Board of Appeals.

For example, adding a new zone with a minimum lot size of 5,000sf and revising the substandard lot law to allow lots to refer to the zoning regulations of the residence district that best matches their actual lot size, would result in an additional 557 conforming lots, bringing the total across residential districts in the Village to 74% conforming, compared to the current 42%. Table 5-4 illustrates this example.

Table 5-4: Example of Adding a New Residential Zone and Revising the Substandard Lot Provision to treat pre-existing substandard lots with the matching zoning regulations

	Zoning Min Lot Size (sf)	Actual Lot Size (sf)				Total lots in zone	Nonconforming lots		Conforming lots	
		5000-7499	7500-9,999	10000-14,999	15000+					
R5*	5,000	--	--	--	--	--	--	--	--	--
RES A	7,500	86	68	53	18	556	331	60%	225	40%
RES B	10,000	175	213	288	236	1,031	119	12%	912	88%
RES C	15,000	27	31	25	66	159	10	6%	149	94%
TOTAL		288	312	366	320	1746	460	26%	1286	74%

Source: Corelogic, BFJ Planning

*R5 is an example of a new zone with a minimum lot size of 5,000sf.

*Additional conforming lots

FLOOR AREA RATIO (FAR)

Sea Cliff Village Code has a provision that restricts the maximum floor area ratio (FAR) on a lot. FAR is the total floor area of all buildings on the lot, divided by the area of the lot. FAR gives a calculation for the bulk of buildings on a site. A one-story building that covers a full lot has the same FAR as a 2-story building that covers half of the lot and as a 4-story building that covers a quarter of the lot. Sea Cliff has a variable maximum FAR depending on lot size. Table 5-5 shows the existing allowable FAR depending on the size of the lot for the Village. Subsection B of the provision allows an exception for lots with pre-existing buildings to follow the Maximum FAR of the smaller lot area category.

Table 5-5: Sea Cliff Village Maximum Floor Area Ratio (FAR)

Area of Lot (square feet)	Maximum FAR
Up to 2,400	50%
2,401 to 3,600	44%
3,601 to 4,800	38%
4,801 to 7,200	33%
7,201 to 9,600	31%
9,601 to 12,500	27%
12,501 to 15,000	25%
15,001 to 17,500	23%
17,501 to 20,000	21%
20,001 to 25,000	19%
25,001 to 30,000	17%
30,001 to 40,000	15%
40,001 upward	13%

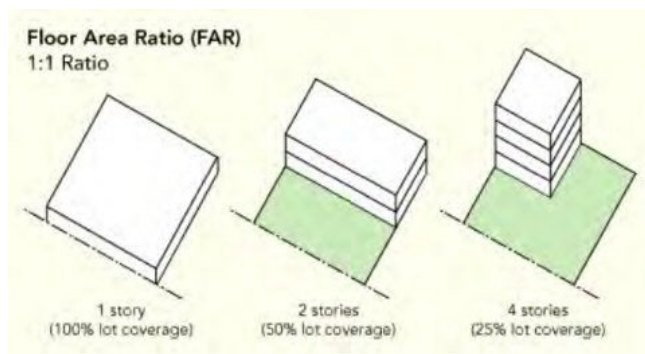


Illustration Source: MinnPost

Source: Sea Cliff Village Code, Chapter 138

HEIGHT

Height restricts how high or how many stories property owners may build on their lot. In Sea Cliff, the maximum height regulation for all residence zones is 30-feet. Many of Sea Cliff's older homes are built in the Victorian architectural style. Victorian houses are characteristically tall and tend to be over 2-stories. The aesthetic considerations regarding building height will be discussed further in Chapter 9.

The height restriction may not result in buildings that share the character of Sea Cliff's existing residential neighborhoods. Homeowners of pre-code buildings that exceed 30-feet need to go to the Zoning Board of Appeals when they want to make changes to their homes relating to the height of their buildings. The Building Department could consider this complex issue with a follow up study or survey of how many structures could benefit from adjustments to allowable height to reduce the number of variance requests.

LOT COVERAGE

The Building Department and Zoning Board of Appeals cited coverage as one of the key reasons for high numbers of variance requests. To reduce this issue the maximum lot coverage regulation could look similar to the way Sea Cliff Village already treats FAR. Currently, the Village has a blanket regulation of 30% maximum lot coverage across all residential districts. Sea Cliff could explore the option of creating a sliding scale for lot coverage. For example, see Table 5-6.

Option 2.1: Consider amending the zoning to add a sliding scale for maximum lot coverage that corresponds to lot areas.

Table 5-6: Example of maximum lot coverage requirements for residential lots

Lot Size (sf)	Less than 5,000	5,000 – 7,500	7,500 – 10,000	10,000 – 15,000	15,000 +
Maximum Lot Coverage	40%	35%	30%	25%	20%

GREENSPACE MINIMUM

Sea Cliff Village is facing issues of excessive stormwater runoff, partially due to increasing construction of impervious surfaces. Runoff contributes to flooding and pollution of water resources. A greenspace minimum, or green space coverage requirement, is a zoning regulation that requires a percentage of the total lot area to be landscaped. The purpose is to ensure that stormwater has a place to drain to avoid runoff and flooding.

Objective: reduce impervious surfaces on residential lots to minimize runoff.

Option 2.2: Add a greenspace minimum requirement to the Zoning Code. In combination with other measures the Village has in place and is already considering additional measures to manage stormwater runoff, such as on-site drainage systems, introducing a greenspace minimum can help the Village meet its objectives. The minimum percentage of area required for landscaping would vary depending on the size of the lot. See Table 5-7 which shows an example of only 10% greenspace required for the smallest lots and 30% greenspace required for the largest lots in the Village. The greenspace minimum may include a partial credit for the use of green pavers, which allow water to permeate, in place of paved driveways, walkways, or patios (see the image to the right). If adopted, the Village should monitor the effect to determine whether to tighten or loosen the required percentages.



Green Pavers

Table 5-7: Example of green coverage requirements for residential lots

Lot Size	Less than 5,000 sf	5,000 – 7,500 sf	7,500 – 10,000 sf	10,000 – 15,000 sf	15,000 +
Greenspace minimum	10%	15%	20%	25%	30%

Option 2.3: Mandate on-site stormwater retention facilities to further mitigate runoff.

On-site stormwater retention facilities should require to retain at least a 5-inch rainfall (over a 24-hour period) to mitigate impacts directly affecting the Village due to its topography, geography and geology as well as an increase in stronger storms affecting the Village as a coastal community. Continue to assess impacts, as environmental changes may mandate revisiting the stormwater capacity requirements to provide for even greater on-site retention.

CONSERVATION SUBDIVISION

The Village Code and New York State enabling legislation regulate property subdivision. The regulations aim to ensure residents' health and safety, protect property values, oversee the character of the development, ensure the provision of adequate infrastructure to support growth, and conserve the natural environment. According to the Village Code, the Planning Board is empowered to review all applications for subdivisions and development of land in Sea Cliff.

A conventional subdivision takes the dimensional requirements of the zoning district and lays out lots in a fashion where they are distributed across the entire plat. However, this type of subdivision is not favorable because it contributes to sprawl, is costly from an infrastructure standpoint, and does not conserve the natural environment, open space, and scenic views. It can also be out of character with existing development.

Village Law 7-738 authorizes a different type of subdivision, called cluster subdivision, which improves the conventional subdivision as it can achieve other community goals. In a cluster subdivision, the developer accounts for areas of the plat that are not ideal for construction, such as steep slopes, wetlands, and other sensitive natural areas, and concentrates development on the most suitable area of the property. The same number of lots calculated for a conventional subdivision is allowed in the cluster subdivision and reduces some of the dimensional restrictions of the zoning district. The result is the same net density on the plat as in a conventional subdivision, with the added benefit of open space and a more compact neighborhood.

A conservation subdivision is a cluster subdivision in which the conservation of the natural environment or cultural resources is prioritized. More than half of the plat is set aside for open space.⁸ In New York statutes, conservation subdivision is not specifically mentioned and would be achieved through the State's enabling legislation for cluster subdivision.

Objective: be prepared if and when the Country Club ceases operations or is sold.

NORTH SHORE COUNTRY CLUB (RESIDENCE D)

One of the most significant lots in Sea Cliff for potential residential development is the North Shore Country Club. Following the trend of closure and redevelopment of golf courses across the US, but in Long Island, in particular, the Village could be prepared to plan for the redevelopment of the North Shore Country Club if and when it happens.

The North Shore Country Club is currently zoned as Residence D, which means the owner could divide the land into 20,000sf single-family residential lots. According to a 2009 study, approximately 97-105 single-family homes could be constructed there as of right, which yield did not account for current exclusions from net lot area calculations that may reduce the current potential yield.⁹ The Country Club is the only parcel zoned as Residence D.

Option 3. Consider changing the minimum lot size in the Residence D zoning district (North Shore Country Club) and adding subdivision regulations that mandate a conservation subdivision.

The text below walks the reader through an approach, some alternative scenarios, and reasoning behind them, for increasing the minimum lot size in Residence D and mandating conservation subdivision in the Village Code.

If the Village rezoned the Residence D district to require a larger minimum lot size, they would reduce the allowable number of single-family homes. Adding an additional provision mandating a conservation subdivision would ensure that the same number of single-family homes are constructed while conserving the environmental features of the site, including Scudders Pond, wetlands, and views of the harbor.

8. <https://dos.ny.gov/system/files/documents/2021/12/subdivisionreviewinnys.pdf>

9. *Cashin Build-Out Study (2009). The range is due to 8 existing cottages on the site. If they are conserved, they would be subtracted from the 105 allowable lots leaving 97 new homes that could be developed. This net development determination does not account for current Code provisions, including reductions from net lot area for steep slopes and wetlands. Thus, the actual potential yield now may be significantly less than 97 homes*

A conservation subdivision would also reduce the lot size in the actual development to be more consistent with the character of the Village. For example, if the minimum lot size in Residence D were changed from 20,000sf to 40,000sf, and the Village required a developer to conserve half of the Country Club land as open space, the single-family lots could be reduced to smaller lot sizes, which can be in line with current maximum lot sizes requirements in surrounding zoning districts.

An important factor to consider is that the North Shore Country Club is divided between the jurisdiction of Sea Cliff Village and the Town of Oyster Bay. While the zoning on both sides of the property is currently consistent at 20,000sf- minimum-lot-size single-family residences, the Town of Oyster Bay is considering increasing the minimum lot size to two acres based on a planning study prepared by Nelson, Pope, & Voorhis LLC. The study presented by Nelson Pope recommends an increase in minimum lot size to 2 acres and additional conservation measures to include a cluster subdivision and elimination of steep slopes and wetland areas from lot area consideration. Sea Cliff should consider the option of increasing the minimum lot size to two acres in accordance with the findings in the Nelson Pope study. While this would reduce the number of single-family homes that could be produced on the site, mandating a conservation subdivision is still a preferable option to a conventional subdivision. This form of subdivision will protect the very resources that are identified in this Plan.

To better understand the number and character of single-family homes that could be developed on the North Shore Country Club site within Sea Cliff, Cashin Engineering's Build-Out Analysis from 2009 is used to guide calculations for different scenarios below in Table 5-8

The Sea Cliff portion of the North Shore Country Club is approximately 74 acres. Depending on the total portion of the club property located in steep slope and wetlands areas, as defined in the Village Code, the owner may be able to develop about 48 acres of the land after accounting for wetlands (5.6 acres), a wetland buffer expected to be required by the State (4.9 acres), the required 5% land donation (3.2 acres), and assuming 20% of land will be needed for infrastructure (12.1 acres). There are currently eight cottages on the property, some of which are used as year-round residences. Depending on whether the developer preserves these cottages or not, the number of possible new units is adjusted. Table 5-8 below shows the effect of changing the minimum lot size in zoning district Residence D and the scenario accounting for the eight existing cottages.



Figure 5-5: Conceptual illustration of a conservation subdivision of the North Shore Country Club. In both scenarios, 50% of the area is preserved open space. The top illustration shows roughly half-acre lots, while the bottom illustration shows roughly 1 acre lots. There are currently no plans to redevelop the country club.

Table 5-8: Possible Subdivision of the North Shore Country Club: Number of Lots Produced at Various Minimum Lot Sizes Through a Conservation Subdivision (50% open space preserved) (*)

Possible Minimum Lot Size	20,000 sf	30,000 sf	1-acre	2-acre
Number of Lots after subdivision	105 (**)	70	48	24
Minus 8 existing cottages on the property	97 (***)	62	40	16

Source: Cashin, 2009; BFJ Planning

(*) This table is based on the Cashin 2009 build out analysis and does not account for the net lot area provisions that exclude certain areas including steep slopes and wetlands from lot area calculations. The actual yield would have to be analyzed based on existing conditions on the club property, and will likely be less than estimated in the Cashin build out analysis. Any proposed changes to the Code provisions will not only continue to incorporate the net lot area exclusions, but also should address climate change, sea level rise, stronger storm events and other potential impacts, which have all pushed the needle impacting potential development in coastal and topographically challenged areas, including the Village. These considerations, and appropriate regulations to address their impacts, may further reduce likely yield on the club property.

(**) Actual yield is not possible to determine at this time, given the net area calculation variations noted in the preceding footnote.

(***) Actual yield is not possible to determine at this time, given the net area calculation variations noted in the preceding footnote.

AFFORDABILITY OPPORTUNITIES

As described in the existing conditions section of this chapter, housing in Sea Cliff may not be affordable or accessible to some seniors, people in their 20s, and modest-income families and individuals. Several Sea Cliff residents who attended the first public workshop expressed a desire for a diverse community in the Village. They see a future where children who grow up in the Village can afford a smaller home or an apartment there when they start their careers; where seniors can downsize from their multi-bedroom house to a smaller living space; where the elderly or disabled can find an accessible dwelling unit near their social circle and services; where working individuals and families can live within the community where they are employed; and where newcomers are welcomed and have the opportunity to enjoy the benefits of Sea Cliff and contribute to its diversity. At this moment, the Village is well-positioned to provide a variety of housing choices to retain and attract a diversity of residents.

Sea Cliff Village is small, and there are very few areas for new development. However, properties that may come onto the market in the future can be positioned to achieve a desirable balance. The largest of these properties is the North Shore Country Club. Smaller, yet significant, properties along Glen Cove Corridor are turning over. Changes to the existing Zoning Code can guide the future development of these sites in a way that achieves the appropriate housing mix for the Village.

Some options for the Village to consider are to provide for additional residential housing choices governed by appropriate zoning regulations, take actions to enable existing Sea Cliff smaller home housing stock to remain (consideration by the Zoning Board of Appeals of the loss of smaller housing stock as a potential detrimental neighborhood and Village-wide impact) and incorporate housing initiatives to supplement New York State's Long Island Workforce Housing Act. Each of these is explained in detail below.

Objective: Provide housing choices to retain and attract a diversity of residents.

LONG ISLAND WORKFORCE HOUSING

Incentivizing workforce units is a strategy to provide affordable housing to those who currently work in the community, who market-rate housing costs may now exclude.¹⁰ These could be essential workers, including teachers, firefighters, nurses, and others. Long Island's Workforce Housing Act requires local governments to give developers a density bonus when they include at least 10% affordable workforce units in a new development with more than five housing units (or, subject to an agreement with the local government, to provide for payment of funds in lieu of a bonus). Alternatively, the developer could build the same number of workforce units on another site in the Village or pay into a fund to provide affordable housing. The Village is responsible for ensuring that the units created under the Act remain affordable. While this task may be accomplished "in-house", this activity can be assigned to a non-profit entity with expertise in housing affordability.

Option 4. Assure that the mandatory provisions of Long Island's Workforce Housing Act for new residential developments of greater than five dwelling units are applied in the Village.

The text below outlines a strategy for applying the workforce housing provision in the Village.

"Affordable" in terms of Long Island Workforce Housing allows for affordability for those up to 130% of the Area Median Income (AMI). The 2022 AMI in Nassau County is \$146,400 for a family of four, meaning 130% of the AMI would be \$190,320 for a family of four. While the developer can make the units affordable to lower-income thresholds, it is unlikely that they would have the incentive to do so. Therefore, the Village may prefer a different income threshold (e.g. 100% AMI) to require a developer to ensure affordability for those who need it most.

Sea Cliff could adopt the Workforce Housing regulation at a higher rate than the minimum of 10%, such as 20-25% of workforce units, as other Long Island communities have done. This would apply to all new housing developments with more than five units to bring a positive impact to the affordable housing stock in the

¹⁰ <https://www.osc.state.ny.us/files/local-government/audits/2017-12/lgsa-audit-swr-Long-Island-Workforce-global.pdf>

Village. The Village must establish guidelines for eligibility and enforcement in its code to ensure the units remain affordable or, in the case of a payment in lieu, to govern the use of the affordable housing trust fund following the Act.

As mentioned before, the North Shore Country Club is a residentially-zoned parcel that, if and when it is redeveloped, would be particularly beneficial to increase housing choices in the Village, especially if the Workforce Housing provision is applied. Table 5-9 shows how many workforce units could be provided in each scenario presented in the previous discussion of possible minimum lot sizes for Residence D above (actual yield is not possible to determine at this time, given the net area calculation variations noted in the preceding footnotes.)

Table 5-9: Possible Subdivision of the North Shore Country Club: Number of Lots Produced at Various Minimum Lot Sizes and Number of Possible Workforce Housing Units

Possible Minimum Lot Size	20,000sf	30,000sf	1-acre	2-acre
Number of Lots after subdivision	105	70	48	24
Minus 8 existing cottages	97	62	40	16
Number of Workforce Units (20%)	19	12	8	4
Number of Workforce Units (25%)	26	17	12	6
Total with Bonus Units (20%)	116	74	48	20
Total with Bonus Units (25%)	123	79	52	22

ACCESSORY DWELLING UNITS

The New York Governor has identified an agenda that would require all municipalities in New York to adopt Accessory Dwelling Unit laws into their codes. Because of this looming possibility, it is important for the Village to understand this form of housing.

An accessory dwelling unit (ADU) is a small apartment within the same lot of a larger single- family home. ADUs are also known as accessory apartments or granny flats. In general, they can be created within the frame of an existing residence, as an addition, a garage conversion, or in some communities, as a freestanding cottage. The key difference between an accessory dwelling unit and a two-family home is that the unit is auxiliary to the principal residence or use.

ADUs provide affordable housing options in a community and can help young adults and seniors, in particular, find an affordable place to live within their communities. Accessory dwelling units are often inhabited by grown children or elderly parents of the homeowner. Thus, providing additional social benefits to the occupant. ADUs can also be rented to unrelated individuals or families who cannot afford a single-family unit within the community. Rent payments can supplement the income and housing costs of the homeowner.

ADUs are an attractive way of providing more affordable housing where they are designed so as not to change the character of a residential neighborhood. Zoning regulations can be adopted that provide for assurance that the units are permitted where appropriate to maintain the look of a single-family residence and there is no impact on either the residential character of the area or the health and safety of the area. Special permits regulations can be adopted to address potential impacts in a manner that encourages these units, but assures that they are in harmony with the neighborhood and do not adversely affect the neighborhood.



Source: Regional Planning Association

ADU Example

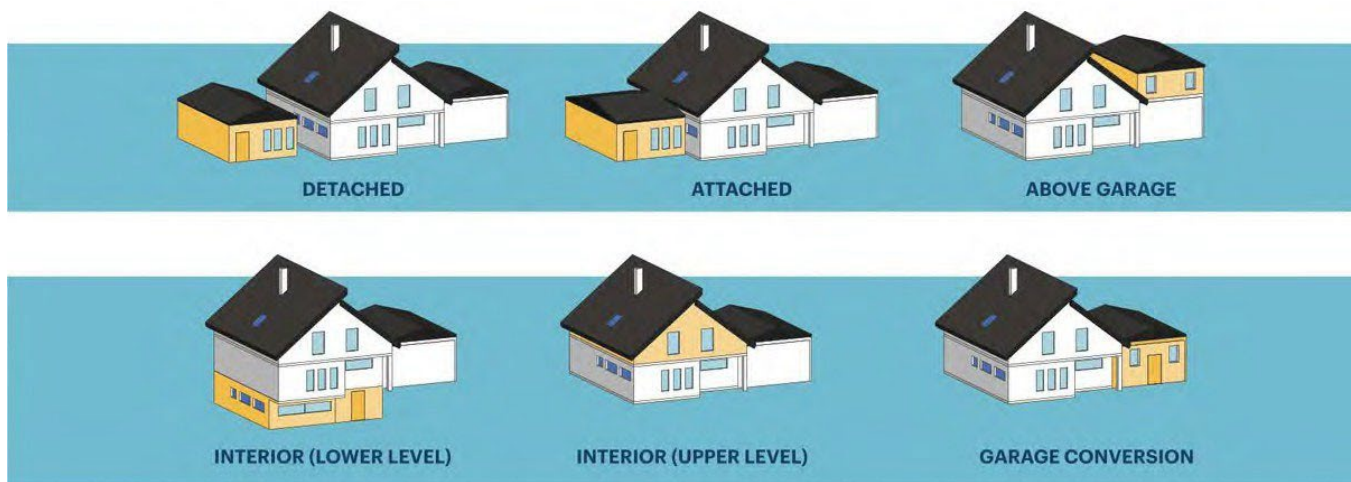
ADUs are not short-term dwelling units, which Sea Cliff's code prohibits without a special permit and additional restrictions. Specifically, offering housing on short-term rental websites, such as Airbnb or VRBO, is not allowed. ADUs should be the primary residence of the occupants.

The Sea Cliff Village Zoning Code does not allow more than one dwelling unit in new buildings constructed in Residence A-D zones, which means that no new two-family or multi-family dwelling units can be constructed. However, the code includes a definition for a Parent-Child Dwelling, defined as "a one-family dwelling altered to include a second dwelling unit for the sole use by the children or parents of the resident fee owner of said one-family dwelling and for which a special permit shall have been duly approved by the Zoning Board of Appeals."¹¹ The Village should review this provision, especially if it has not been utilized in the past. One consideration could be to revise this provision to allow for ADUs by special permit as specified in Option #5 of this chapter.

Option 5. Consider adding language to the Sea Cliff code to allow accessory dwelling units (ADU) on single-family properties by special permit.

The text below describes a strategy to incorporate ADUs into the Zoning Code. Additional provisions for how the Village could regulate ADUs are outlined in the Options for Consideration section at the end of the chapter.

Sea Cliff could adopt an ADU law to allow ADUs by special permit. This would create small, affordable rental units in the Village without changing its appearance. The use of a special permit process coupled with appropriate regulations can be designed so as not to overburden certain areas or streets, and thus continue to retain the neighborhood character. ADUs can be designed as to keep the single-family appearance of Sea Cliff's residential districts and the Zoning Board could be required to review scale drawings to ensure compliance. ADUs could serve the needs of seniors who would like to age in place and of young adults at the start of their careers who need affordable rental options. The Zoning Code can further regulate ADUs to ensure that they are smaller than a third of the primary residential building, only allow them in garages or within the main residential building, require one on-site parking space, and make additional provisions as described in Option #5. In reviewing a special permit application for an ADU, the Zoning Board would need to carefully consider Sea Cliff's small lots, capability of septic systems, parking availability, and on-site stormwater management systems to ensure that adding an ADU will not have negative impacts. As part of the consideration for incorporating ADUs into the Zoning Code, the Village should address and account for the limitations noted in the Introduction to this Chapter and as further reviewed in other chapters.



Source: Regional Planning Association
ADU Example

¹¹ <https://ecode360.com/7998995?highlight=dwelling,parent-child%20dwelling&searchId=32831240215999782#7998995>

Option 6. Recognize the diversity provided by smaller homes and the benefits of retaining these homes.

The granting of variances to permit the maximum floor area variances permitting the enlargement of smaller homes and homes on smaller lots in the Village has eliminated some housing options from the Village's housing stock. Variances granted by the Zoning Board of Appeals for the maximum floor area ratio has had the unintended detrimental impact of reducing diversity in housing stock. This directly impacts the ability of new homeowners to find entry level homes in the Village, retirees from remaining in their current homes or living in smaller homes in the Village and single and dual income owners with no children from living in the Village. The Village should recognize and acknowledge the benefits to the community in retaining diversity in these homes by considering the impact as a factor in all zoning and planning decisions.

HOME OFFICES**Option 7. The accessory use regulations for each of the Residence districts in the Village Code could include a provision that amends the authority for working from home uses.**

Another type of Accessory use that could be permitted in the Residence districts of Sea Cliff is that of home offices. The current code in Sea Cliff does not allow for a home office as-of-right. With the majority of Sea Cliff's residents working in management, business, sciences, and arts occupations, working from home may be a desirable option. Following the COVID-19 Pandemic, work-from-home rates have skyrocketed with many offices allowing employees the flexibility to work from home at least one day per week and in some cases, to work remotely entirely. Sea Cliff could adjust the accessory use components of its Residence districts to allow as of right certain working from home uses, subject to appropriate guidelines, regulations and conditions. In case the accessory home office is utilized as an office by one (or more) employees (not residing within the property or the use may create off-site negative impacts), the Village could consider requiring a special permit for such use and provide for a special permit where there are additional potential neighborhood impacts, such as non-employees being on site in conjunction with the home business.

MIXED USES

In the Business districts, the Zoning Code allows for mixed uses by special permit—residential use can be in the same building if commercial use is the primary use. Specifically, in Business A and B, buildings with the primary use as a retail store, shop, personal service establishment, public or private office, school, studio, or workroom of a craftsman or tradesman may contain up to two dwelling units if they are in the same building as the principal use. One dwelling unit is allowed per 4,000sf of lot size. A special permit is required, and the Zoning Board of Appeals needs to consider whether the principal use is compatible with a dwelling. A new application is necessary for the dwelling unit if the principal use of the building changes.

In the Business A and B districts, properties used for single-family homes are subject to the code for Residence A or Residence B, respectively.

Objective: expand housing choices while improving vibrancy and urban design of Glen Cove Avenue.

Option 8: Encourage mixed-use development and improved design outcomes in Business District B (Glen Cove Avenue) through zoning revisions and further studies.

In the Residence B district, which traces the commercial corridor of Glen Cove Avenue (west side of the corridor), there is an opportunity to ease the restrictions of mixed and multi-unit residential uses, as briefly introduced in Chapter 3. Moderately sized properties that have redevelopment potential along the Glen Cove Avenue Corridor and could provide "missing middle housing"¹² in Sea Cliff. This could provide choice for individuals and families who may not be able to afford to buy a single-family home in Sea Cliff, those who prefer to live in an apartment, or prefer to rent rather than own. Chapter 8 will address the commercial aspects and opportunities of the Glen Cove Avenue Corridor.

12. Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability. Source and more info: <https://www.cnu.org/our-projects/missing-middle-housing>

Residential use in Business B (and Business A) is currently treated and regulated as accessory to the principal commercial use. For example, regulations limit the number of units that can be built in mixed-use buildings, as mentioned above (one unit per every 4,000sf of lot size). This provision could be revised if the Village decides to promote more residential uses in this district.

Glen Cove Avenue is one of the few places in the Village that could accommodate some multi-family development that is scaled appropriately to match the surrounding environment. While opportunities for site redevelopment along the corridor may be limited due to a number of factors including limited parcel size, the Village could provide enhanced opportunities for mixed-use buildings that support a vision for a vibrant, mixed-use corridor with access to Sea Cliff's amenities and nearest to the train station. Additionally, the Northern portion of Glen Cove Avenue in Sea Cliff is connected to the sewer district, a factor that could be leveraged to allow for more flexibility in permitted uses in a way that is sustainable environmentally and financially.

There have been successful examples of mixed-use development along the corridor that have enhanced the pedestrian experience while providing for more housing choices for younger demographics (see example in image on the side). The Village has the opportunity to remove zoning barriers to allow more of these mixed-use buildings while controlling the aesthetic outcome. For example, a revision of front setback requirements may help to establish a better relationship between the building and the pedestrian experience.

If residential use becomes allowed as a principal use in the Business B district, the Village could consider whether to allow residential-only building (multi-family) through special permit or examine locations where the zoning could allow for multi-family buildings that have no commercial aspect.



Mixed-use building on Glen Cove Avenue

OPTIONS FOR CONSIDERATION

- 5.1 Consider making changes to the minimum lot size and dimensional requirements for substandard residential lots in Sea Cliff’s Zoning Code.**
- 5.1.1 Adjust minimum lot sizes of existing zoning districts to better match existing conditions
 - 5.1.2 Create a new zoning district to accommodate smaller lots found throughout the Village
 - 5.1.3 Rezone areas with appropriate zoning districts
 - 5.1.4 Revise the Substandard Lot Law to allow owners of existing residential lots to follow the zoning regulations that match their lot size.
 - 5.1.5 Relax other dimensional zoning regulations such as width and setback requirements
 - 5.1.6 A combination of some or all of the above
- 5.2 The Village could explore adjustments to the maximum lot coverage and the addition of a minimum greenspace provision to balance the needs of residents on small lots and the desire to alleviate stormwater runoff.**
- 5.2.1 Amend the Zoning Code to add a sliding scale for maximum lot coverage that corresponds to lot areas.
 - 5.2.2 Add a greenspace minimum requirement to the Zoning Code.
 - 5.2.3 Provide for regulations to increase mandates on-site stormwater retention.
- 5.3 Change the Zoning Code dimensional requirements to meet the aesthetic character of Sea Cliff better.**
- 5.3.1 *Increase the height maximum in Residence districts.*
Many of Sea Cliff’s most treasured buildings were built in styles such as Victorian or Gothic Revival and often have more than two stories and extend higher than the allowable 28- or 30-foot height limit. This would help property owners who may need a variance to change their existing property if their home is over 30 feet. In addition, it would allow infill development to be more in character with the height of existing buildings in the Village.
- 5.4 Consider changing the minimum lot size in the Residence D zoning district (North Shore Country Club) and adding subdivision regulations that mandate a conservation subdivision.**
- 5.4.1 Adopt New York State’s provisions for mandating Cluster Subdivisions.
 - 5.4.2 Establish guidelines to require that 50% or more of the subdivision be conserved as open space (Conservation Subdivision).
 - 5.4.3 Establish desired limits on the minimum lot size in the Residence D district. (see options as outlined above)
 - 5.4.4 Establish limits on the minimum lot size for cluster developments. (directly dependent on 5.2.3 above)
- 5.5 Adopt guidelines to implement provisions in the Long Island’s Workforce Housing Act for new residential developments of greater than five dwelling units.**
- 5.5.1 Require 20-25% of units to be affordable workforce housing.
 - 5.5.2 Consider lowering the income limit below 130% AMI.
 - 5.5.3 Establish guidelines for the application process and eligible developments.
 - 5.5.4 Establish guidelines to ensure that workforce units remain affordable.
 - 5.5.5 Establish guidelines for the management of a housing trust fund in accordance with the Long Island Workforce Housing Act in case a developer elects to pay a fee in lieu of constructing affordable workforce units.
- 5.6 Subject to consideration of potential impediments identified in other chapters, such as retention of greenspace minimums, parking availability and septic system capacity, language could be added to the Sea Cliff code to allow accessory dwelling units (ADU) in single-family properties by special permit. Optional provisions include:**
- 5.6.1 One ADU per residential property could be permitted in single-family detached dwellings in Residence A-D zoning districts or portions of districts.
 - 5.6.2 The approval should run with the property owner, meaning a change in ownership will require a new

application and approval.

If there are numerous applications, this could raise questions of a burdensome enforcement issue. If ADUs are allowed, this should be a factor to consider.

- 5.6.3 The owner of a lot on which the ADU is located must occupy one of the units as their primary residence. If the owner moves, the ADU approval will expire in a set time period.
As above, if there are numerous applications, this could raise questions of a burdensome enforcement issue. If ADUs are allowed, this should be a factor to consider.
- 5.6.4 Different forms of ADU could be permitted or restricted in the code: a unit within the main structure, existing garage or other accessory building, or in an attached or detached building. Changes to the structure to accommodate the ADU should be reviewed by the Planning Board.
- 5.6.5 An ADU could be required to have a separate entrance not observable from the street or from a single front entrance with split access inside of the building.
- 5.6.6 The habitable floor area of an ADU should be greater than 400 square feet and less than 750 square feet or 30 percent of the total habitable space in the building.
- 5.6.7 A building with an ADU should comply with the dimensional requirements of the zone in which it is located. It should maintain the appearance of a single-family dwelling.
- 5.6.8 ADUs could be restricted on lots smaller than 5,000 square feet or appropriate size determined by the Village.
- 5.6.9 Existing cottages could be permitted for ADU use by special permit provided that they meet the requirements as set by the Village.
- 5.6.10 An additional parking space could be required for the occupant of the ADU.
Additional parking space should be encouraged to use permeable materials (gravel, permeable pavers or permeable asphalt).

5.7 The accessory use regulations for each of the Residence districts in the Village Code could include a provision that amends the authority for working from home uses.

- 5.7.1 Consider allowing accessory home offices as of right for the use of the household. If there is one (or more) employees (not residing within the property or other undesirable impacts result), consider requiring a Special Permit for a home office.

5.8 Encourage mixed-use development and improved design outcomes in Business District B (Glen Cove Avenue) through zoning revisions and further studies.

- 5.8.1 Subject to appropriate zoning regulations and the availability or lack of availability of infrastructure and resources, allow mixed-uses as of right rather than by special permit.
- 5.8.2 Subject to appropriate zoning regulations and the availability or lack of availability of infrastructure and resources, consider allowing residential-only buildings by special permit or in specific locations (this would require a follow up study to identify locations where residential-only building may be appropriate).
- 5.8.3 Consider affordability requirements for apartments over stores, which could be inspired by the Long Island Workforce Housing Act or on a bonus basis, as suggested by Nassau County's Model Inclusionary Zoning Ordinance.
- 5.8.4 Consider a corridor study to explore opportunity sites and/or incentives for desired development through an overlay zoning.
- 5.8.5 Review dimensional requirements for the Business B district to ensure they are appropriate to the existing context and ensure a front setback that provides room for pedestrians, landscaping, and street furniture to create a buffer from traffic.

CHAPTER 6: UTILITIES

GOALS

Maintain and improve existing water and sewer systems; continue efforts to reduce excessive runoff and improve stormwater systems; and, enhance energy efficiency measures.

INTRODUCTION

Since the last Master Plan of 1970, a lot has changed in how public utilities serve Sea Cliff's residents. At that time, many of the environmental concerns that still apply today were just starting to get attention. For instance, groundwater regulations were not as stringent as today. Since then, infrastructure and technologies have improved to ensure better quality and more environmentally sustainable services. As the Village continues to work with utility providers to make improvements, this Plan will help coordinate efforts toward the necessary upgrades that a modern, forward-looking village should plan for. This chapter discusses existing conditions, challenges and opportunities for water supply, sewage disposal systems, solid waste disposal, and electricity and energy.

WATER SUPPLY AND INFRASTRUCTURE

Long Island relies on a sole-source aquifer for its drinking water. Surface water from precipitation and snowmelt continually recharge groundwater aquifers. The Sea Cliff Water District sources most of its water from the Lloyd aquifer, the oldest and deepest of Long Island's aquifers. Sea Cliff draws its water through two wells, the Sea Cliff well at Reservoir Street (tapped in the Lloyd aquifer at a depth of 610 feet) and the Glen Head well (tapped in the Magothy aquifer at a depth of 300 feet). The latter is less utilized and serves the district when there is peak water demand, such as during the warmer season. Both well locations include a tower with a potable water storage tank. The Sea Cliff water tower, rebuilt in 2006, has a tank capacity of 650,000 gallons. The Glen Head water tower, replaced in 2021, has a capacity of 500,000 gallons.¹



Source: *Water System Valuation and Feasibility Study*
Sea Cliff Water Tower

1. *Liberty Utilities, Annual Water Quality Report, Sea Cliff Operations District, 2022.*
https://new-york-water.libertyutilities.com/uploads/Sea%20Cliff_CCR.pdf

The Village's drinking water is considered of good quality. Capital improvements have been continuously made to ensure the quality is maintained. Until recently, both wells serving Sea Cliff have always met water quality standards. However, with the State imposing more stringent water quality standards in recent years, contaminants exceeding the new standard levels have been detected in the Glen Head well. In particular, chemical perfluorooctanesulfonic acid (PFOS) and Perfluorooctanoic Acid (PFOA) were detected at levels above New York State's maximum contaminant level (MCL).² While the MCL is set well below levels known or estimated to cause health effects – and the water continues to be acceptable for all uses – construction of a 2 Million-Gallon-Per-Day Granular Activated Carbon treatment system has recently been installed for the Glen Head Well station for removal of PFOS/PFOA.³

The Village of Sea Cliff is served by the water company Liberty Utilities Co., which purchased New York American Water Co. at the beginning of 2022. However, the Sea Cliff Water District is in the process of evaluating municipalization. Historically, the Village's water supply has been privately owned, with

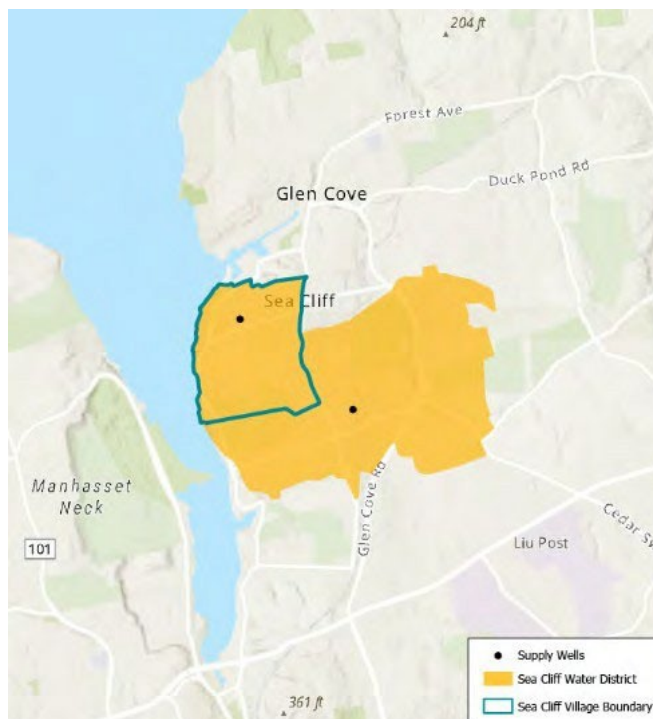


Figure 6-1: Sea Cliff Water District

frequent changes in ownership. This and other factors have created upward adjustments of water rates over time. According to the "Sea Cliff Water System Valuation and Feasibility Study" conducted in 2020, as a result of municipalization, benefits could be in the form of rate reductions as well as non-tangible ones such as "better transparency and accountability, cost savings through synergies and local leadership."⁴

The Water Authority of North Shore was created by NYS legislation, as a public authority, to potentially takeover the municipalization process. A new water district, coterminous with the existing Sea Cliff Water District, will serve Sea Cliff and portions of Glen Head, Glenwood Landing, Glen Cove, Roslyn Harbor, and Old Brookville (Figure 6-1). At the moment of this writing, the Water Authority of North Shore is in the initial phase of the municipalization process, setting the groundwork and working to secure funding from the state and other sources.

In addition to public health and quality of life, a good water system is critical for fire protection. Water pressure should be enough for fire hydrants to properly work. While the fire department notices different water pressure levels depending on the location, Liberty Utilities regularly conducts water pressure tests.

2. Liberty Utilities, *Annual Water Quality Report, Sea Cliff Operations District*, 2022. https://new-york-water.libertyutilities.com/uploads/Sea%20Cliff_CCR.pdf

3. *Ibid.*

4. *Sea Cliff Water System Valuation and Feasibility Study*, 2020.

SEWAGE DISPOSAL SYSTEMS

SEWER SYSTEM

Sanitary wastewater generated in most of the Village is handled in individual subsurface sewage disposal systems (SSDS). SSDSs in Sea Cliff include some older systems that lack septic tanks, with wastewater from the building being piped directly into leaching pools, also known as cesspools. Cesspools provide a lower level of treatment than standard septic systems and tend to fail at a higher rate.⁵

The Nassau County Department of Health regulates the design of new sanitary systems to serve realty subdivisions of five or more lots. However, it does not regulate the design of individual sanitary systems for single-family residences. Therefore, the Village is responsible for most of the permitting for individual sewage disposal systems.

However, a limited portion of the Village has sewer lines connected to the Nassau County wastewater treatment plant in Glen Cove. The map in Figure 6-2 illustrates the extent of the Nassau County Sewer System, which covers the City of Glen Cove and some northern sections of Sea Cliff. The County provides municipal sewage collection, treatment and disposal services.

The Sea Cliff sewer lines transport sewage to the Nassau County Wastewater Treatment Plant, in Glen Cove, on the south side of Glen Cove Creek. The Plant serves approximately 19 square miles with an estimated population of 27,000 as of 2019.⁶ The Plant was built in 1980 and upgraded in 2002 to include processes for nitrogen removal. As of 2019, the Plant was permitted for an average daily flow of 5.5 million gallons per day (MGD). The actual daily flow in 2019 was approximately 3 MGD. The treated effluents are discharged into Glen Cove Creek.⁷ Veolia North America operates the treatment plant.

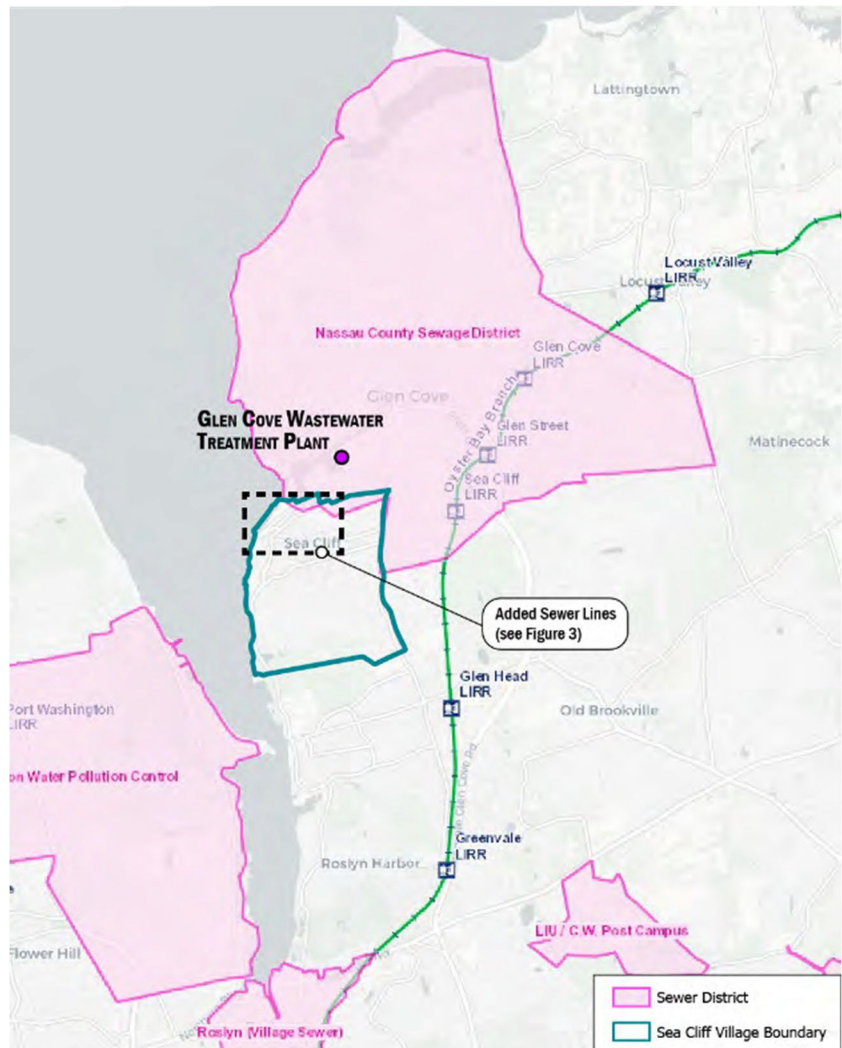


Figure 6-2: Nassau County Sewer District

5. Harbor Management Plan for Hempstead Harbor, 2004.

6. Long Island Commission for Aquifer Protection (LICAP), Groundwater Resources Management Plan, 2019. https://health.ny.gov/environmental/water/drinking/nyc_nassau_county_feasibility_study/LICAP_SCWA-GRMP-2019.pdf

7. Ibid.

The Village of Sea Cliff has been working for years to add sewage lines that allow households and businesses to connect to the county sewer in targeted areas. The Village recently built a sewer line connecting the Business District and the properties closest to the waterfront for environmental benefits. A sewer system has advantages compared to individual septic systems in densely built or commercial areas. However, new sewage lines are not necessary throughout all of the Village particularly where new septic systems have been installed and are working well. Sewer lines can be cost prohibitive in lower density single-family areas.

The latest sanitary sewer project, completed in 2021, added approximately 8,300 linear feet of sewage lines in the northwest section of the Village (Figure 6-3). The new sewage lines include the ones running along Prospect Avenue from Sea Cliff Avenue down to Carpenter Avenue, along Maple Avenue from Roslyn Avenue to Prospect Avenue, Summit Avenue from 10th Avenue to Sea Cliff Avenue, 7th Avenue from Park Way to Prospect Avenue, 8th Avenue from Central Avenue to Prospect Avenue, Fairview Place from the end to Prospect Avenue and along 12th Avenue from Roslyn Avenue to Prospect Avenue. This extension provided sanitary sewer connections to approximately 300 homes.

Advanced Septic Systems

While there is a goal to ultimately sewer the entirety of the Village, the expense is restrictive. There are currently new technology on-site septic systems that property owners should be considering.

One of the major issues with conventional residential septic systems is that they discharge approximately 40 pounds of nitrogen per year. The new advanced septic systems rely on biological processes to treat wastewater and remove nitrogen on-site. These systems use various methods to utilize aerobic bacteria to convert organic nitrogen to nitrite and nitrate. They then use an anaerobic (without oxygen) environment to denitrify, by stripping the oxygen molecule off the nitrate nitrogen, resulting in the release of gaseous nitrogen into the atmosphere. The nitrogen cycle is one of Earth's most important biological processes, second to only photosynthesis. Pollution from cesspools and septic systems has been identified as a major cause of degraded water quality contributing to beach closures, restrictions on shell fishing, toxic algae blooms, and massive fish kills. A conventional onsite septic system was never designed to remove nitrogen. Nassau County is currently offering grants up to \$20,000, for homeowners or small businesses to install these state-of-the-art nitrogen reducing septic systems.

Figure 6-3: Sanitary Sewer Project: Recently Added Sewer Lines



Allies and Resources to Improve Hempstead Harbor Water Quality

Founded in 1995, the Hempstead Harbor Protection Committee (HHPC) is Long Island's first watershed-based inter-municipal coalition. Its mission is "to protect and improve the water quality of Hempstead Harbor". Sea Cliff has been part of HHPC since its establishment, cooperating on a number of capital improvements projects, planning studies, educational outreach, and more. In addition to Sea Cliff, the other current members of HHPC are the County of Nassau, the Towns of Oyster Bay and North Hempstead, the City of Glen Cove and the Villages of Roslyn Harbor, Roslyn, Flower Hill and Sands Point.

Two important plans, commissioned by the HHPC, are particularly relevant for water quality purposes: the "Water Quality Improvement Plan for Hempstead Harbor" of 1998 and the "Harbor Management Plan for Hempstead Harbor" of 2004. The latter, summarized in Chapter 1, incorporates many of the recommendations identified in the 1998 water quality plan. Both documents are of critical value for Sea Cliff and neighboring municipalities when it comes to water management and best practices to address existing water issues.

Another important organization that focuses on improving conditions of Hempstead Harbor is the Coalition to Save Hempstead Harbor. Formed in 1986 in response to the extremely poor conditions of the Harbor at the time, the Coalition is a nonprofit dedicated to "identifying and eliminating environmental threats in and around Hempstead Harbor". Increasing awareness of these environmental issues is a particular focus of the Coalition, which encourages the public to participate in conservation efforts.

On a more local level, the Village has created the Environmental Conservation Commission (ECC) whose members are appointed by the Board of Trustees to improve and preserve environmental qualities of the Village. The ECC could play a role in guiding the implementation of some of the strategies outlined in this chapter, as well as other environmentally-focused strategies mentioned in other chapters. For example, the ECC could lead educational outreach strategies that focus on water conservation efforts.



View of Hempstead Harbor

SOLID WASTE

Garbage in Sea Cliff is collected twice a week by the Village’s Department of Public Works (DPW). Pickup days differ between the northern portion of the Village (north of Glen Avenue) and the southern portion (south of Glen Avenue). The trash gets transported to the Glen Cove Transfer Station on Morris Avenue in Glen Cove. Recycling is collected for all properties once a week, on the same day. The Village has adopted a single-stream recycling system that allows residents to dispose of all recyclables (plastic, cans, glass, paper, and cardboard) in the same container. The separation of different recycling materials occurs at the facility. Large pickups can be scheduled by appointment only. Sea Cliff also offers an e-waste recycling service. Residents can dispose of their old electronics (“e-waste”) at the DPW Yard on selected days/hours.

In 2021 the Village collected 2,475 tons of municipal solid waste (garbage) and 565 tons of recycling materials. Long Island’s 2.9 million residents produce more than 14 million pounds of municipal solid waste each day, while another 29.1 million pounds of construction and demolition waste are produced each day.

Volumes of waste are increasing each year despite best efforts to recycle. Landfills are shutting down in the northeast forcing companies to ship waste further at higher costs while increasing the risk of illegal dumping by unscrupulous individuals. Once the Brookhaven landfill closes, transportation and logistical challenges will arise across Long Island. The challenges will affect all residents, businesses, builders, and municipalities in Nassau and Suffolk counties, including two cities, 13 towns and 96 villages.

The current system of managing waste on Long Island involves hundreds of trucks traveling on local roads collecting waste and recyclables generated by residents, businesses institutions and other establishments. Most municipal solid waste from homes that is not recycled goes to one of four waste-to-energy plants where the garbage is burned, and electrical power is generated. Most commercial waste generated from offices, businesses, stores and shops on Long Island is shipped off Long Island by truck.

The Village of Sea Cliff believes in promoting a Zero Waste approach to waste management and planning, which emphasizes waste prevention as opposed to end of stream waste management. Beyond recycle and reuse, zero waste focuses on responsible production, consumption, reuse and recovery of all products, packaging and materials, without burning them, and without discharges to land, water, or air that threaten the environment or public health. It is clearly an ideal, and not a “hard target”, but one that all of Long Island should aspire to reach, nonetheless.

ELECTRICITY AND ENERGY

Long Island Power Authority (LIPA) owns the electric transmission and electric distribution system in Long Island. Since 2014, they have contracted Public Service Enterprise Group (PSEG) to operate the electric infrastructure. National Grid operates the natural gas system.

There are no operating power plants in Sea Cliff. A nearby power station, along Shore Road in Glenwood Landing, started shutting down its generating units in 1978, with the last units shut down in 2009. The Glenwood Landing facility, owned by National Grid, still operates two gas turbine peaking generators.

In terms of renewable energy, there are no major solar arrays or wind turbines in Sea Cliff. In 2017, the Village was designated as a Clean Energy Community by the NY Energy Research and Development Authority (NYSERDA) for completing four high-impact clean energy actions, among which was the adoption of the NYS Unified Solar Permit. The program helps reduce costs and delays for solar projects within the municipality.

Sea Cliff is in the process of replacing 500+ streetlights throughout the Village with energy-efficient LED lights. In the past few years, some public facilities in the Village have replaced regular lights with LEDs. Conversion to LED lighting will decrease municipal electricity consumption substantially, while reducing the Village’s electricity bills.⁸

8. https://betterbuildingsolutioncenter.energy.gov/sites/default/files/attachments/DOE_NEEP_LED_Street_Lighting_Assessment.pdf

Electricity demand is anticipated to increase globally due to several factors such as the electrification of heating systems and electric vehicles adoption. The Village should adopt increasingly aggressive energy efficiency targets to diminish the need for electricity while embracing cleaner technologies. As further discussed in Chapter 10, New York State adopted the 2019 Climate Leadership and Community Protection Act (“Climate Act”), one of the most ambitious climate laws in the nation. As the State adopts the Scoping Plan to align with the Climate Act, more ambitious requirements in terms of reduced greenhouse gas emissions will impact local governments’ regulations to achieve a transition toward clean energy.

RECOMMENDATIONS

6.1 Protect water resources, maintain water service quality, and promote water conservation.

Long Island’s sole-source aquifers are a vital resource to ensure prosperity for the region. The aquifers are threatened by contamination from septic systems, saltwater intrusion, fertilizers, Synthetic Organic Compounds, and more. While the watershed that contributes to aquifer recharging extends beyond Sea Cliff’s borders, the Village is positioned to be an environmental leader and adopt a series of strategies that have short- and long-term benefits on water management, as outlined below.

6.1.1 Consider Low-Impact Development (LID) strategies to be incorporated into the zoning.

LID strategies can help reduce stormwater runoff, prevent groundwater contamination and facilitate aquifer recharging. Examples of LID strategies include but are not limited to: reducing impermeable surface area; using porous pavers; planting native vegetation for landscaping; and creating rain gardens or green roofs. This strategy is directly related to stormwater management, discussed in Chapter 12.

6.1.2 Promote water conservation measures and consider integrating them into the zoning.

Water conservation measures include using efficient building fixtures, controls on the use of potable water for irrigation, and harvesting rainwater for irrigation. Best practices for water conservation measures are identified by the U.S. Green Building Council’s (USGBC) LEED rating system and the Environmental Protection Agency’s (EPA) WaterSense program. This strategy could be two-fold: an educational component could promote residential water conservation, while a policy component could guide and ensure compliance.

6.1.3 Encourage aging sewage disposal systems replacement through education, funding and possibly legislation.

The Village should promote replacement of cesspools and underperforming septic systems with state-of-the-art nitrogen-reducing septic systems that prevent or minimize groundwater contamination. Nassau County has been proactive in pursuing state funding for these initiatives, which are available for property owners that apply. The Village should continue to advertise these opportunities and consider targeted outreach to properties that utilize older cesspool systems that result in leakage issues.

6.1.4 Consider expanding the sewer system on Glen Cove Avenue to the Village’s southern border.

As a longer-term strategy, the Village should consider a feasibility study for the extension of the sewer system along Glen Cove Avenue in coordination with the County, the Town, and neighboring municipalities. This commercial corridor is home to the middle and high schools, as well as several businesses. Connecting the properties to the sewer would yield environmental benefits, long-term savings, and economic development opportunities. The implementation may face fiscal constraints and expensive supplemental infrastructure such as pumping stations. The Village, in coordination with other impacted jurisdictions, should seek federal and state funding to study and carry out such a major capital project.

6.1.5 Continue to seek funding for property owners to connect their properties to the existing sewer.

After the completion of the latest sanitary sewer project, and as the Village plans for possible future expansions of the County sewer system, the County requires properties to connect to the sewer within two years from when it becomes operational. Connecting to the sewer system is a significant financial undertaking for some property owners. As the Village has done in the past, they should research potentially available federal and state funding to provide property owners financial relief when connecting their building to the sewer line.

6.1.6 Encourage a regional study as it relates to protecting the aquifer.

The impacts of development on the aquifer should be included in this study. Efforts to advocate for recycling water for specific usages such as irrigation of parks and golf courses around the region should be considered.

6.2 Promote energy efficiency measures for commercial and residential buildings.

6.2.1 Consider launching a public education campaign to highlight opportunities and benefits of energy efficiency and clean energy measures.

The Village could collaborate with the Environmental Conservation Committee to share practical tips to save energy in daily life but also provide information about the benefits of building energy performance upgrades within the limits of zoning requirements. The campaign could include information about incentives and rebates that property owners could access to pay for improvements.

6.2.2 Create green building standards for inclusion in the zoning and/or building codes.

Some municipalities have adopted green building standards in their code or have established a green building permitting process to promote energy efficiency. Some standards may apply to larger buildings while being voluntary for smaller ones. The NYS Energy Conservation Construction Code is often the standard code that is used by those municipalities, while other communities have opted for the more stringent NYStretch Energy Code. Adopting the NYStretch Code is one of the 13 high-impact actions of the Clean Energy Community program (Sea Cliff is a designated Clean Energy Community).

6.2.3 Continue the efforts to reduce energy demand in the public sector, including seeking NYSERDA and NYSDEC funding opportunities.

The Village should continue to proactively pursue “low-hanging fruit” opportunities to decrease the energy demand for municipal buildings and operations. Among the most effective energy conservation projects are municipal building efficiency retrofits. Improving the efficiency of windows and structures, and replacing regular lights with LED lights could go a long way in terms of energy savings. The Village should maintain its status as a Clean Energy Community and a Climate Smart Community to qualify for state funding opportunities related to energy conservation.

6.2.4 Consider installing photovoltaic (PV) solar panels on non-landmarked municipal buildings.

The village could offset some of its electricity demand by installing rooftop PV solar panels on municipal buildings. A feasibility study should be conducted to identify buildings that are a better fit for rooftop solar, as well as to identify potential sites for solar canopies in parking areas and/or ground-mount solar installation. The fire department, municipal parking lots, and 325 Prospect Avenue are some of the sites that could be considered (providing circumstances allow for solar installations on designated landmarks). The Village could also explore participating in a Community Solar program, allowing residents to buy clean energy and reduce their energy burden. The Village should closely monitor NYSERDA’s and LIPA’s guidelines and opportunities to diversify and green its energy footprint.

6.2.5 Identify locations for electric vehicle (EV) charging station installation.

Electric vehicle ownership is expected to increase significantly in the next 5 to 15 years.⁹ The Village should be prepared to provide public charging stations in municipal parking lots and near public facilities such as Village Hall. Federal and state funding could be sought for purchasing and installing EV chargers.

9. <https://www.statista.com/outlook/mmo/electric-vehicles/united-states>

CHAPTER 7: COMMUNITY FACILITIES, SERVICES AND INTERGOVERNMENTAL COOPERATION

GOALS

Support and facilitate one or more desired public uses of the property and buildings at 325 Prospect. Continue to maintain and upgrade existing municipal buildings and parks. Encourage collaborations and partnerships with volunteer groups and Boards to provide additional community services for all ages. Explore opportunities for improved coordination among Boards and Commissions.

INTRODUCTION

This chapter examines civic facilities, institutions and services that keep Sea Cliff functioning and a desirable place to live. Community facilities and services include emergency services such as fire, EMS, and police, park and recreational facilities, and senior and youth services. This section will also touch upon the school district and its educational facilities, one of which is located within the Village. Intergovernmental cooperation, such as shared services and coordination among existing local committees and boards, will also be discussed within this chapter.

MUNICIPAL BUILDINGS

The Village owns some key buildings that host Village’s administrative services and departments, as well as other facilities serving the community. One recent addition to the municipal building stock is the property at 325 Prospect Avenue, formerly known as “the Water Company.” As described below, 325 Prospect represents a once-in-a-lifetime opportunity for the Village to increase its community services. A brief summary of the existing conditions and services offered by each municipal building is provided below.

VILLAGE HALL, LIBRARY AND MUSEUM COMPLEX

The iconic building that houses Village Hall, the Main Library and Sea Cliff Village Museum at 300 Sea Cliff Avenue was built in 1913 as the Sea Cliff Methodist Church. It is a prominent complex containing two attached buildings, the former church and a parsonage structure. The latter currently houses the Museum. The building is listed on the National Register of Historic Places.

The Village Hall portion of the building, which has interior access to the Library portion, includes the following main spaces:

- Village Court (basement level)
- Administrative Offices (first floor)
- Meeting Room (second floor)

The Main Library occupies the western portion of the former church building. In front of the main entrance, which features a stairway, a public space extends between Sea Cliff Avenue, Central Avenue and Summit Avenue (John Burns Green). The Village Hall entrance on Summit Avenue is wheelchair accessible.

This building has undergone significant exterior and interior renovations since it was purchased by the Village in 1968, including roof work in 2009 and more recent interior and exterior work in 2016 that involved both Village Hall and the Main Library. Work included installing energy-efficient light fixtures. Given the age of the building, it requires a great deal of maintenance on an ongoing basis. Funding for municipal building maintenance is budgeted by the Village every year.

Village Hall and the Library share heating and cooling equipment. The Village is currently exploring the feasibility of replacing the antiquated HVAC system with a more modern, energy-efficient one. An audit plan will be developed to assess the most appropriate system.

MUSEUM

The Sea Cliff Museum was established in 1979. It is housed in a former priest's residence attached to the Village Hall complex (formerly a Methodist Church). The complex is considered a single building; however, the Museum does not share interior access with Village Hall. The exterior of the Museum still looks like a residence. The entrance is on 10th Avenue, while a decorative garden (Centennial Garden) occupies the side of the building facing Sea Cliff Avenue.

Similar to the rest of the Village complex, the Museum has undergone significant interior renovations, including the installation of LED lights that are appropriate for historic buildings. One opportunity that the Village and Museum Board are exploring is to relocate the main entrance of the Museum to the Sea Cliff Avenue side. This change could add visibility to the Museum, taking advantage of Sea Cliff Avenue's foot traffic to attract visitors. Relocating the entrance would require replacing the existing French windows with historically correct entrance doors. Potential grants such as Community Revitalization Program funding would be sought to financially support this project.

The Museum has one part-time employee and a few volunteers that help out with educational programs and during open hours. The number of visitors in 2022 was 2,100, which includes North Shore School District students that visited for educational purposes. The Museum is currently considering participating in a program organized by the American Association for State and Local History to learn about best practices for museums that could be implemented in Sea Cliff. Other opportunities for future improvements include updating the museum online photo collection.

CHILDREN'S LIBRARY

The Sea Cliff library is a one-system library with two locations. The Stenson Memorial Library, located at 281 Sea Cliff Avenue, hosts the children's library branch of the public library. This beautiful historic building was built in 1915 and donated by a resident to Sea Cliff Village. Before becoming the children's library, it was used for public gatherings and activities. The building underwent significant renovation work in the 1960s and was renovated in 2015. The children's library provides a wide range of programming, with many well-attended activities.

LIBRARY SERVICES

In 2021, Sea Cliff library recorded 26,000 visits (adults and children's libraries combined). There are 1,700 library cards in circulation, and 700 people regularly use library services either in person or online. The library's book collection is made of roughly 50% virtual books. Online services and movies have been in higher demand since the pandemic, and the library is adjusting to meet such demand. The Library Board creates a strategic plan every five years.

325 PROSPECT

The property at 325 Prospect Avenue, also known as the "Water Company" property, was acquired in 2021 by the Village from New York American Water. The acquisition was made under very favorable terms for the Village as it was part of a legal settlement related to alleged unfair billing practices. The lot is approximately 2.5 acres, containing two buildings that served as water pumping facilities until the existing water tower was built. The oldest building was built in 1891 and functioned as a pump house until the second pump house was built in 1940. More recently, the property was used for administrative offices and truck parking for the water utility company.

The acquisition of this large property of historic value represents a tremendous opportunity for the Village. Since taking possession of the property, the Village has been actively working to understand the full potential

of this property, its issues and opportunities. The Mayor and Village Trustees wanted to repurpose the building for a new use that was supported and needed by the community. A public survey was developed to ask the residents their preferred use; the overwhelming response was to transform the space into a performing arts center and community space.

Additionally, the 325 Committee was created to work with the community to come up with their preferred uses, create a sustainable financial plan for the Village, and organize fund-raising events.

FIRE DEPARTMENT

The only firehouse in Sea Cliff is located at 67 Roslyn Avenue, just one block south of Sea Cliff Avenue. The building, a historic structure, was erected in 1932 and has been in continuous firefighting use for almost 100 years. Because it is a historic building several elements are tailored to the current needs of the fire department. For instance, the arched doors can accommodate the trucks, but careful measurements have to be done before making any large item or vehicle purchases. The Department building is listed on the National Register of Historic Places and is also landmarked at the State and local levels.

Sea Cliff has an entirely volunteered fire department with 75 members. The main equipment includes three engines, one ladder, one ambulance, and three chief cars. Currently, the building can fit all five trucks and the gear. The fire department has its own backup generator; however, they are in the process of applying for a grant to upgrade their generator.

DEPARTMENT OF PUBLIC WORKS

The Sea Cliff Department of Public Works has its headquarters at 66 Altamont Avenue in the northeastern section of the Village. The lot includes one large building with separate sections that house the administrative offices, a working garage and a storage area. Within the premises, there is also an open storage area for trucks and heavy equipment and the DPW yard drop-off for residents' disposal of large items, yard waste, e-waste, and other items that cannot go into household trash. The DPW lot also has an oil and gasoline dispensary and a backup generator. The DPW garage lighting has been fully converted to LED and a dual port EV charger has been installed. There are currently no short- or medium-term needs for capital projects (e.g., building renovations) or new hires.

PARKS AND RECREATION

For a small Village, Sea Cliff has many parks and public lands. The parks are of different sizes and layouts, with some being very small and sleepy and others used for active recreation. The most popular parks are Memorial, Roslyn, Central, Clifton, Prospect and Sea Cliff Beach. These are also the largest parks in the Village. Figure 7-1 shows the main parks and gardens existing in Sea Cliff, which are also listed below in alphabetical order:

- Centennial Park
- Central Park
- Clifton Park
- Elm Park
- Geohegan (or Plaza) Park
- Pirie Park
- Prospect Park
- Roslyn Park
- Sea Cliff Beach
- Veteran's Memorial Park



Veteran's Memorial Park is one of the most popular parks in Sea Cliff due to its views of the Harbor.



Figure 7-1: Sea Cliff's Main Parks and Open Space

Source: Nassau County Tax Parcels GIS, NearMap, BfJ Planning.

The Department of Public Works (DPW) maintains all Village parks and beaches. The budget is allocated annually for regular maintenance items such as tree planting, seeding and equipment upgrades. In addition to DPW, the Village Beautification Committee is a group of volunteers that provides beautification services to the Village parks and public spaces, particularly for parks maintenance (e.g., plants pruning, planting, etc.). The Beautification Committee also provides guidance for the Village/DPW on their maintenance schedule and a vision for the Village horticultural needs. Other Committee activities include purchasing flower baskets to adorn Sea Cliff Avenue’s business district, increasing awareness on the importance of green spaces, and raising funds for various projects related to parks and plantings. Village outdoor spaces also receive support from the Good of the Village Association, Sea Cliff’s oldest organization. Recent enhancements include improvements to public pathways and the Cliff Way pergola.

In 2002, the Beautification Committee developed a Master Plan for the Parks and Public Spaces of Sea Cliff, where they identified 26 parks and public lands (including outdoor recreational spaces and public pathways) to provide an inventory of existing assets and park elements and provide a vision and guidance in terms of horticultural needs of those spaces.

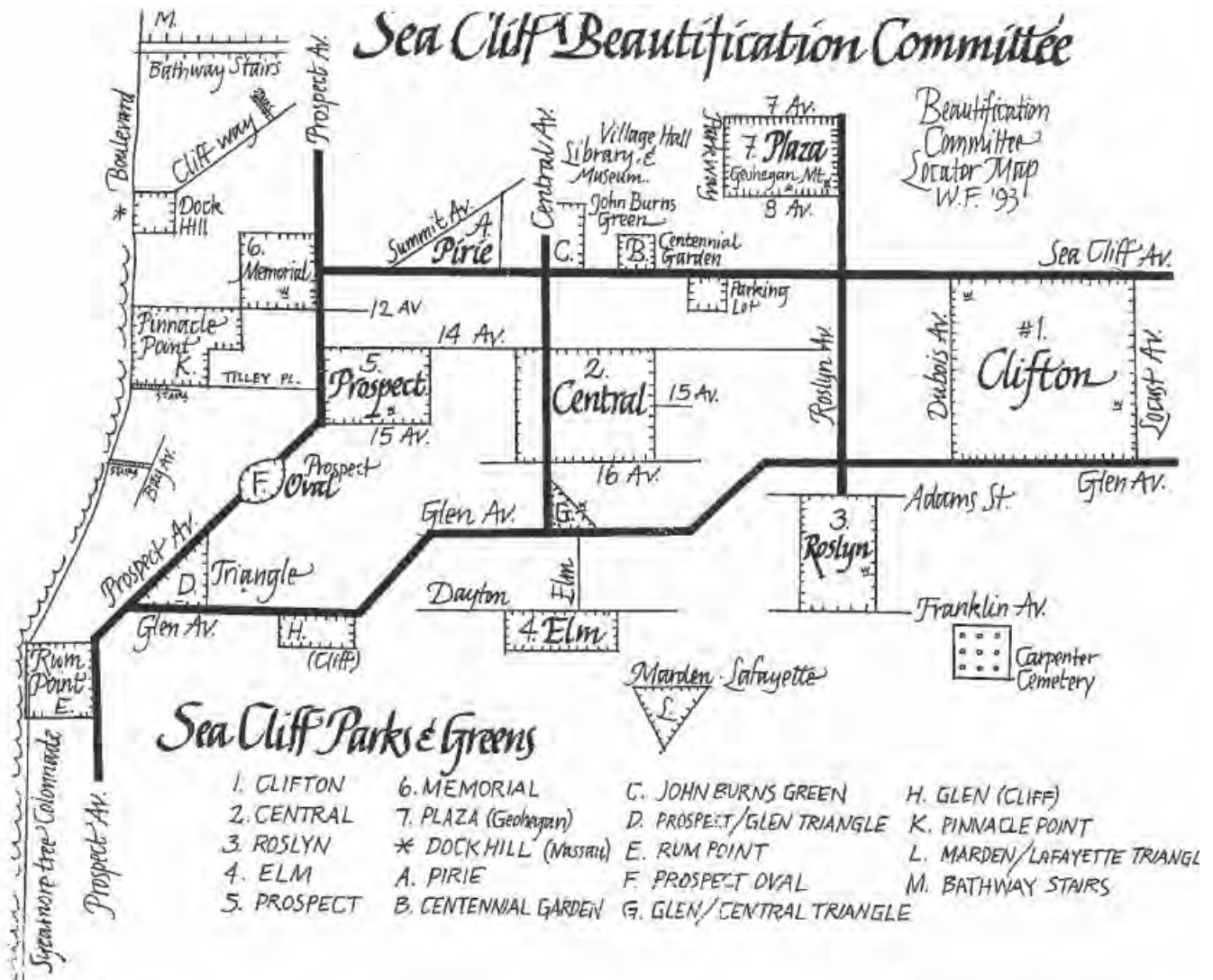


Image above is extracted from the Beautification Committee’s 2002 Master Plan for the Parks and Public Spaces.

In the last few years, especially since summer 2020, Sea Cliff Beach has seen a sharp increase in utilization. The pandemic seems to have sparked a growing interest in outdoor activities, which was reflected in more people using the beach in-season and off-season as well. For the in-season period, the beach is for members only. Beach membership is handled at the beach manager desk on site, while parking permits for the beach lot can be requested at Village Hall. The fee structure is organized with residents and non-residents fees, as typical for these facilities. Non-resident fees (higher than resident's) have recently been raised after being consistently lower for many years.



Sea Cliff Beach

The existing park space is sufficient to satisfy the current needs of its residents. There is a higher concentration of parks in the northern section of the Village, which is also the more populated area. While there is no immediate and current need to add new parks, this does not mean that the Village should not regularly invest in parks and recreation activities. The Village has actively maintained and upgraded existing parks as needed. State grants are often sought to help sustain those upgrades. As of early 2023, Clifton and Roslyn Park are scheduled to undergo renovation in the upcoming months.

The Village has no budget item that reflects long-term capital needs for parks and recreational facilities. The Comprehensive Plan serves as an opportunity to envision how some parks could be repurposed in the future to add more activities or equipment. Although not all parks are suitable for changes, there are a few parks that the Village could consider for improvements (see Recommendations).

During the summer months, some of the Village parks are utilized for concerts and other events. The Sea Cliff Civic Association is instrumental in organizing those events that typically take place at Clifton Park, Geohegan Park and Central Park. Organizing events and programming for all ages are some of the opportunities to maximize the use of parks for community benefit. Coordination among local organizations, Village committees, the business community and the school district can deliver a more robust calendar of events to cater to residents of the Village and of nearby communities.

TAPPEN BEACH (TOWN)

Located in the southernmost portion of the Sea Cliff coastline, Harry Tappen Beach is a critical asset for town residents, including Sea Cliff families. Owned and operated by the Town of Oyster Bay, Tappen Beach is open to members only, with seasonal passes distributed by the Town. However, only town residents can request a pass to access the parking lot.

Existing amenities include a large beach area with seasonal lifeguards, an outdoor swimming pool and a picnic area with a playground. Directly south of the beach, the Town operates a boat launching area with a pier and the largest marina in the Town of Oyster Bay.

SCHOOLS

Sea Cliff students are served by the North Shore Central School District (NSCSD). This school district serves a larger geographical area, including the hamlets of Glen Head and Glenwood Landing, most of Old Brookville and the north portion of Roslyn Harbor. NSCSD had 2,509 total K-12 students as of June 2021.¹ The NSCSD Main Office is also located in the Village and is adjacent to Sea Cliff Elementary School on Carpenter Avenue.

The schools in the NSCSD are the following: Sea Cliff Elementary School, Glen Head Elementary School, Glenwood Landing Elementary, North Shore Middle School, and North Shore Senior High School (see Figure 7-2). These public schools are under the jurisdiction of the school district and its board of officials. The school properties are under school district ownership. The only school within the Village boundary is the Sea Cliff Elementary School, built in 1912 and located at 280 Carpenter Avenue. The school district's main offices are located in a building adjacent to Sea Cliff Elementary. The total number of Sea Cliff elementary students as of June 2021 was 327.² This number is lower than the projected enrollment in the year 2023 (362), which according to a 2018 NSCSD Capacity Report, was anticipated to be the peak enrollment of years 2018-2028.³ The 2018 Report expected elementary school enrollment to fluctuate but overall remain stable through 2028, when the projected number of students is 345.



Source: NSCSD, Google Maps, BFJ Planning.

Figure 7-2: Public schools located in the North Shore Central School District.

1. New York State Educational Department <https://data.nysed.gov/>

2. *Ibid.*

3. <https://northshoreschools.org/boe/presentations/demographic-capacity-study-19.pdf>

An overview of school district enrollment trends over the past ten years is included below and can be referenced to assess changing needs and services for youth. The New York State Educational Department data, illustrated in Table 7-1, depicts a declining enrollment over the last ten years. Every academic year since 2011-12 has had fewer students than the previous year. Between the academic years 2010-11 and 2020-21, K-12 public school children in the district declined by approximately 12%.

Table 7-1: NSCSD K-12 Enrollment 2010-11 to 2020-21

ACADEMIC YEAR	K-12 ENROLLMENT	CHANGE
2010-11	2,852	
2011-12	2,828	-0.80%
2012-13	2,757	-2.50%
2013-14	2,718	-1.40%
2014-15	2,692	-1.00%
2015-16	2,687	-0.20%
2016-17	2,643	-1.60%
2017-18	2,628	-0.60%
2018-19	2,580	-1.80%
2019-20	2,567	-0.50%
2020-21	2,509	-2.30%

Source: NYSED data.nysed.gov

VOLUNTEER GROUPS AND OTHER COMMUNITY SERVICES

Sea Cliff enjoys a number of active community groups that help the Village on a wide range of matters. Groups are dedicated to the environment, historical assets, art and culture, sports activities, and more. The Village maintains a list of volunteer groups on its website. Some of these organizations related to historic preservation and arts and culture are discussed in Chapter 9.

SENIOR SERVICES

Sea Cliff senior citizens can use dedicated facilities and services provided by the County. These include the Senior Center in Glen Cove, which offers daily meals, educational and wellness programs, with included door-to-door assisted mobility in the form of “senior buses”. The senior services offered by the County are supplemented by the work of Village’s volunteer groups and organizations that organize a number of activities for Sea Cliff seniors. These organizations include the Mutual Concerns and the Senior Action Committee. Additionally, the Village allocates funding from the Community Development Block Grant (CDBG) program to senior services such as home renovation/rehabilitation projects to help seniors maintain their homes.

Historically senior services in Sea Cliff have experienced great participation. However, in recent years, fewer senior citizens regularly participate in organized activities, which could be caused by many factors including a shift in interest for such activities especially for seniors under 70.

YOUTH SERVICES

The Youth Activities Board (“Youth Board”) is an advisory board created in the 1950s to oversee youth activities and the operation of the Sea Cliff Youth Center. While the Youth Center is no longer in place, the Youth Board recently resumed a more active role in the Village after decades of being dormant. There are seven adult and four youth members on the Board. Recent events that targeted youth were very successful, reflecting a need for these services in the Sea Cliff community.

The primary mission of the Youth Activities Board is “to support and empower Sea Cliff youths by providing a safe space and opportunities to engage them in the life of their community while encouraging healthy decision-making.”⁴ At this time, the Board is trying to build momentum through the organization of a few events per year catering to the Sea Cliff youth community, especially middle-schoolers. Future goals include getting a regular space for meet-ups, and some storage space for tools and games. More collaboration and event coordination with volunteer groups and businesses, particularly with the Sea Cliff creative community, is one of the opportunities that the Board wants to explore in the future.

INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation may be defined as an arrangement between or among two or more local governments for achieving common goals, providing a service or solving a mutual problem.⁵ For a small village like Sea Cliff, cooperation with the County, the Town and neighboring communities is important to keep costs down while ensuring a full range of services for its residents.

SHARED SERVICES

Nassau County’s Shared Services and Taxpayer Savings Plan, first started in 2017, identified multiple opportunities for local governments to share services and save taxpayer dollars. Sea Cliff has a few shared services and agreements with the Town of Oyster Bay and Nassau County to provide residents with services that would not be financially sustainable under the Village’s jurisdiction. Sea Cliff continues to consider shared service options whenever there are opportunities to keep costs down and save taxpayers’ money without compromising the Village’s self-sufficiency.

Sea Cliff’s cooperation with nearby municipalities is mainly related to the exchange of equipment and similar small arrangements for services that the Village may seldom need.

POLICE SERVICES

Police services in the Village are provided by the Nassau County Police Department, Sixth Precinct, located in Manhasset. Before the County Police Department was created, Sea Cliff had its own police department. There are three cars dedicated to the area of Sea Cliff, Glean Head and Glenwood Landing. There is no police car fully dedicated to the Village 24/7, but service is on an on-call basis.

INTRA-GOVERNMENTAL COOPERATION

Coordination among Boards, Commissions and Committees

The Village has a fairly high number of boards, commissions and committees. While some boards are required by state law, such as the Zoning Boards of Appeals (ZBA), others are voluntary and serve the Village in an advisory role.

Having a high number of boards and commissions often creates issues of coordination and affects permitting processes. In some cases, these issues can be solved by creating a specific order in which projects get reviewed. In other cases, consolidation of boards and commissions can make review processes more straightforward and productive.

⁴. <https://www.seacliff-ny.gov/youth-activities-board>

⁵. <https://dos.ny.gov/system/files/documents/2023/01/intergovernmental-cooperation-with-sample.pdf>

RECOMMENDATIONS

7.1 Fully support efforts dedicated to rehabilitating and activating 325 Prospect while continuing to fix and upgrade historic municipal buildings as needed.

7.1.1 Continue working with the 325 Committee to explore ways to make 325 Prospect financially sustainable in the long term.

The 325 Committee is forming a nonprofit 501(c)(3) that will develop strategies to make 325 Prospect financially sustainable. The Village should closely collaborate with the future nonprofit to ensure the community vision will be fulfilled in a financially sustainable way. Given the challenges of this big undertaking for a small village, a public-private partnership is one of the arrangements that the 325 Committee is considering. Additionally, this effort should include identifying grant sources at federal and state levels.

7.1.2 Consider creating a phased work plan to maximize the use of 325 Prospect at different points in time.

The acquisition of such a key property in the Village is a once-in-a-lifetime opportunity. Investment and potentially grants will not come all at once. The Village has already started with initial fixes in one of the two buildings. A phased work plan spread out over time would help understand opportunities and constraints of a property that will remain a "work in progress" for a few years. Architectural and engineering services may be needed for this task.

7.1.3 Consider involving Boards, Committees, local organizations and the Sea Cliff creative community in the visioning process and future activities at 325 Prospect.

Some Boards and local organizations lack a permanent space to host events and regular meetings. 325 Prospect can provide the opportunity for new multi-purpose space that can be used by various entities, at different times, to maximize its utilization.

7.1.4 Continue fixing and upgrading historic municipal buildings

Historic structures require continuous investment that the Village should account for in every yearly budget. Upgrades to consider in the short- or medium-term include elements that improve Village's preparedness to extreme weather events and outages, such as a backup power supply (emergency generator) at Village Hall and the Children's Library.

7.2 Prioritize fixing the existing park and recreation facilities and upgrade and re-envision their amenities and facilities where possible.

7.2.1 Continue upkeep and repair of Village parks, recreation facilities (and their equipment) and public pathways as needed.

The Village should continue to prioritize upkeep of existing parks and recreation facilities to ensure good standards are maintained. The Village also is working to identify publicly owned pathways and these should be preserved and/or re-opened when possible. Coordination with the Beautification Committee, Landmarks Association, Good of the Village Association and Environmental Commission Committee can help to strategize what elements should be prioritized.

7.2.2 Explore long-term plans for parks with the potential for added facilities or repurposing.

While some Sea Cliff parks have already established successful recreational facilities, and others are too small to create new opportunities, parks such as Prospect Park and Roslyn Park may have the potential for added facilities or repurposing with uses that are in demand among the community. The Village could explore options for repurposing Prospect and/or Roslyn Parks (or portions of them) in coordination with pertinent Boards, Commissions and local organizations (e.g., Youth Activities Board) that may test ideas through pilot projects.

7.2.3 Review and modify as necessary existing regulations regarding the impacts of new residential development on the sufficiency of existing parks and recreational opportunities.

While existing park space is sufficient to satisfy the current needs of Village residents, should new residential units be developed within the Village, those additional units could impact the sufficiency of

parkland and recreational areas. Thus, the Code should be reviewed and adjusted as necessary to require that as a condition of the approval of any new housing units, there should be a set aside of land for park or recreational purposes or the payment of a fee in lieu thereof to be used for park and recreational purposes.

7.2.4 Consider including future capital improvements in the Village budget.

Planning for the future of parks should be done on a regular basis. The Village could plan for what parks should be prioritized in terms of upgrades and anticipate the need for equipment replacement when it approaches its service life, but also review the park inventory to understand what is missing. For example, the viability of restroom facilities that could be installed at parks that are utilized the most could be explored. Parks that regularly host summer events could be prioritized for at least temporary restroom facilities, if not permanent.

7.3 Support and encourage partnerships between the Village and local organizations, as well as among volunteer groups, to provide more programming for Sea Cliff residents of all ages.

7.3.1 Continue supporting and collaborating with volunteer groups.

Sea Cliff is a close-knit community that had historically great participation in volunteering activities. Opportunities for partnerships and events coordination should be sought with both long-time and newer volunteer groups and organizations.

7.3.2 Support increased youth activities through the Youth Activities Board.

The Youth Activities Board is gaining new momentum after a period of slowdown and it could be ideal timing to ramp up programming for the youth with the support of the Village and/or grant funding.

7.3.3 Survey Village's senior citizens to understand changing trends and preferences of the elderly community.

The survey could provide insight on options that could be explored in order to align senior services with the changing needs of that population group. This could serve to get a better sense of where funding should be allocated, as well as explore opportunities for improved services and/or consolidation.

7.4 Improve coordination and municipal efficiency of government Boards and Commissions.

7.4.1 Review the roles and processes of Boards and Commissions to streamline application processes and understand opportunities for improvements and consolidation.

The roles of Boards and Commissions should be reviewed regularly to aim for streamlined coordination and improved communication and cooperation especially when permits are reviewed by more than one Board/Commission. There is opportunity to clarify the role of different boards when it comes to advisory roles, as well as better coordinate the timing of permit reviews.

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CHAPTER 8: ECONOMIC DEVELOPMENT & BUSINESS DISTRICTS

GOAL

Strengthen the business districts while preserving the unique character of Sea Cliff Village. Support local businesses, increase their customer base and public exposure, and strengthen the identity of Sea Cliff's commercial corridors. Invigorate Glen Cove Avenue through a mix of uses and zoning adjustments that improve the pedestrian experience.

INTRODUCTION

The village character of Sea Cliff makes it an idyllic place to live; however, the Village is a secluded hideaway tucked among its larger neighbors. This chapter discusses the current state of the local labor force, employment, retail market, and real estate trends for the Village as a whole as well as the Sea Cliff Avenue and Glen Cove Avenue business districts. This section provides an overview of the key factors that influence economic development in the Village of Sea Cliff. The existing conditions section focuses on the most recently available data from each data source. Sections on zoning and public realm review the existing business district zoning and physical built conditions.

LABOR FORCE

Sea Cliff had 2,330 employed residents in 2019, according to the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program. Over the period from 2009 to 2019, resident workers increased in number by 33 employed residents or 1.4 percent.

The resident workforce is heavily concentrated in a few key sectors including Educational Services and Health Care & Social Assistance (both 16.6% of total); Retail Trade (9.6%); Professional, Scientific, & Technical Services (8.1%); and Finance & Insurance (6.9%).

Like Nassau County and the Town of Oyster Bay, the Village of Sea Cliff's unemployment rate has generally trended with sensitivity to cyclical changes in the economy in recent years with very low rates during tight labor market periods and rising to high levels during periods of economic contraction. According to the US Bureau of the Census' American Community Survey (ACS) as of 2021, Sea Cliff's unemployment rate was estimated at 13.0 percent compared with 4.3 percent and 4.5 percent in Oyster Bay and Nassau County, respectively. Due to Sea Cliff's small size, labor force data is not available on a year-to-year basis. It is notable that the Village's labor force decreased in size from 2019 to 2021, falling from 2,741 to 2,617 civilian workers either employed or looking for work.

Sea Cliff's resident labor force is employed primarily in Nassau County (49.8%), Manhattan (18.8%), and Suffolk County (8.9%). Top municipalities of employment include New York City (32.1%), the Town of Oyster Bay (18.1%) including Sea Cliff (7.3%), the Town of North Hempstead (16.0%), the Town of Hempstead (10.6%), and the City of Glen Cove (5.1%). Among workers employed within Sea Cliff, workers residences are concentrated in Long Island. Top counties of residence include Nassau County (65.0%), Suffolk County (13.2%), and Queens County (8.0%). Top municipalities of residence include New York City (15.9%), the Town of Oyster Bay (32.6%) including Sea Cliff (9.3%), the Town of Hempstead (14.0%), and the City of Glen Cove (10.3%).

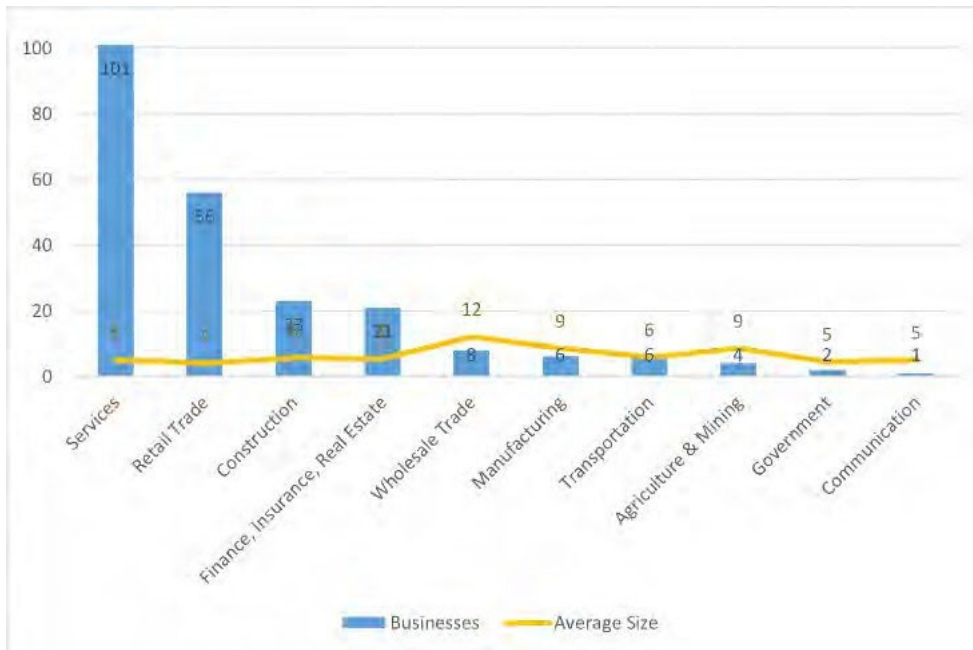
EMPLOYMENT

MAJOR EMPLOYERS

The Village’s largest employer is North Shore Public Schools with roughly 100 workers employed at Sea Cliff Elementary School on Carpenter Avenue and the North Shore Schools district office located on Franklin Avenue. Other large employers include the North Shore Country Club, with between 35 and 90 workers varying seasonally, and Saint Christopher’s Family Services with roughly 50 staff at the Robert J. McMahon Children’s Center and Tyree Learning Center serving children and adolescents with developmental disabilities in a residential treatment center setting.

There were 250 businesses, with 1,238 employees in Sea Cliff in 2022 according to ESRI’s Data Axle, a commercial purveyor of market statistics. The greatest number of businesses (101) were in the service sector, which averaged 5.1 employees per business. There were 56 retailers, which averaged 4 employees per establishment. Wholesale businesses were the most robust employers with an average of 12 employees per business.

Figure 8-1: Sea Cliff Businesses by Sector and Average Number of Employees Industry Sectors

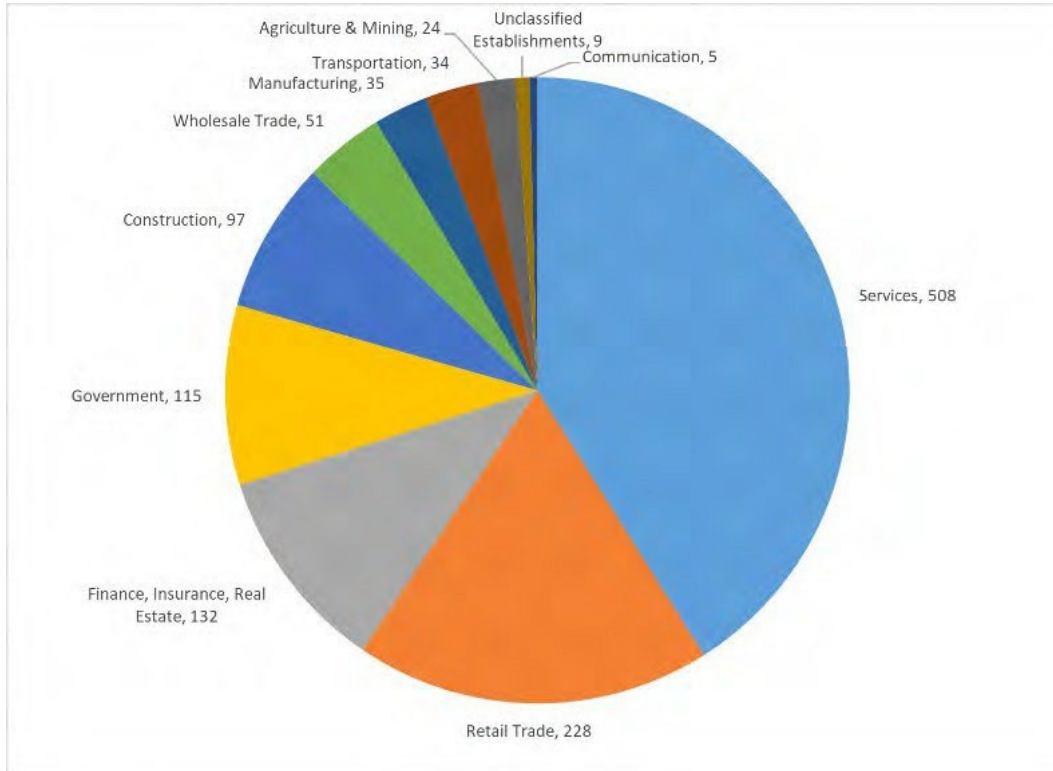


Source: ESRI Data Axle 2022

INDUSTRY SECTORS

ESRI’s Data Axle estimated Sea Cliff’s employment as 1,238 in 2022. As shown in Figure 8-2, the greatest share of employment (508, or 41.0%) was in the service sector made up of Education, Health Care & Social Assistance, Recreation, Legal and other professional, technical and personal services. 228 local jobs are in Retail (18.4%), followed by Finance, Insurance & Real Estate with 132 jobs (10.7%) and Government with 115 jobs (9.3%).

Figure 8-2: Sea Cliff Employment by Industry Sector



Source: ESRI Data Axle 2022

COMMERCIAL REAL ESTATE TRENDS

RETAIL

Sea Cliff Village is located within the broader Glen Cove/Oyster Bay submarket, an area with 2.3 million square feet of retail space, effective asking rents were \$30.05 per square foot in 2022 and vacancy rates were 4.6 percent according to Moody’s Analytics REIS.

Although rents have not yet recovered to 2019 levels of \$30.44 per square foot, the market is considered fairly strong with rents expected to increase to \$33.82 by 2027 and \$38.99 by 2032, an increase of 12.5 percent and 29.8 percent respectively.

Vacancy rates are expected to decline to 2.4 percent by 2027 and then to 1.7 percent in 2032 if no additional commercial space is added to the market. The Glen Cove/Oyster Bay submarket is a generally stronger market than Long Island as a whole, with higher rents and lower vacancy rates, historically.

Limited supply within the Village of Sea Cliff has caused rents in the Village to exceed submarket prices. There were only three small retail properties available for rent as of February 2023 totaling 3,230 square feet with an average asking rent of \$39.75 annually according to Loopnet, a real estate services firm. The three listed retail

vacancies were located along Glen Cove Avenue and Sea Cliff Avenue. There were three additional retail vacancies totaling 3,200 square feet on Glen Cove Avenue at the intersection of Valentine Avenue just outside of Sea Cliff.

OFFICE

Data from Moody's Analytics REIS indicates that office rents in the East Nassau office submarket remained largely stable through the pandemic, falling slightly from \$22.91 in 2019 to \$22.67 in 2022. Rents are forecasted to climb to \$29.30 in 2027 and \$31.32 in 2032, a gain of 5.3 percent and 16.2 percent respectively. Vacancy rates are expected to drop from 15.9 percent in 2022 to 13.3 percent in 2027 and 10.7 percent by 2032.

The Village had just one office space available for rent in February 2023, a basement space of up to 10,000 square feet at 347 Glen Cove Avenue renting for only \$15 per square foot according to Loopnet. Given that increasing numbers of office uses have taken up retail spaces (at higher retail lease rates) in the business districts, it is likely that the basement character of the space, rather than the location, is the reason for the relatively low asking rent.

RETAIL MARKET ANALYSIS

This section will look at customer characterizations, potential consumer expenditures in comparison to local retail sales, as well as the Sea Cliff Avenue and Glen Cove Avenue commercial corridors.

CONSUMER TAPESTRY SEGMENTATION

Retail market analysts categorize residents by customer types based upon demographic characteristics in order to determine potential for retail sales. Sea Cliff Village residents are characterized by Data Axle as being professionally established and residentially settled in the top two income tiers. Almost all of Sea Cliffs residents are classified in the following four categories.

- "Urban Chic" (32.5%) are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable.
- "Pleasantville" (24.3%), Prosperous domesticity best describes the slightly older, settled couples of this category. Some have already transitioned to empty nesters while some are still home to adult children. These families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Their older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.
- "Top Tier" (23.3%) The residents of the wealthiest Tapestry market earn more than three times the US household income. They have the purchasing power to indulge any price point. Aside from the expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. Many of these older residents have moved into consulting roles or operate their own businesses.
- "Exurbanites" (19.8%). These residents are approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

RETAIL MARKET

As indicated in the tapestry segmentation profiles, Sea Cliff residents have the income to purchase almost anything they desire. As such, Data Axle estimates potential retail and restaurant consumer expenditures for the Village of Sea Cliff at \$112.3 million, or roughly \$58,000 per household.

Estimates of local retail sales are less than half of local potential at \$45.2 million. The greatest share (18.8%) of sales is in Building Materials, Garden Equipment & Supply Stores, followed by Gas Stations (16.4%), Restaurants (13.6%), Health & Personal Care Stores (11.5%), and Sporting Goods, Hobby, Book & Music Stores (8.4%).

The mismatch in potential consumer expenditures and local retail sales is shown in Figure 8-3. The bars in green to the right of the axis show the retail categories for which local retail sales exceed the demand of Sea Cliff residents including Building Materials, Garden Equipment & Supply Stores (+\$7.8 million), Gas Stations (+\$4.2 million), and Electronics and Appliance Stores (+\$394,000).

The bars in red to the left of the axis show the retail categories for which local residents are spending their money outside of Sea Cliff. The greatest among these are Food/drinks at Home (-\$21.3 million), Health & Personal Care (-\$10.8 million), Clothing & Accessories (-\$9.0 million), and Food/Drinks Away from Home (-\$8.4 million).

The gaps analysis indicates the potential for significant additional retail space in the Village, however local sales, even in those categories with leakage, are not particularly strong.

Figure 8-3: Retail Gaps Analysis



Source: ESRI and Data Axle

BUSINESS DISTRICTS AND PUBLIC REALM

This section brings together observations from site visits, informal interviews with business owners from Sea Cliff and Glen Cove Avenues, and results from previous Village Surveys.

Gaining momentum for business is difficult for several reasons. Sea Cliff is a “hidden gem” in that many people beyond the Village do not know about it. There is no consistency among businesses as to hours of operation. Erratic hours and little consistent nightlife make it hard to attract customers when there are neighboring towns with greater density in terms of shops and more restaurant options. Retail businesses are widely spaced either due to land use or because office uses have taken over retail space; as a result, there is not a “park and stroll” customer base. Through surveys conducted by the Village respondents indicated that there are not enough restaurant and food options in both business districts.

LOCAL EVENTS

Local events such as the annual Sea Cliff Mini Mart are of great benefit to Sea Cliff retailers and some Glen Cove Avenue retailers. The Mini Mart is an all-day festival that brings tens of thousands of visitors to Sea Cliff. Sea Cliff Avenue is closed to vehicles for the day. Local retailers, artists, and restaurants set up booths while live musicians entertain the crowds. However, unpredictable challenges like cancellations due to emergencies or weather can have negative effects on the profitability of local businesses. Glen Cove business owners agree that the Mini Mart is a great event; however, it is too far from their businesses to be of particular value. In order to take part, they must either close their store or hire someone to cover while they set up and operate a booth at the Mini Mart.

The Arts Angels Walk is another annual program that benefits local businesses. North Shore High School students display their works at community businesses, which are mapped and promoted. The exhibitions stay up for a couple of months.

SEA CLIFF AVENUE

Sea Cliff Avenue is a commercial corridor running from Glen Cove Avenue in the east to Prospect Avenue in the west. It is characterized by small shops, many of which provide artisan goods and services to an “artsy” clientele. In conversations with business owners it was noted that pedestrian trade is not strong and that subsidizing retail with custom services and/or classes helps supplement earnings.

This traditional main street has a consistent street wall of colorful 2-3-story buildings. It has attractive street furniture such as lamp posts and planters and pocket parks with benches. These features make it a place where a visitor may want to spend some time and stroll from shop to shop. The Sea Cliff Beautification Committee has made ample efforts to add planters and maintain the gardens along Sea Cliff Avenue. Despite those efforts, the Village’s public survey indicated that residents would still like to improve the appearance of Sea Cliff Avenue.

As noted in Chapter 4, Sea Cliff Avenue’s physical constraints are primarily its narrow travel lanes and sidewalks and short-term parking that may contribute to both accessibility and safety issues. While there are opportunities to enhance crosswalks, the roadway is the County’s jurisdiction.



Stores along Sea Cliff Avenue

GLEN COVE AVENUE

Glen Cove Avenue runs along the eastern border of Sea Cliff Village, with Glen Cove north of Lafayette Avenue and the Town of Oyster Bay south of Lafayette Avenue. The road falls in the jurisdiction of Nassau County, as discussed in the Chapter 4. Sea Cliff Village has the opportunity to improve upon the land and intersecting streets under its jurisdiction on the east side of the Avenue. Glen Cove Avenue has the potential to be the gateway to the Village.

The parcels along the corridor have a mix of commercial and residential uses. In their current state, the lots show different development patterns, architectural styles, and varied streetscapes. In Village surveys, residents rated the need to improve the corridor's appearance above concerns about retail, sidewalks, and parking. Regarding planning efforts for the Glen Cove Avenue Corridor, respondents agreed most strongly about improving pedestrian, bicycle and traffic flow, creating more public space, addressing the type and rate of development, and preserving environmental and historic resources.

Existing conditions along the Glen Cove Avenue Corridor, between Altamont Avenue in the North and the North Shore Middle School to the south, are described below and illustrated by Figure 8-4.



A welcome sign at the intersection of Glen Cove and Downing Avenues.

Development Style

Lots on the northern portion of the Glen Cove Avenue Corridor tend to have older buildings, while those on the southern portion of the corridor generally were built since 1960 (see figure 5-2 in Chapter 5). Older developments include 2-3-story houses that are used as residences or mixed uses and 1-2-story commercial storefronts that tend to be built closer to the street and feel more pedestrian-oriented. Newer developments tend to be built in a strip-mall fashion with 1-2-story buildings set back behind predominate parking lots and feel more auto-oriented.

Some examples of attractive developments along the corridor include commercial uses on the ground floor with apartments above or in the back, wide sidewalks, street trees, curbing, and parking to the side or back of buildings rather than in the front.

Street Wall

The varied street wall--the edge of buildings facing the street--affects how pedestrians feel and travel through the space. Some lots have buildings set back from the road with generous sidewalks up to 13 feet, while others are built up to the front lot line leaving minimal space for walking (4 feet). In other instances, fences or hedges line properties creating a claustrophobic effect. On several lots, parking takes up the front of the lot, while front yards create breathing space on others.

Sidewalks

Sidewalks, curbs, and transitional paved areas generally need repair or replacement. Some are crumbling and riddled with cracks and loose stones, presenting obstacles and danger to pedestrians. Throughout the corridor, telephone poles make sidewalks even more narrow at points and block the view of pedestrians and drivers, adding to the dangerous conditions. As mentioned in the street wall point above, some areas have sidewalks wide enough for a couple or group to walk side by side. Still, they are forced to walk single file or even step into the road in many places along the corridor.



WIDE SIDEWALKS
Welcoming storefronts, street trees, and curbs.



REAR PARKING LOT



DIFFERENT BUILDING SETBACKS



NO CURBS
South of Lafayette Avenue.



LACK OF CROSSWALKS
Major Intersections lack safe pedestrian crosswalks and signals.



STRIP MALL
Large parking lots and auto-oriented services.



BUS STOPS
NICE 27 Buses stop along the corridor and are marked by small signs.



NARROW SIDEWALKS
Overgrown hedges and telephone pole obstruct pedestrian path and views.



PEDESTRIAN ORIENTED STOREFRONTS



LARGE PARKING AREA IN FRONT



BICYCLING
Cyclists share the road.



KIDS WALK FROM SCHOOL
North Shore Middle and High Schools are just south of Sea Cliff.

Figure 8-4: Existing Conditions on Glen Cove Avenue

Curbing

Curbing helps to separate pedestrians from car traffic by creating a physical barrier and difference in grade. The northern stretch of Glen Cove Avenue has more curbing than the southern portion. There is rarely a landscaped buffer between the sidewalk curb and the road, making pedestrians feel even closer to traffic. Heading south from Lafayette Avenue, there are almost no curbs at all. The result is both aesthetically displeasing and potentially dangerous. Generally, the concrete sidewalk and asphalt paving of the street and parking lot are leveled on either side, creating an almost seamless transition. The result leaves pedestrians on an unprotected path while cars enter and exit parking lots where they please. To make matters worse, when cars try to turn left, they face nonstop oncoming traffic, which may take their attention away from noticing pedestrians.

This issue is of special concern because Glen Cove Avenue is a key walking route for middle and high school students to get to and from school. When school lets out, groups of children walk along these sidewalks along heavy vehicular traffic.

Bus Stops

The NICE N27 buses run on Glen Cove Avenue, and the N21 bus crosses the Avenue at Sea Cliff Avenue. Stops are marked by a sign, but no shelter or seating area. There is little room for riders to wait on the narrow sidewalks on parts of Glen Cove Avenue.

Cross Walks and Pedestrian Crossing Signals

Several major intersections with Glen Cove Avenue, such as Sea Cliff Avenue and Downing Avenue, lack crosswalks and signals. Crossing buttons sometimes exist, but there are no signals to let pedestrians know when it is safe. Sometimes crosswalks are painted across Glen Cove Avenue but missing on the Sea Cliff cross streets. There are traffic lights for cars at points along the corridor, but they are not always paired with crosswalks and crossing signals for pedestrians.

Bicycling

Glen Cove Avenue is a shared road for cyclists. Sporadic vertical signage marks the route and cyclists can be spotted on the shoulder regularly.

Parking

Some large parking lots in front of buildings appear underutilized. At the same time, smaller businesses noted a lack of parking for their customers. Private rear or side parking lots do not allow parking for other businesses or are for residents only. Front and rear parking lots are disconnected, meaning visitors need to exit a parking lot back onto Glen Cove Avenue to enter another parking lot if they want to make multiple stops.

ZONING

As mentioned in Chapter 3, Sea Cliff has two business districts that correspond to the commercial areas discussed above. Business A corresponds to a corridor that is 120 feet north and south of the Sea Cliff Avenue street line and four blocks on the west and 2 blocks on the east side of Roslyn Avenue. Business B corresponds to an area offset 150 feet from the Glen Cove Avenue street line. The way the district boundary was drawn in the 1979 zoning map makes it complicated to assess which parcel is in the Business B district and which ones are within the adjacent residential district (Residence B or C). While most commercial uses in the Business B district face Glen Cove Avenue, there are some pre-existing commercial uses on the side streets just behind the corridor's frontage which are included in the district.

The two business districts in Sea Cliff have distinct dimensional requirements that are described in Chapter 3. Current zoning regulations for the Business B district include provisions for front yard minimums and maximum setback requirements that may contradict the goals of this plan. The minimum setback requirement



A pedestrian crossing button at intersection of Glen Cove and Sea Cliff Avenues.

says that the principal building must be set from the property line by a distance equal to or greater than the average setback distance of neighboring lots on the same block. In addition, the code has a provision that front yards, excluding buffer areas, may be used for parking spaces. The provisions contribute to a haphazard street wall, disconnected parking lots in front of commercial establishments, and narrow pedestrian spaces along the corridor. The Village could consider adjusting the dimensional standards for Business B to encourage a more walkable and inviting environment. This could also provide adequate space for a couple of pedestrians to walk side by side, and a landscaped buffer area to separate them from traffic, for display space for retail shops (see photo for example) or space for customers to sit.



A storefront on Glen Cove Avenue with space for an inviting display, sidewalks with a curb and buffer, and even a place for customers to pause and have a seat.

Parking requirements make opening a new business or expanding an existing business difficult. At the same time, customers expect parking to be available immediately in front of stores or “they won’t stop.” Buffer requirements of 10 feet and 20 feet for Business A and Business B Districts, respectively, are codified in the zoning when premises abut residential districts. The buffer could contain trees, shrubs or fencing or a combination. Due to the small size of many lots in Sea Cliff, there are many cases where there is not enough depth to accommodate the required distance (buffer) from residential properties.

As-of-right and special permit uses of business districts were outlined in Chapter 3. As discussed, there are a limited number of as-of-right and special permit uses that may be unnecessarily restrictive. As discussed in Chapter 5, Glen Cove Avenue has the opportunity to fill some of the demand for a variety of housing types. Currently, multi-family housing and mixed-use buildings are not allowed in the district. Small accessory dwellings (including within the same building as the principal commercial use) are allowed by special permit with other constraints discussed in Chapter 5.

RECOMMENDATIONS

8.1 Subject to appropriate zoning regulations and the availability or lack of availability of infrastructure and resources, allow multifamily residential as a principal permitted use on Glen Cove Avenue.

This goal reiterates Goal #8 of the Housing Chapter (create a mixed-use corridor) and reinforces the need for added flexibility in the zoning code when it comes to permitted uses.

8.1.1 Allow Residential uses on upper floors as-of-right, and residential uses on the ground floor (i.e., residential-only buildings) could be allowed by Special Permit.

As described in the Housing Chapter, the zoning code changes would need to reflect that residential uses should no longer be treated and regulated as accessory to the principal commercial uses, but mixed-use buildings could instead be permitted as-of-right.

8.2 Help resolve the sales to rent imbalance by expanding the customer base for local businesses.

Limited retail sales, as indicated by the relatively low capture rate of consumer expenditures, coupled with high asking rents, and compounded by minimal pedestrian activity as reported in business owner interviews, are not ideal conditions for successful retail. There are several means by which the Village could act to expand the customer base for local businesses as outlined within the subsequent goals. Goals 2 through 6 below provide further specific strategies that work together to achieve this effect.

8.2.1 The Village could pursue a marketing and business recruitment strategy with advertising in local and regional media, including Village newsletters.

This could include creating a “welcome packet” for prospective business owners, including a description on the process of opening a business in Sea Cliff. Efforts should also include reaching out to owners of commercial properties that have been vacant for some time to understand their issues in finding tenants.

8.2.2 Consider creating a part-time business liaison position to help attract businesses, assist with the process of opening a business, and help business owners navigate zoning, permits, and acquisition of commercial space.

8.2.3 Create a website page for Sea Cliff’s businesses.

The page can list all local businesses and provide information such as the welcome packet suggested above.

8.2.4 Collaborate with and support the efforts of the Gold Coast Business Association.

8.2.5 Continue to include local businesses in events such as the annual Mini Mart, High School Arts Walk, summer concert series and events on the Green.

Other event possibilities could include holiday themed events, festivals, tours, etc. These should be coordinated in a way that highlights Glen Cove Avenue Businesses in addition to Sea Cliff Avenue and Roslyn Avenue businesses. Local volunteering groups could also be involved in the organization of events that engage businesses.

8.3 Strengthen identity of Sea Cliff Businesses along Glen Cove Avenue and Sea Cliff Avenue to create a continuity of retail experiences.

8.3.1 Improve placemaking in the commercial districts so visitors know they are in Sea Cliff’s business districts.

A continuous treatment on Sea Cliff Avenue, Roslyn Avenue, and Glen Cove Avenue can visually connect these commercial areas. Consider working with the Beautification Committee and Good of the Village Association on strategies to incorporate consistent lighting, landscaping, planters, and holiday décor.

8.3.2 Provide welcome signage and matching wayfinding elements pointing visitors to local attractions and commercial areas.

In particular, the Village gateway at the intersection of Glen Cove and Sea Cliff Avenues should have a welcome sign and wayfinding signs pointing visitors towards both business districts and other attractions in the Village. The main objective is to help visitors find the Sea Cliff Downtown, which is somewhat hidden, while also reinforcing that Glen Cove Avenue businesses are also a part of Sea Cliff.

8.4 When infrastructure or redevelopment projects are pursued, coordinate efforts to improve pedestrian safety.

This goal reiterates Recommendation #1 of the Transportation Chapter (Chapter 4): Coordinate with Nassau County on ongoing and potential future roadway and transportation improvement studies.

8.4.1 If the County makes major capital improvements to Glen Cove Avenue (such as extending sewers), curbs should be installed to improve pedestrian safety.

8.4.2 Sea Cliff Village should lobby the County to add crosswalks and pedestrian signals to intersections with Glen Cove Avenue. For example, at Downing and Sea Cliff Avenues.

8.4.3 As sites are redeveloped, the Village should require site improvements by the developer including continuous curbing and landscape buffers.

8.5 Make Glen Cove Avenue more walkable, safer and attractive through dimensional zoning changes.

This goal would work in tandem with the suggestions provided in the Transportation Chapter under Goal #1 (in short, “alleviate the need for some driveways and curb cuts”, and “promote appropriate widths and safe walking buffer distances from the Street”). Table 1 illustrates the existing business district dimensional requirements with potential changes to help the Village achieve its goals.

8.5.1 Revise minimum yard requirements in Business District B, requiring a minimum “curb-to-building” distance of 15 feet.

This is to ensure enough space for pedestrians, street furniture (such as benches by the bus stops) and some buffer between the road and people walking. The Village should remove the maximum front set-back requirement. This new requirement would make some existing buildings nonconforming, as some buildings are currently only 10 feet or so from the curb. However, this is not seen as significantly affecting the upgrade or expansion of these buildings as they would simply become prior non-conforming buildings with regard to this setback provision. Property owners would still be able to, for example, expand their building to the rear or to the side if they stay within the rear or the side setback requirements, respectively.

8.5.2 Revise front yard regulations to not allow parking in the front of the property.

Parking should be on the side or rear, as discussed in the transportation chapter, whenever there is an opportunity to reduce curb cuts and connect parking in the rear. In some exceptions consider negative impact if drivers use as a shortcut.

8.5.3 Raise the maximum building height from 35 feet to 37-38 feet in Business District B or portions of the district but not to exceed three stories.

This would better accommodate commercial uses on the first floor, which can be as high as 15 feet floor to ceiling, and up to two floors of residential or office uses above.

Table 1. Dimensional Standards for Business Districts and Potential Changes (in red)

ZONING DISTRICT	MIN. LOT SIZE (SQ.FT.)	MAX. LOT COVERAGE (%)	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'	N/A
BUSINESS B	15,000	40%	100'	N/A	Minimum 15' AVG. OF EXIST. BLDGS (2)	10' OR 0' (1)	20'	37-38' 35'	N/A

(1) Directly on the side property line.

(2) ~~Maximum setback requirement shall be 15 feet.~~

8.6 Review and consider adjusting minimum parking requirements.

Parking is a concern in that it is difficult for businesses to expand due to parking requirements, yet shoppers expect to be able to park in front of stores. By improving the walkable environment and increasing foot traffic, there may be less demand for parking directly adjacent to the destination.

8.6.1 The Village could consider revisiting the parking requirements for business along Glen Cove Avenue.

The existing parking minimums are set high and, in some cases, may be causing an undue burden on small businesses and contradicting the goal of making Glen Cove Avenue a more attractive and pedestrian friendly environment. The Village may consider working with property owners on shared-parking solutions for retail.

8.7 Revise the boundaries of the Business B District.

8.7.1 Business B District could be re-mapped in a way that follows the parcel lines and existing uses.

The map could be redrawn to clearly identify the parcels that are within the Business B District. Rather than demarcating the business districts by an offset from the street centerline, the Village could consider adjusting the zoning to follow lots facing the avenue and include some existing commercial lots that are just behind the Avenue.

The Building Department has already started studying which parcels should be mapped into the Business B District and this effort should be supported and incorporated into the official zoning map.

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CHAPTER 9: HISTORIC PRESERVATION AND CULTURAL AND SCENIC RESOURCES

GOALS

Celebrate and preserve Sea Cliff's creative community through arts and cultural institutions, events and promotions. Connect villagers to Sea Cliff's past through educational campaigns and programs related to Sea Cliff's history and its built environment. Maintain the attractive historic and unique appearance of the Village. Protect and preserve scenic resources. Ensure that architecture and buildings are in harmony with the Village character while allowing for contextual innovation and creativity in design.

INTRODUCTION

This chapter examines historic and cultural resources that define Sea Cliff's special character and built fabric. Cultural resources include arts and cultural organizations, institutions and traditions in Sea Cliff Village. Historic resources include designated and eligible local, state, and national landmarks, nature of built environment, historic districts (although the Village does not have any designated), and contributing features such as buildings, pathways, steps, landscapes, and scenic views. This chapter will describe Sea Cliff's existing laws to protect architectural character and landmarks, the institutions that partner with the community, their efforts, and an overview of Sea Cliff's historic, scenic and cultural assets. The chapter concludes with recommendations to strengthen Sea Cliff's ability to preserve its community spirit and visual character.

EXISTING CONDITIONS

CULTURAL INSTITUTIONS

Historically, Sea Cliff has always been a creative community. After its establishment as a Village, some of its first residents were photographers, actors, architects, and other creative types. This tradition continues today. The Village enjoys a vibrant arts community with artists and makers setting up studios, galleries, retail, and workshop spaces in the Village's commercial districts. Musicians and authors perform in local hangs, Sea Cliff's parks, Sea Cliff Beach pavilion, and at events such as Porch Fest. The Pavilion at Sea Cliff Beach allows for outdoor performances. The Village's 325 Prospect (former Water Company property building) will provide another space for creativity and community to thrive in the Village.

Sea Cliff Arts Council

The Sea Cliff Arts Council (SCAC) was founded in 1999. Its purpose is to support and promote arts and artistic expression in Sea Cliff. SCAC partners with the Village, library, North Shore High School, and local businesses to showcase creativity. Programs include the annual North Shore Art Angels ARTWalk, which showcases North Shore High School student's artwork at local businesses, film screenings, festivals, poetry readings, outdoor craft shows, concerts, and more. SCAC also offers memberships, art classes, workshops, and music lessons. SCAC is located in downtown Sea Cliff at 86 Roslyn Avenue.

Sea Cliff Museum

As discussed in the Community Facilities chapter of this plan, the Sea Cliff Museum is located in the Village Hall Complex, the former rectory of the Methodist church, and was established in 1979. The Museum collects photographs, archives, oral histories, and objects representing Sea Cliff's history. It houses permanent exhibitions, including a diorama of the Village, and special exhibits about life in the Village during different eras (e.g., Victorian times, WWII, and the 1950s).

Good of the Village Association

The Good of the Village Association (GVA) is the oldest organization in the Village and acts in an umbrella capacity to other organizations. The GVA organizes fundraising events such as the popular "Golfing Through Sea

Cliff". Its efforts throughout the years have contributed to help volunteering organizations and cultural assets of Sea Cliff such as the Library and the Museum.

ARCHITECTURAL DESIGN REVIEW LAW

The architectural design review law of Sea Cliff establishes the Board of Architectural Review (BAR) and regulates the exterior appearance of buildings to prevent excessive similarity, dissimilarity, or inappropriateness of design in relation to other buildings in the vicinity. The purpose is to avoid adverse effects on the desirability of nearby residential properties, such as impairment to property values or deterioration of conditions that affect health and safety.

Board of Architectural Review (BAR)

The Board of Architectural Review (BAR) comprises five members who are residents of the Village and deemed qualified by the Village Trustees. The Building Inspector acts as a secretary to the BAR. The BAR reviews applications for building permits involving the exterior appearance of buildings and for subdivision of land. The BAR can specify modifications to the design and vote to approve or disapprove the permit. The Building Inspector may only issue a permit if it is approved by the BAR. The Applicant can appeal to the Zoning Board of Appeals, who may reverse, modify or affirm the decision.

LANDMARKS PRESERVATION LAW

The first Village Landmarks code was adopted in 1981 by the Village Trustees after a "Proposal for Landmark Preservation" was drafted and approved by the Sea Cliff Landmarks Association in 1977. The code was updated in 2002. The law establishes the Landmarks Preservation Commission (LPC) and empowers them to recommend and advise the Village on resources to designate as landmarks, among other powers enumerated in the description of the LPC that follows. "Resources" could be places, sites, buildings, or other structures with historic, architectural, engineering, landscape design, aesthetic or other significance. For example, a resource could be a house built in the late 1800s in the Victorian architectural style, a monument in a park memorializing a key historical event, or a park designed by a famous landscape designer. These resources contribute to the education, culture, heritage, archeology, tradition, and economic values of the residents and visitors to the Village. The conservation and protection of resources through landmarking contributes to the public's well-being by promoting stability, appreciation of historical heritage, and education and enjoyment for future generations.

The law provides procedures and criteria for the designation of landmarks and historic districts, guidelines for their conservation and protection, and regulates demolition. Landmark designation does not restrict the property owner's use, development, or modification of their property. It also does not prevent ordinary maintenance and repair of exterior features that won't significantly change the landmark's design, material, or outward appearance.

Local landmarks law allows the LPC to review non-designated structures before a demolition permit can be issued and advise the Village Trustees on whether the resource should be designated. When a structure is a designated local landmark, absent LPC approval, it may not be demolished, and options for its preservation will be explored. When an application for a building permit involving a designated landmark is brought to the Building Department, they will notify the LPC to comment and make recommendations to the Building Department or BAR. The LPC's advice is non-binding. The law also has regulations for a hardship exemption when the landmark designation may present economically infeasible burdens on the use of the property.

Landmarks Preservation Commission (LPC)

The Landmarks Preservation Commission (LPC) has seven members appointed by the Mayor and approved by the Village Trustees. Members must include a registered architect, a professional engineer, a member of Sea Cliff Landmarks Association, the Village Historian, Chairman of the Village Planning Board, and two other residents. It can be a challenge for the Village to find qualified volunteers to appoint to the commission. The LPC has powers to maintain a register of local landmarks, conduct studies and surveys and prepare reports on resources to be considered for designation, develop and participate in educational programs, advise owners of landmarks on matters of preservation and restoration, retain consultants, and amend the proposed landmark and historic district map. In addition, the LPC makes recommendations to the Village Trustees on changes to the proposed

landmark and historic district map, the development and design of brochures and historical markers, the use of preservation funding, the acquisition of landmarks by the Village, and amendments to resource identification criteria or the rules and regulations of the landmark's preservation law and commission.

Sea Cliff Landmarks Association (“Landmarks Association”)

The Sea Cliff Landmarks Association was incorporated in 2017 as a non-profit corporation. Its predecessor, the Sea Cliff Restoration and Preservation Corporation, was incorporated in 1973. According to the Association's by-laws, it works cooperatively with the Sea Cliff LPC to identify resources and their significance, to promote the preservation of architectural and cultural heritage, to encourage sound planning and contextual design with the existing built environment, to recommend priorities to the Mayor and Village Trustees, to host public events and raise money for preservation-oriented activities, and to build community support through initiatives and incentives, such as an awards program.

The Association hosts lectures, tours, and other educational events, and shares resources on its website, such as historic photographs and postcards, and information for property owners to research the history of their property. The Association has also been instrumental in working with the LPC and others to develop a database of over 1000 properties in Sea Cliff to inventory, document, and identify significant cultural and historic resources. More about these efforts is discussed under opportunities.

DESIGNATED LANDMARKS

In Sea Cliff, there are 50 locally designated landmarks. A map of designated landmarks is shown in Figure 1. Numeric labels correspond to Table 1, containing information on the location, year built, architectural style, and uses of Sea Cliff's landmarks. Descriptions of a selection of these landmarks follow the subsections on Local, State, and National Landmarks below.

LOCAL LANDMARKS

Local designation provides the strongest legal protection for the preservation of historic landmarks because it can prevent demolition and allows the LPC to make specific recommendations on permits and alterations to designated properties, however, their advice is not binding, and it ultimately depends on property owners and the Village Trustees to make informed decisions.

STATE LANDMARKS

There are 31 State designated landmarks in the Village. The State Historic Preservation Office (SHPO) is within the New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP). The SHPO is responsible for working with the National Park Service (NPS) to administer programs such as the statewide historic resources survey, federal rehabilitation tax credit, certified local government program, state historic preservation grants, federal environmental review, and technical assistance. In compliance with the federal historic preservation law, the SHPO produces a five-year historic preservation plan that outlines the goals and objectives of the State.

The State Register is the official list of buildings, structures, districts, and other resources that are significant to the history, architecture, archeology, engineering, and culture of the State. The New York State Historic Preservation Act of 1980 established the State Register program. Listing on the State Register gives some protection from the effects of state agency-sponsored, licensed, or assisted projects through a notice, review, and consultation process. Matching state historic preservation grants are available for municipal and not-for-profit owners of registered historic properties. Listing does not put any restrictions on private owners of the registered properties.

The nomination process for State and National designation is a cooperative effort between the property owner, historic preservation organizations, the SHPO, and consultants, to document the history and qualities of an eligible property with professional and archival standards. This process gathers information in databases that researchers and the public can access.

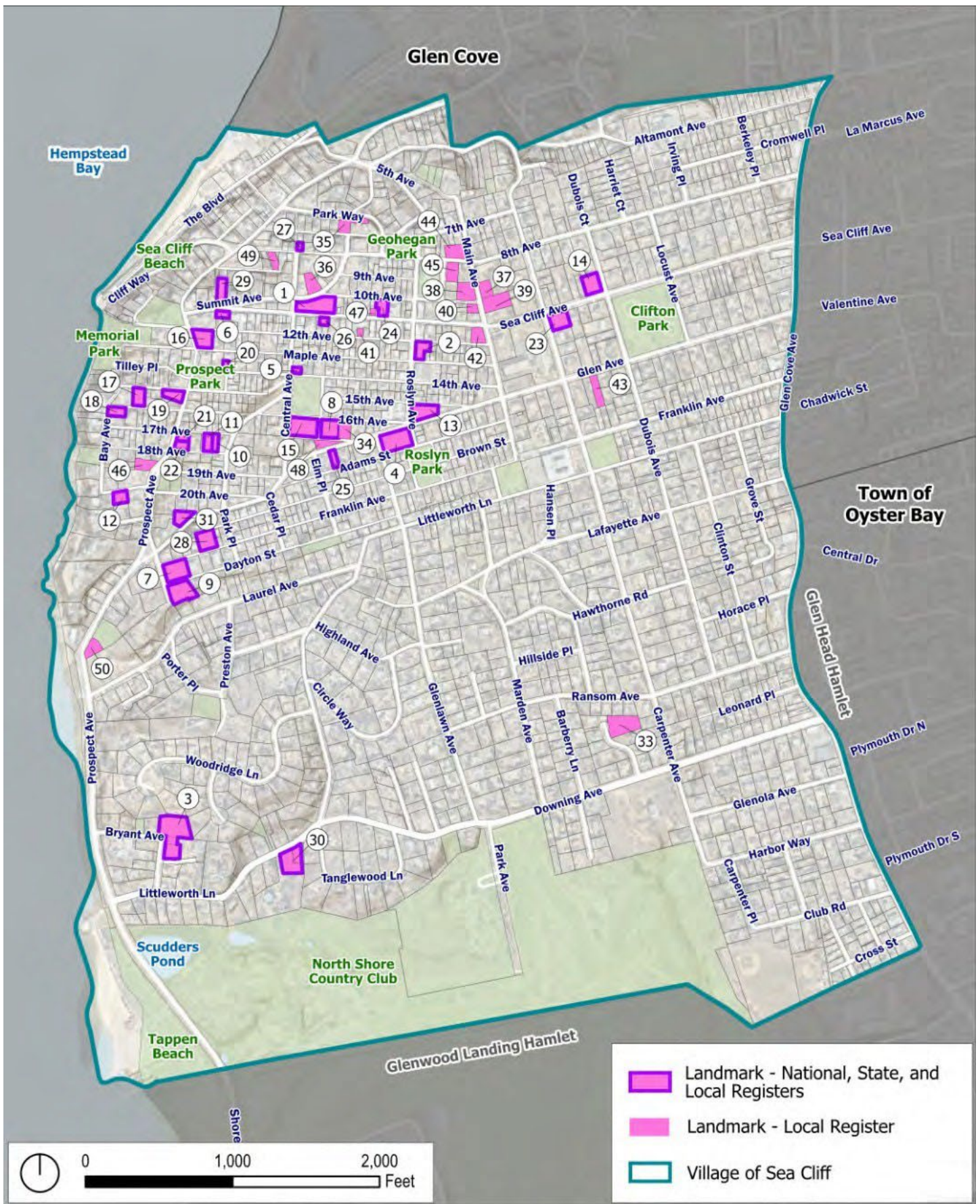


Figure 9-1: Designated Landmarks

Sources: NYS GIS, CRIS, BFJ Planning.

Table 9-1: Designated Landmarks

ID	Landmark Name	Address	Year Built	Architectural Style	Historic Use	Current Use	NR Year	T G	N R	S R	L R
1	Sea Cliff Village Hall, Library and Museum Complex	300 Sea Cliff Ave.	1914	Late Gothic Revival (Collegiate Gothic), Tudor Revival	church, rectory, church school	Village hall, library, and museum	2005		X	X	X
2	Sea Cliff Firehouse	67 Roslyn Ave.	1931	Tudor Revival	firehouse	firehouse	2003		X	X	X
3	Church of Our Lady of Kazan	2 Willow Shore Ave.	1946	Russian Orthodox Folk	garage	church	2016		X	X	X
4	St. Luke's Protestant Episcopal Church	253 Glen Ave.	1892-1894	Late Victorian	Church	Church	1988	X	X	X	X
5	Central Hall	93 Central Ave.	1894	Late 19th Century	dry goods store, community meeting hall; later Young Men's Club and Community Youth Center	antique shop; later a child care; currently a residence	1988	X	X	X	X
6	Christ Building (Harian's General Store)	357-359 Sea Cliff Ave.	1891	Late Victorian, Second Empire	bakery, general store, boarding house	specialty store, apartments	2011		X	X	X
7	9 Locust Place	9 Locust PL	1880	Queen Anne	summer house	residence	1988	X	X	X	X
8	18 17th Avenue	18 17th Ave.	1890	Queen Anne	residence	residence	1988	X	X	X	X
9	19 Locust Place	19 Locust PL	1893	Shingle Style	summer house	residence	1988	X	X	X	X
10	52 18th Avenue	52 18th Ave.	1895	Late Victorian	residence	residence	1988	X	X	X	X
11	58 18th Avenue	58 18th Ave.	1893	Late Victorian	boarding house	residence	1988	X	X	X	X
12	65 20th Avenue	65 20th Ave.	1893	Late Victorian	barn, carriage house	residence	1988	X	X	X	X
13	103 Roslyn Avenue	103 Roslyn Ave.	1884	Queen Anne	residence	residence	1988	X	X	X	X
14	112 Sea Cliff Avenue	112 Sea Cliff Ave.	1884	Queen Anne	parsonage	residence	1988	X	X	X	X
15	115 Central Avenue	115 Central Ave.	1890	Victorian, Stick Style	residence	residence	1988	X	X	X	X
16	137 Prospect Avenue	137 Prospect Ave.	1875	Late Victorian, Gothic influence	vacation home	residence	1988	X	X	X	X
17	162 16th Avenue	162 16th Ave.	1873 (1875?)	American Gothic Revival	summer home	residence	1988	X	X	X	X
18	173 16th Avenue	173 16th Ave.	1880	Late Victorian/Gothic	residence	residence	1988	X	X	X	X
19	176 Prospect Avenue	176 Prospect Ave.	1886	Queen Anne	residence	three apartments	1988	X	X	X	X
20	Harding, Stephen House	182 14th Ave.	1878	Vernacular Queen Anne	residence	residence	2011		X	X	X
21	195 Prospect Avenue	195 Prospect Ave.	1890	Folk Victorian	residence	residence	1988	X	X	X	X
22	199 Prospect Avenue	199 Prospect Ave.	1890	Late Victorian/Folk Victorian	residence	residence	1988	X	X	X	X

Table continues on the next page

Table 9-1: Designated Landmarks [continued from previous page]

ID	Landmark Name	Address	Year Built	Architectural Style	Historic Use	Current Use	NR Year	TG	NR	SR	LR
23	207 Carpenter Avenue	207 Carpenter Ave.	1885	Queen Anne/ Eastlake	residence	residence	1988	X	X	X	X
24	240 Sea Cliff Avenue	240 Sea Cliff Ave.	1888	Queen Anne	parsonage for the Methodist Church	residence	1988	X	X	X	X
25	285 Glen Avenue	285 Glen Ave.	1885	Second Empire	residence	residence	1988	X	X	X	X
26	285 Sea Cliff Avenue	285 Sea Cliff Ave.	1884	Italiante	summer house	residence	1988	X	X	X	X
27	290 8 th Avenue	290 8 th Ave.	1885	Queen Anne	Boarding House	two-family house	1988	X	X	X	X
28	332 Franklin Avenue	332 Franklin Ave.	1888	Queen Anne	residence	apartments	1988	X	X	X	X
29	362 Sea Cliff Avenue	362 Sea Cliff Ave.	1875	Second Empire	boarding house	residence	1988	X	X	X	X
30	The Crowell Residence	375 Littleworth Ln.	1871	Second Empire	residence, fish hatchery	residence	1988	X	X	X	X
31	378 Glen Avenue	378 Glen Ave.	1886	Late Victorian	residence	residence	1988	X	X	X	X
32	Sea Cliff Railroad Station*	Sea Cliff Ave.	1868	Victorian	railroad station	railroad station	1988	X	X	X	
33	6 Dixon Ct	6 Dixon Ct.	1902		summer house	residence	NA				X
34	Kitching Cottage	8 17 th Ave.	1892	Queen Anne	residence	residence	NA				X
35	41 Park Way	41 Park Way	1888	Gothic Revival	barn, carriage house	residence	NA				X
36	55 Summit Ave	55 Summit Ave.	1892	Stick	residence	residence	NA				X
37	65 Main Ave	65 Main Ave.	1922	Tudor	residence	residence	NA				X
38	68 Main Ave	68 Main Ave.	1898	Colonial Revival	residence	residence	NA				X
39	75 Main Ave	75 Main Ave.	1878	Second Empire	residence	residence	NA				X
40	76 Main Avenue	76 Main Ave.	~1891	Queen Anne	residence	residence	NA				X
41	86 12 th Ave	86 12 th Ave.	~1895	Queen Anne	residence	residence	NA				X
42	92 Main Ave	92 Main Ave.	1892		residence	residence	NA				X
43	119 Glen Ave	119 Glen Ave.	1908	Hipped Cottage	residence	residence	NA				X
44	200 8 th Ave	200 8 th Ave.	1908	Queen Anne	residence	residence	NA				X
45	203 8 th Ave	203 8 th Ave.	1888	Stick Style	residence, photo studio	residence	NA				X
46	222 Prospect Ave	222 Prospect Ave.			residence	residence	NA				X
47	248 Sea Cliff Ave	248 Sea Cliff Ave.			unknown	commercial	NA				X
48	272 Glen Ave	272 Glen Ave.	1891 (1898)	Italianate/ Queen Anne	residence	residence	NA				X
49	307 8 th Ave	307 8 th Ave.	~1888	Gothic Revival	servants' quarters	residence	NA				X
50	The Sea Cliff Water Company	325 Prospect Ave.	1891, 1940	Colonial Revival	water pumping facility	community facility	NA				X

*Sea Cliff Railroad Station is located in Glen Cove. It is included in the table because it relates to Sea Cliff's history and was part of the designation of Sea Cliff Summer Resort Thematic Group.

TR=Summer Resort Thematic Group NR=National Register SR=State Register LR=Local Register

Sources: National Register of Historic Places, NYS CRIS, Sea Cliff Landmarks Association.

NEW YORK STATE HERITAGE AREAS

Sea Cliff is within the Long Island North Shore Heritage Area (LINSHA). The LINSHA spans from Great Neck to East Marion and covers most of the area north of State Route 25. Some communities have chosen not to participate in the North Shore Heritage Area, but Sea Cliff does. New York State Heritage Areas are state-local partnerships in regions with significant natural, historic, and cultural resources. The program intends to create shared resources and goals for preservation, education, recreation and leisure, and economic development. There are only five of these heritage areas in New York.



Long Island North Shore Heritage Area

Source: NYS Parks, Recreation and Historic Preservation

NATIONAL LANDMARKS

There are 31 National Register Landmarks within Sea Cliff Village. These are the same landmarks listed on the State Register. Twenty-six properties were listed on the National Register as the Sea Cliff Summer Resort Thematic Group in 1988. The Sea Cliff Railroad Station, which is not located in the Village, was also listed with this group because of its related history. The remaining five landmarks were listed between 2003 and 2016 (see Table 9-1).

The National Register of Historic Places, maintained by the National Park Service (NPS), is the Nation's official list of sites worthy of preservation for their historic, architectural, and other cultural values. Listing on the national register provides some protection from the effects of federal agency-sponsored, licensed, or assisted projects through a notice, review, and consultation process. Being listed on the national register gives property owners access to federal preservation tax credits, NPS grant programs, and preservation easements. In addition, property owners can order a bronze plaque to mark their property. There is a sense of prestige in listing properties for owners, neighbors, and visitors.

Federal preservation tax credits offer a 20% income tax credit for rehabilitating listed historic income-producing buildings, such as industrial, commercial or rental residential uses—private, owner-occupied residential properties are not eligible. An owner of a historic property may also enter into an easement

agreement with a preservation or conservation non-profit organization to preserve their property in perpetuity while qualifying for tax reductions.

The Historic Preservation Fund provides funding to states, local governments, and non-profits. State governments are awarded based on an annual formula. States must subgrant 10% of their funds to Certified Local Governments.

Certified Local Governments are local governments that qualify for certain competitive grants. Sea Cliff is not a Certified Local Government. Certified Local Governments must meet eligibility requirements such as having an established Historic Preservation Commission, a local law for the designation and protection

of historic properties, an inventory of local resources, public participation in the local preservation process, and some additional requirements. The benefits of being a Certified Local Government include access to specific grants and direct technical assistance from the SHPO.



A historic home on the National Register located in Sea Cliff.

Source: Sea Cliff Landmarks Association

MUNICIPALLY OWNED LANDMARKS

Village Hall, Library and Museum Complex

The buildings that house the Village Hall, Library and Museum at 300 Sea Cliff Avenue were built in 1914 as a Methodist church, Sunday school, chapel, and rectory. The main building—the former church and current Village Hall and Library—is in the late Gothic Revival style and is constructed of beige brick, cast stone accents, a slate roof, and features a square bell tower. The municipality restored the exterior to historic landmark standards in 2014 with funding from an Environmental Protection Fund (EPF) Grant from NYS OPRHP. The former rectory is in the Tudor revival style and constructed of brick with a slate roof.

The complex was listed on the National Register of Historic Places in 2005 and boasts a bronze plaque recognizing its importance. The Village acquired the property from the Sea Cliff Methodist Episcopal Church in 1968 and adapted it to municipal use in 1970.

Sea Cliff Firehouse

The Sea Cliff Firehouse, located at 67 Roslyn Avenue, was built in 1931. It is a one-and-a-half-story, Tudor revival style brick building with ornamental half-timbering. It has four engine bays, segmental arched openings, and a steep slate roof with dormers. It features a bell tower topped by a slate gable roof. It was added to the National Register of Historic Places in 2003. In 2017, The Village restored to historic landmark standards the windows and exterior of the Firehouse which continues to serve its original emergency response purpose. The project was funded by an EPF Grant from NYS OPRHP. Additional restoration and repairs to the firehouse have been accomplished through private donations.

The Sea Cliff Water Company property (325 Prospect)

325 Prospect, also known as the Sea Cliff Water Company property, is a locally designated landmark and is not listed on the State or National Registers. The 1940 Pump House building at the 325 Prospect property underwent a condition assessment in 2022 with funding from Preservation New York's Technical Assistance Grant program as well as local funds. Current restoration and stabilization efforts at the 1940 Pump House are funded through private donations.

NON-PROFIT OWNED LANDMARKS

Church of Our Lady of Kazan

The Church of Our Lady of Kazan is Sea Cliff's most recent designated landmark, being listed on the National Register in 2016. The church is significant for its unique social and cultural history and its architectural design. Russian immigrants began to settle in Sea Cliff around the turn of the 20th century. The



Village Hall and Museum Complex

Source: Sea Cliff Landmarks Association



Sea Cliff Firehouse

Source: Sea Cliff Landmarks Association



Water Building, 325 Prospect

Source: Sea Cliff Landmarks Association

Russian community was growing in the 1940s and 1950s due to political turmoil in Russia following WWII. In 1941, ten Russian families established the Russian Orthodox congregation of Our Lady of Kazan in Sea Cliff. A member of the congregation and architect, Boris Riaboff, donated a piece of his property and a wooden garage as a space to meet and worship. In 1946 and 1950, Riaboff designed expansions to the garage into its present form as a church to accommodate the needs of the expanding congregation. The church is designed in a folk Russian Orthodox style, constructed of wood, and marked by an iconic blue onion dome, a bell tower, and a steeple with a gold onion dome and cross. Another Russian artist, Vadim Chernoff, painted the interior and exterior with Byzantine style icons. Members of the congregation carved the woodwork that decorates the building.

St. Luke's Protestant Episcopal Church

St. Luke's Protestant Episcopal Church was listed on the National Register of Historic Places as part of the Sea Cliff Summer Resort Thematic Group in 1988. Constructed between 1892 and 1894, it is the oldest standing church in Sea Cliff. Before the church's construction, Episcopal services were held at the Sea Cliff Hotel. The St. Luke's parish was established in 1890. The building is a one-and-a-half-story clapboard structure with a steeply pitched slate roof. It features a prominent rosette window on the northern façade and several pointed-arch stained-glass windows on the side elevations. The interior of the church is also largely intact.

COMMERCIAL USE LANDMARKS

Central Hall

Central Hall was built in 1894 as a dry goods store when Central Avenue was a prominent business street of the summer resort. Later the building was used for various uses, including as a movie theater and a Young Men's Club. The Village acquired Central Hall in 1942 and used it as a community center for youth and public meetings. In 1972 it returned to private ownership. The building has most recently been used as an antique shop, art gallery, daycare and, residential use. The structure is a two-story, clapboard-sided, Greek revival building with a low gable roof. It was added to the National Register with the Sea Cliff Summer Resort Thematic Group in 1988.

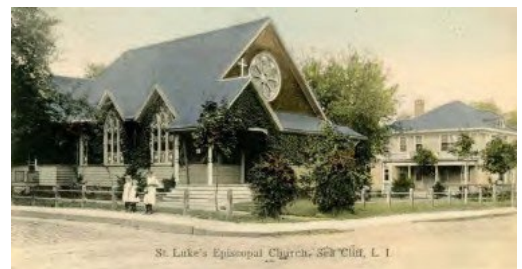
Christ Building

Located prominently at 357-359 Sea Cliff Avenue, these three attached storefronts with residential units above were built in 1891. The Christ building was originally a bakery with an underground brick oven. Later uses included Harian's general store, a postal telegraph company, and a hardware store. Presently, it hosts a metaphysical supply and psychic reading operation.



Church of Our Lady of Kazan

Source: WBG Foundation



St. Luke's Episcopal Church

Source: St. Luke's Episcopal Church



Central Hall

Source: Sea Cliff Landmarks Association



Christ Building

Source: Sea Cliff Landmarks Association

PRIVATE RESIDENTIAL LANDMARKS

The remainder of Sea Cliff's landmarks are private residences. They were all built between 1871 and 1895 in various Victorian, Second Empire, Gothic Revival, Queen Anne, Italianate, and Shingle architectural styles. All were designated on the National Register as part of the Sea Cliff Summer Resort Thematic Group, except the Stephen Harding house, which was designated in 2011. Some residences were originally built and used as boarding houses or hotels and have since been converted into single-family or multi-family homes (e.g., 115 Central Avenue and 285 Sea Cliff Avenue, and 362 Sea Cliff Avenue.) Others were built as single-family or summer homes. One particularly fascinating example is the Crowell Residence at 375 Littleworth Lane which was built in 1874 and operated as a fish-hatching and breeding establishment. In addition to this atypical use, its construction is also unusual, with 12-inch-thick poured concrete interior and exterior walls.



Crowell Residence

Source: Sea Cliff Landmarks Association

OPPORTUNITIES FOR DESIGNATION

In addition to the list of locally designated historic landmarks, the LPC also keeps a list and map of proposed landmarks. These are eligible buildings that the LPC plans to review for local designation.

An example of one of the resources for potential designation is the Stenson Memorial Library. The Library is not currently designated at any level, but many would agree that it has historic, architectural, and cultural value to the Village. The Stenson Children's Library underwent an interior restoration and installation of an ADA compliant bathroom in 2015 using various funding sources, including Dormitory Authority State of New York, Community Development Block Grant, and local funds.



Stenson Memorial Library

Source: Sea Cliff Landmarks Association

The most extensive effort of the Landmarks Association and LPC to identify potential local landmarks and historic districts has been their development of an online database of over 1,000 resources, noting architectural style, year built, alterations, and descriptions. The database also includes relevant documents such as newspaper articles, photographs, and images. While the database can be viewed as a table or a grid, it is not geolocated in a geographic information system (GIS) that would allow for better mapping and preservation planning. The database builds on several past survey efforts, including research conducted for the nomination of the Sea Cliff Summer Resort Thematic Group.

In 2006, the Landmarks Association and LPC produced a Cultural Resources Survey, which laid out a plan of resources to be inventoried and designated, based on extensive research efforts that took place between 2002-2005.¹ These efforts involved intensive documentation of Sea Cliff's resources resulting in building descriptions and forms for three historic districts, including almost 700 resources, and a recommended a list of over 85 properties with designation potential. This Survey was a roadmap for the LPC and Landmarks Association and also provided a reference and recommendations for relevant boards and the Town Council. However, the three historic districts and most of identified resources have not been formally designated.

The three potential historic districts identified by this Survey are: Sea Cliff Grove Historic District, Sea Cliff Avenue Historic District, and the Clifton Park Historic District. Sea Cliff Grove was the area originally platted for the Metropolitan Campground Association and the district roughly corresponds to the area north of Littleworth

¹ *Sea Cliff Cultural Resources Survey, Sea Cliff Landmarks Association, 2006.*

Lane and Laurel Avenue and west of Main Avenue. The Sea Cliff Avenue Historic District runs along the Sea Cliff Avenue Commercial Corridor and was documented separately from the Sea Cliff Grove district due to its district commercial character. As of 2006, nomination forms for the Sea Cliff Grove and Sea Cliff Avenue Historic Districts were prepared for submission to the NYS OPRHP for determination of eligibility, but it is unclear whether these were submitted. Clifton Park traces the boundaries of a residential district subdivided in 1880. It is an area west of Glen Cove Avenue, extending along both sides of Sea Cliff and Glen Avenues, to Carpenter Avenue, and reaching north to 8th Avenue and south to Littleworth Lane. This potential historic district has been partially documented; but at the time, the Landmarks Association and LPC needed to undertake more research before a nomination could be made.

CULTURAL AND SCENIC RESOURCES

HISTORIC STEPS AND WALKWAYS

One defining feature of Sea Cliff is the public walkways and steps connecting the waterfront to the Downtown and neighborhoods. These were developed between 1880 and 1908.² The boardwalk along the beach, the Central Steps, the Bathway Steps, and the Tilley Steps have been restored and are open to the public. The Ravine Path (aka Fairview Steps) connecting Summit Avenue, Fairview Place, and 8th Avenue was restored and reopened to the public in 2019.

The Cliff Way Steps, a wooden staircase between Cliff Way and the Boulevard, has been closed and reopened from time to time due to the difficulty of their maintenance. Some additional steps and pathways need restoration.

The 18th Avenue Steps were first built in the 1880s and removed in 1959. They were restored in the 1960s and 1970s but have been closed since 1989.

The Pinnacle Steps maintained an easement for public access between Tilly Place and Maple Avenue after a developer demolished the former Pinnacle Hotel and subdivided the property to develop two homes in 1987.

The 18 Trails was historically a set of connected pathways leading from the boardwalk to a point known as Pinnacle Point which historically had a fountain and seating. Erosion of the slope has resulted in the closure of some of the trails on the slope. One marked pathway remains between Memorial Park and Maple Avenue. The 18 Trails area between 12th and Maple Avenues contains the remains of the Sea Cliff Inclined Cable Railway terminus, which carried passengers from the ferry up to the Village, where a trolley connection was available to take them to the railroad station.



"Sea Cliff: Parks, Public Spaces, & Walkways."

Source: *Sea Cliff Landmarks Association, 2019*

2. *"Sea Cliff: Parks, Public Spaces, & Walkways."* Sea Cliff Landmarks Association. 2019.

HEMPSTEAD HARBOR

Sea Cliff's initial attraction comes from its unique location on a bluff overlooking the Hempstead Harbor. The harbor provides recreational activities like boating and swimming, and it also offers beautiful views and sunsets. Iconic harbor views can be seen from Sea Cliff Beach, Tappen Beach, Sea Cliff Memorial Park, and the 18 Trails Conservation Area. The harbor viewshed includes communities on the opposite coast and Westchester; any development will change the view. Thus, it is critical for Sea Cliff and other communities that border the Harbor to work together to keep the harbor clean and preserve its aesthetic qualities. The historical and traditional ways the harbor has been used and enjoyed are also threatened and worth preserving. For example, pollution in the water affects whether the beach is open and safe for swimming. Another example, the harbor used to be a rich source of shellfish and lobsters; however, their populations have declined. Recent efforts to farm oysters in the harbor may improve water quality and the continued tradition of enjoying local oysters.

The Hempstead Harbor Management Plan, prepared for the Hempstead Harbor Protection Committee in 2004, presented several recommendations to preserve the harbor's historic and visual resources.³ The paraphrased recommendations from that Plan are still relevant today (See box below.)

Hempstead Harbor Management Plan, 2004 Recommendations (paraphrased)

1. Manage threats to the harbor's open space and visual resources.
 - a. Maintain and restore original landforms.
 - b. Avoid structures/activities that visually interrupt the natural landscapes.
 - c. Preserve undeveloped areas that contribute to the visual quality of the harbor.
 - d. Restore deteriorated visual elements and remove degraded elements.
 - e. Recognize water-dependent uses as important additions to the visual interest of the harbor, support their maintenance, and require measures during site plan review to ensure aesthetic quality.
 - f. Promote the use of native plant species to provide visual consistency with the natural setting of the area.
 - g. Adequately collect waste to prevent litter from getting into the harbor.
2. Preserve important historical resources along the waterfront of Hempstead Harbor.
 - a. Local historians should cooperatively undertake a comprehensive inventory and analysis of historic resources to create a single analysis providing for a thorough understanding of the historic importance of Hempstead Harbor as a whole.
 - b. Cooperatively assess the adequacy of local historic preservation laws between all Hempstead Harbor municipalities to assess their effectiveness and craft appropriate amendments for each municipality.
 - c. Coordinate efforts to install standardized informational signage at appropriate locations around the harbor. Such signage should be directed at providing interesting facts regarding local historical events and people, land and water uses, settlement patterns, and similar information.
 - d. Whenever practicable, historic resources should be open to the public.

³ *Hempstead Harbor Management Plan, Hempstead Harbor Protection Committee, Cashin and Associates, 2004.*

RECOMMENDATIONS/OPTIONS FOR CONSIDERATION

9.1 Support and facilitate the growth of local artists and cultural organizations.

9.1.1 *Continue to work with the Sea Cliff Arts Council (SCAC), local artists, and creative businesses to provide space and resources to showcase their work and events.*

9.1.2 *Review the Village Code to consider incorporating provisions to permit arts-related uses, such as an artist's studio, gallery, or workshop, as of right in the Business Districts.*

Currently, a special permit is required to use a commercial space in the business district as a "Workroom of a craftsman or tradesman incidental to the retail sale of such craftsman's or tradesman's products." This could promote the use of Glen Cove Avenue and Downtown storefronts for arts-related uses that will bring foot traffic and enhance and contribute to the character and spirit of Sea Cliff.

9.2 Leverage arts, history, and culture to promote tourism in Sea Cliff.

9.2.1 *The Village could develop a historic and cultural tourism program, including activities such as historic walking tours of the downtown, the historic pathways, steps, and the waterfront.*

Tours could also be related to the arts and culture scene, such as visits to artists' workshops and studios. Opportunities to coordinate local events with tourism activities should also be explored. Potential partners to get involved in this initiative include SCAC, the Sea Cliff Museum, the Landmarks Association, the Gold Coast Business Association, and others.

9.3 Revise the language in the Landmarks Law and the Architectural Review Law to further the goal of preserving the community's aesthetic and historic character.

9.3.1 *Revise the standards for approval and disapproval of applications to the Board of Architectural Review (BAR) in the Code.*

Currently, the only parameters for review are the excessive similarity and dissimilarity of design. This approach has sometimes been criticized. In many cases, there is nothing inherently wrong with similarity. A case in point would be a row of brownstones. The Village could add a third provision to ensure that the alteration, structure, building, or site plan is aesthetically pleasing. The provision could specify that the BAR can support as grounds for approval that the design of the structure is not visually offensive or inappropriate due to the use of poor-quality materials, construction, or design—including choice of colors, cladding materials, and height in relation to the terrain and surroundings; that the alteration or construction would mar the appearance of the area or would be detrimental to the character of the neighborhood. What some other communities have done is to ask applicants to provide photos or elevations of buildings adjacent to the proposed project. This allows the BAR to better judge compatibility with the neighborhood.

9.3.2 *Improve the Procedure for review by the Board of Architectural Review (BAR).*

The procedures of the BAR outlined in the Code should be reviewed to streamline the permitting process and improve communication. When the building inspector sends an application to the primary board that has jurisdiction on such application (Planning Board or Zoning Board of Appeals), they could also send courtesy copies to other involved boards so they can make comments on the application within 30 days.

9.4 Consider adding design guidelines to the Village Code to help homeowners improve their properties in a way that is contextual with the Village's character.

9.4.1 *Work with the Landmarks Preservation Commission (LPC) and BAR to draft and adopt design*

guidelines for maintaining and preserving historic buildings and encourage appropriate architectural styles, designs, and alterations for Sea Cliff's unique neighborhoods.

The guidelines help educate residents of the Village and owners of designated properties and owners of historic properties not protected under the local law to appropriately maintain and preserve the Village's historic resources and aesthetic character. Guidelines can help property owners understand appropriate alterations and designs for buildings, structures, and site plans that will be in harmony with their surroundings. The guidelines are intended to help applicants and the Zoning Board of Appeals understand the Architectural Review process and achieve permit approval. The guidelines can provide examples of excessive similarity, dissimilarity, and appropriateness of design. It can recommend appropriate dimensions, proportions, façade elements, colors, cladding materials, landscaping, and siting.

9.5 Consider combining the LPC with the BAR, or the BAR with the Planning Board.

It is sometimes difficult for a small community such as Sea Cliff to find enough residents willing to join various boards, particularly people who may have some specific qualifications such as a design background. There are at least two options that might be considered. One is to combine the LPC with the BAR. This would combine two boards whose main emphasis revolves around design issues of preservation and architectural appropriateness. A second option would be to combine the BAR function as a sub-committee of the Planning Board or with the Planning board itself. The Planning Board has wide site plan review powers over residential and commercial buildings and is specifically given the ability to look at "architectural features" in State enabling legislation. The BAR reviews applications for building permits involving the exterior appearance of buildings and for subdivision of land. Because of the commonalities between these two boards there might be an opportunity for merging.

It is noted that Sea Cliff must maintain its LPC in case the Village is interested in pursuing participation in the Certified Local Government Program which may open up funding opportunities, as described in Recommendation #10 below (the Village is currently not participating in this program).

9.6 Work with the LPC to consider designation of additional properties on the local, state, and national registers.

9.6.1 Encourage property owners to consider the designation of their properties and work with the LPC, and State Historic Preservation Office (SHPO) to designate sites to the local, state, and national registers.

Recommendations already provided in surveys completed by the LPC and the Landmarks Association should inform the designations.

9.6.2 Support the LPC in their endeavors to continue their inventory and documentation of the Village's historic resources.

9.6.3 Demarcate and celebrate designations with plaques.

The Village could help to provide funding to acquire NPS-approved bronze plaques to demarcate properties on the National Register in Sea Cliff. The Village could standardize the color and style of the existing oval local landmark designation signs.

9.7 Consider designating historic districts or neighborhood conservation districts.

9.7.1 The LPC and the Village Trustees could consider historic district designation to enable the preservation of the aesthetic and historic character of these areas in the Village.

The Landmarks Association has documented three historic districts in the Village and prepared forms for their formal designation at the National level. Local historic district designation provides additional protection through the Landmarks Preservation Law, particularly for demolition review,

and acknowledges and takes pride in the value of Sea Cliff's historic character.

9.7.2 Consider Adopting a Neighborhood Conservation District Law and designating neighborhood conservation districts as an alternative to traditional historic districts.

Neighborhood conservation districts are typically residential neighborhoods with a distinct physical character that may not meet more stringent historic district designation standards but still warrant special treatment. Neighborhood conservation districts differ from historic districts as they are more focused on preserving community character. The BAR could develop design guidelines with community input and review changes to properties within the district.

9.8 Support the LPC in their efforts to document and preserve Sea Cliff's unique character.

9.8.1 Support the LPC by providing tools to conduct their mission.

For example, providing geographic information systems (GIS) software would allow them to geolocate their database, which can also help the Village to quickly layer the information with other maps for analysis and decision-making.

9.8.2 Provide educational materials and technical assistance to historic and designated landmark property owners to access funding, tax incentives, and resources to maintain their property correctly.

The LPC and Landmarks Association could also develop material on the benefits and ramifications of local, state, and national designation for presentation to other municipal boards to ensure that the preservation of historic buildings (regardless of their designation status) is considered in all planning and development decisions.

9.8.3 The LPC can partner with the local real estate community to educate them about the Village's heritage and encourage the marketing of historic properties to attract buyers who will preserve and protect them.

9.9 Promote and facilitate adaptive reuse of historically and architecturally significant buildings.

The Village should consider a flexible and streamlined land use review to encourage the adaptive reuse of eligible buildings. The LPC could develop a list of eligible buildings, typically including buildings originally built for religious or educational uses. 325 Prospect could become a good showcase of appropriate adaptive reuse projects.

9.10 Access funding and grants by becoming a Certified Local Government.

9.10.1 Pursue Certified Local Government status through the State, which provides eligibility for state and federal preservation funding, support from the SHPO, and standard best practices for historic preservation as defined by the National Park Service.

To be eligible, Sea Cliff must maintain its LPC and may need to revisit its Landmarks Preservation Law to ensure it complies.

9.11 Identify, promote, and apply for preservation grants and funding opportunities.

9.11.1 Explore opportunities including, but not limited to, the National Trust for Historic Preservation, Preservation League of New York, New York State Council for the Arts, and NYS Community Preservation Fund legislation.

For example, the National Trust's Hart Family Fund for Small Towns is an annual competitive grant program for towns with less than 10,000 residents. The Mainstreet Program, an independent subsidiary of the National Trust for Historic Preservation, provides grants and resources to help communities revitalize their historic downtowns.

9.12 Maintain, restore, and reopen Sea Cliff's historic public walkways and steps.

The steps and pathways connect neighborhoods, the downtown, the waterfront, and Sea Cliff's history. These paths, within budget limitations, should be maintained, restored, and open to residents and visitors when viable and practical. The paths should be clearly marked with signage.

9.13 Preserve Sea Cliff's scenic vistas and Hempstead Harbor to ensure that the aesthetic qualities are enhanced or restored.

The Hempstead Harbor Management Plan made several recommendations to preserve the scenic and historic qualities of the Hempstead Harbor that are still relevant today. Partnering with the Hempstead Harbor Protection Committee, Coalition to Save Hempstead Harbor, and surrounding communities on a comprehensive survey of historic and scenic resources along the Harbor could contribute to a more cohesive preservation plan.

CHAPTER 10: NATURAL RESOURCES AND THE ENVIRONMENT

GOALS

Protect and enhance Sea Cliff's natural resources with a comprehensive and environmentally sustainable approach that ensures long-term conservation and improvement of all natural assets over time. Continue to actively pursue regional and local efforts to improve Hempstead Harbor. Become an environmental leader by promoting cutting-edge sustainability strategies Village-wide.

INTRODUCTION

Sea Cliff's identity is embedded within its name: Sea Cliff is "the sea" and "the cliff". Protecting these two natural resources is paramount. This chapter discusses open space, topography (steep slopes), soils, surface water, wetlands, and other environment-related elements that altogether constitute Sea Cliff's natural resources. This chapter is written through the lens of sustainability and is closely linked to the discussion on water/aquifer (Chapter 6), public parks (Chapter 7), climate changes and stormwater management (Chapter 11), as well as land use and zoning policies, which, directly or indirectly, affect the environment.

Natural resource conservation is critical to preserve existing ecosystem services that maintain the ecological balance of local communities and regions. Elements such as open space, wetlands, forest land, and undeveloped shorelines provide invaluable environmental, social, and economic benefits to everyone. Smart growth principles, which relate to an overall approach to development that encourages compact and infill development and preservation of open space (among other things), go hand-in-hand with environmental conservation. These are the key principles to ensure the Village implements a sustainable framework to preserve ecosystems, minimize development impacts, and help sustain the environment for future generations.

EXISTING INITIATIVES

The Village has actively promoted the conservation of the environment and natural resources. It has also taken important steps toward becoming a more sustainable community. Below are some initiatives related to sustainability and the environment currently ongoing in Sea Cliff.

TREE PRESERVATION AND PROTECTION LAW OF THE VILLAGE OF SEA CLIFF

Since 2014, the Village has had a tree preservation and protection law ("tree law") that seeks to maintain a balance between tree preservation and planting of new trees to "*sustainably protect the environment for the use of this and future generations.*" In short, for each large tree removed, a new tree shall be planted. This law instituted the Tree Commission, which reviews tree removal applications, submits recommendations to the Building Department as to these applications, and oversees planting new trees. Tree removal guidelines are detailed on the Village website. Trees provide important environmental benefits, from reducing air pollution to decreasing temperatures, stabilizing steep slopes, and absorbing precipitation.

ENVIRONMENTAL CONSERVATION COMMISSION

The mission of the Environmental Conservation Commission (ECC) is the "preservation and improvement of the quality of the natural and man-made environment" in the Village.¹ The ECC advises the Board of Trustees on matters related to the preservation of the environment and natural resources to promote sustainable

¹ <https://www.seacliff-ny.gov/environmental-conservation-commission>

strategies and policies that mitigate environmental issues. For instance, the ECC was instrumental in the adoption of a Village-wide ban on plastic bags and straws (before the State adopted similar legislation), helped with a successful grant application for an electric vehicle (EV) charging station to install in the municipal lot, and created educational campaigns/events on recycling and composting.

CLIMATE SMART COMMUNITY

Since January 2020, Sea Cliff became a registered Climate Smart Community (CSC), a program administered by the State to encourage municipalities to “take action to reduce greenhouse gas emissions and adapt to a changing climate.”² There are currently two certification levels of the CSC program, silver and bronze. Sea Cliff is a “certified” member, meaning that it has not reached enough points to become silver or bronze level. The program requires 120 points for a municipality to reach bronze level (300 points for silver level). The points can be attained by implementing or adopting a variety of actions grouped under the umbrella of twelve overarching sustainability goals.

As mentioned in the introduction, the ECC is instrumental in helping the Village identify strategies to address or mitigate environmental issues at the local level. The ECC is leading the CSC certification process and is working with other committees to identify target goals and priority actions that would lead to obtaining the bronze level. Some actions the Village has already adopted include: converting all streetlights to LED, enacting a leaf blower law, and keeping a fuel consumption inventory of the Village’s vehicle fleet.

FLOODPLAIN DEVELOPMENT PERMIT (CHAPTER 68 OF THE VILLAGE CODE)

A floodplain development permit was established to regulate construction and substantial renovation in areas of special flood hazard. A property owner who wants to develop in an area of special flood risk (as identified on the corresponding Flood Insurance Rate Map) is required to apply for such permit to ensure new development is constructed in a way that minimizes exposure to flooding. Required documentation may include proposed elevation, in relation to mean sea level, of the lowest floor of the new or substantially improved structure. Upon completion of the lowest floor, as-built elevation drawings shall be certified by a licensed professional engineer or surveyor and submitted to the building department. Other technical analyses may be required by the building department depending on various parameters (e.g., location of the new or substantially improved structure) to ensure the development meets floodproofing criteria, does not cause physical damage to any other property, and so forth.

SEWERS AND SEWAGE DISPOSAL (CHAPTER 103 OF THE VILLAGE CODE)

As part of Chapter 103 of the Village Code, the Village Board has recently adopted a provision to require that, where public sewer facilities are available, buildings or structures should connect to such sewer facilities. No new cesspool or septic tank systems are permitted to replace existing ones in locations where public sewer facilities are available. This provision advances the goal of increasing the number of hook ups to the public sewer as an alternative to septic and cesspool systems.

OPEN SPACE

Under State law, local open space planning is one of the elements that municipalities should include in their comprehensive plans. Moreover, the State’s Local Open Space Planning Guide³ encourages local governments to develop open space plans to conserve open space resources and guide growth and development to locations with existing public infrastructure such as roads and water.

Open space can be publicly or privately owned. Sea Cliff’s public parks are owned and maintained by the Village. The largest parks are zoned as “Public Park,” as depicted in the zoning map in Chapter 3. This is a way for the municipality to control and preserve open space through zoning.

². <https://climatesmart.ny.gov/>

³. <https://dos.ny.gov/system/files/documents/2023/01/local-open-space-planning-guide.pdf>

The largest parcel in Sea Cliff is a privately-owned open space utilized as country club/golf course (North Shore Country Club). As discussed in Chapter 5: Housing, the North Shore Country Club parcel should be carefully considered for zoning revisions, such as including a conservation subdivision provision. If the Country Club ceases operation, a conservation subdivision will ensure a portion of the property would permanently remain open space. At that point, the Village, in collaboration with the developer, could conduct an open space study to identify natural and scenic resources for preservation (including environmentally-sensitive areas such as wetlands) and recreation spaces to serve the residents.

STEEP SLOPES

Sea Cliff is located on a cliff overlooking Hempstead Harbor and Long Island Sound, at an elevation of approximately 200 feet at the highest point. The hilly topography makes for unique views of the Hempstead Harbor, Long Island Sound and Glen Cove Creek but also makes pedestrian and bicycling connections challenging, limits development, and increases geological risks (landslides and erosion). A steep sloped area is defined by the Village Zoning Code as a *“geographical area, whether natural or man-made, which has a ratio of vertical distance to horizontal distance of 15% or more, based on a topographical map having a two-foot contour interval, over a horizontal distance measuring at least 25 feet in any direction.”* According to the Village Zoning Code, areas within a steep slope (slope of 15% or more) are excluded from the minimum lot area calculations for new construction. The Village Code requires site plan review for substantial changes in topography. (Chapter 107-4 (l)). “Substantial changes” are defined as changes in excess of one foot in height or elevation, at any point or over any ten-foot linear area, in any direction. This ensures that physical, ecological and visual impacts are considered when significant terrain alterations are proposed.

Protecting steep slopes from development maintains ecosystems, reduces stormwater runoff, and decreases the risk of erosion and landslides. Most steep areas are concentrated by the waterfront, facing the Hempstead Harbor/Long Island Sound to the north and west (Figure 10.1). Public staircases are situated along these slopes to create pedestrian connections between the top of the cliff and the shore. As illustrated in Figure 10.1, steep slopes generally begin north of Summit Avenue and 7th Avenue (extending to the north) and west of Glenlawn Avenue (extending to the west). A few steep sloped areas are also located on the eastern portion of the North Shore Country Club property and by the North Shore Middle School.

EROSION AND LANDSLIDE RISK

Sea Cliff includes areas that are vulnerable to erosion and landslides. These areas of the cliff feature steep slopes that make them more prone to the risk of erosion. The higher the intensity of storms and volume of rainfall, the more likely these areas will experience soil washed down onto lower lands, or even more significant landslides. In 2014, after a 5-inch rainfall the rear portion of a property located on Bay Avenue experienced a significant landslide. In 2021, after Hurricane Ida, a mudslide affected a privately-owned sloped area behind Sea Cliff Beach and The Boulevard. Other areas of the boardwalk experience debris and sand washed down from upper lands.



The Village was awarded a Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) grant to conduct a scoping assessment of specific locations of the cliff/slopes and shoreline to reduce the vulnerabilities of those areas (“Scoping Project”). In March 2023, the Village released an RFP for engineering services to implement the Scoping Project, which is further discussed in Chapter 11.

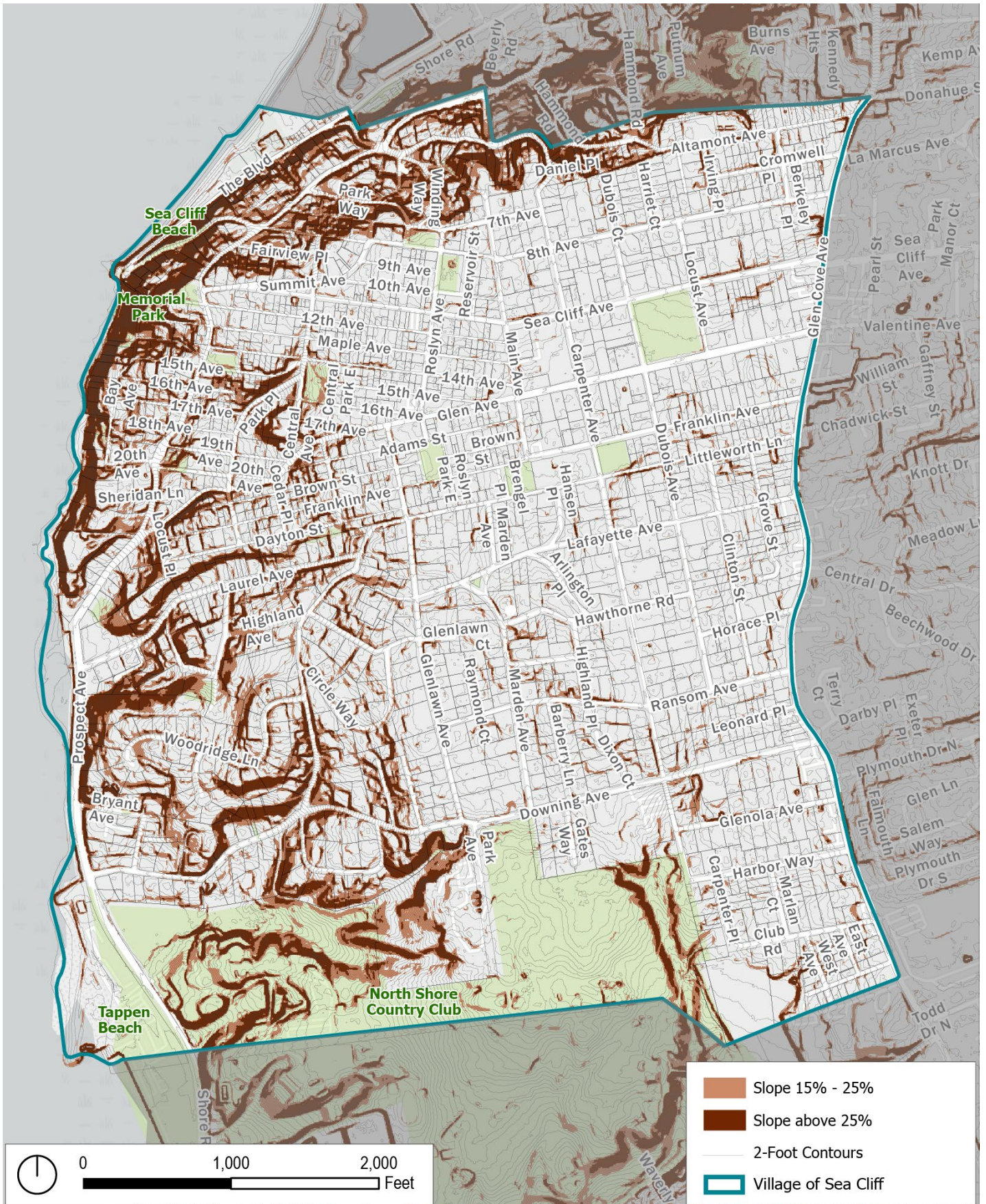


Figure 10-1: Steep Slopes
Sea Cliff Comprehensive Plan

Sources: NYS GIS Clearinghouse, Esri, BFJ Planning.

SOILS

The physical properties of soils directly impact land use and have implications on the ability of land to absorb runoff and filter pollutants. Given Sea Cliff’s topography, soils are an important factor for the stability of the terrain and the inclination to erode. The ability of plants and trees to grow also depends partly on the soil type. Soil typologies and their characteristics, for example, hydrological properties such as drainage and water conductivity, should be an integral part of site design.

As illustrated in Figure 10-2, most of the Village’s land features “Urban Land” soils, with Urban Land Riverhead complex (3 to 8 percent slopes) being the largest category and Urban Land Riverhead complex (8 to 15 percent slopes) being the second largest category by size. Between the areas of Urban Land Riverhead complex soil and the coastal areas (beaches, sandy soils), some of the steep sloped areas of the Village land contain Plymouth-Riverhead complex (15 to 35 percent slopes) soils. Wetlands around Scudders Pond feature Swansea muck soils (coastal lowland), while the North Shore Country Club and Saint Christopher’s Home properties include a mix of sandy loam, Plymouth-Riverhead complex, and urban soil typologies.

Table 10.1: Soil Types in Sea Cliff (Illustrated in Figure 10-2)

Symbol	Soil Type Name
Bc	Beaches, sand
SwA	Swansea muck, 0 to 1 percent slopes, coastal lowland
PrD	Plymouth-Riverhead complex, 15 to 35 percent slopes
RdA	Riverhead sandy loam, 0 to 3 percent slopes
RdB	Riverhead sandy loam, 3 to 8 percent slopes
RdC	Riverhead sandy loam, 8 to 15 percent slopes
RdD	Riverhead sandy loam, 15 to 25 percent slopes
Ua	Udifluents, rarely flooded
UdA	Udipsamments, nearly level
Ug	Urban land
UpD	Urban land-Plymouth complex, 15 to 25 percent slopes
UrA	Urban land-Riverhead complex, 0 to 3 percent slopes
UrB	Urban land-Riverhead complex, 3 to 8 percent slopes
UrC	Urban land-Riverhead complex, 8 to 15 percent slopes
Uw	Urban land-Udipsamments, wet substratum complex
W	Water

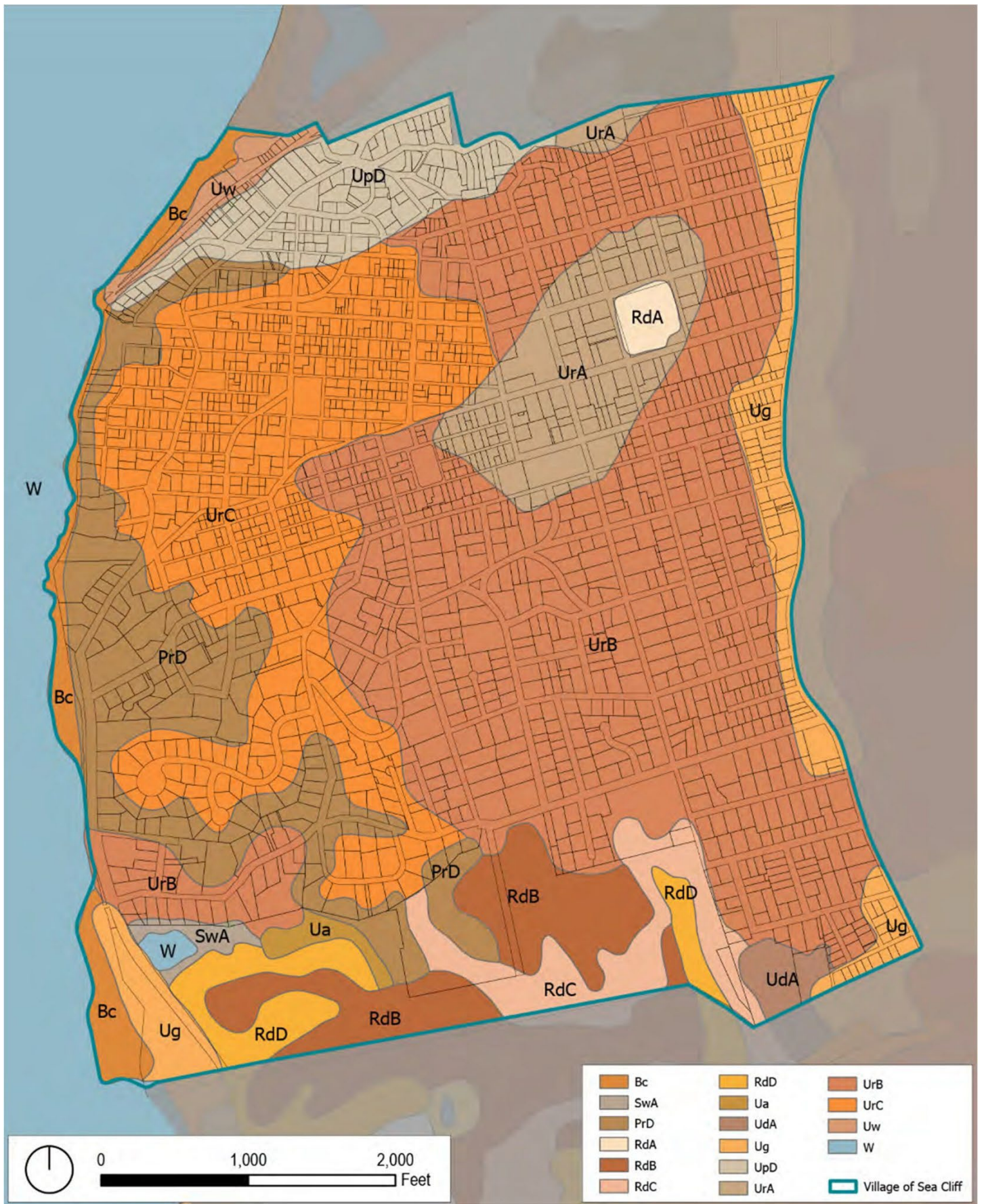


Figure 10-2: Soils

Sources: US Department of Agriculture, Natural Resources Conservation Services, Web Soil Survey, Esri, BFJ Planning.

WATER RESOURCES

HEMPSTEAD HARBOR

The Hempstead Harbor, part of Long Island Sound, is the most prominent natural feature of Sea Cliff. Its presence affects ecosystems, weather patterns, and flooding risk of low-lying coastal areas in the Village. Hempstead Harbor is a New York State Significant Coastal Fish and Wildlife Habitat Area as identified by the NYS Department of State. Hempstead Harbor is a relatively shallow coastal bay important to fish and wildlife throughout the year. The area supports a diverse assemblage of waterfowl, other bird species, marine finfish, and shellfish.

The Hempstead Harbor Protection Committee (HHPC) – Long Island's first watershed-based inter-municipal coalition – spearheads initiatives and studies at the regional level to protect and improve the water quality of Hempstead Harbor. The Village of Sea Cliff is a charter member of the Hempstead Harbor Protection Committee, composed of nine municipalities with land adjacent to the harbor. One important study commissioned by the HHPC in 1998 was the Water Quality Improvement Plan. The Plan identified nonpoint source pollution as the largest threat to the harbor's water quality. Intermunicipal efforts are ongoing to improve water quality, including reviewing the Glenwood Road / Powerhouse Drain Stormwater Pollution Abatement Plan after the drain was identified as a source of bacteria. This is an example of regional coordination among municipalities to implement best management practices to reduce nitrogen loading and stormwater runoff. Figure 10-3 depicts the extent of the subwatersheds directly affecting Hempstead Harbor.

The Coalition to Save Hempstead Harbor (CSHH) is a nonprofit environmental organization (also mentioned in Chapter 6) that focuses on identifying and eliminating environmental threats in and around Hempstead Harbor. The CSHH developed a water-quality monitoring program in 1992, which it has continued to coordinate and expand. The data collected from the program has been used by the Hempstead Harbor Protection Committee to address watershed-management issues and fulfill a recommendation under the HHPC's 1998 Water Quality Improvement Plan to have continuous and consistent water-quality monitoring. In 2006, the HHPC assumed financial responsibility for the water-monitoring program, while CSHH continued as the contractor planning, coordinating, and implementing the program. The data collected from the water-quality program was integral to intermunicipal restoration initiatives, including the restoration of Scudder's Pond in 2013-2014 (see next section).

The 2004 Management Plan for Hempstead Harbor is another key regional policy guide that incorporates many of the recommendations identified in the 1998 Water Quality Improvement Plan and recommends best practices to address water issues.

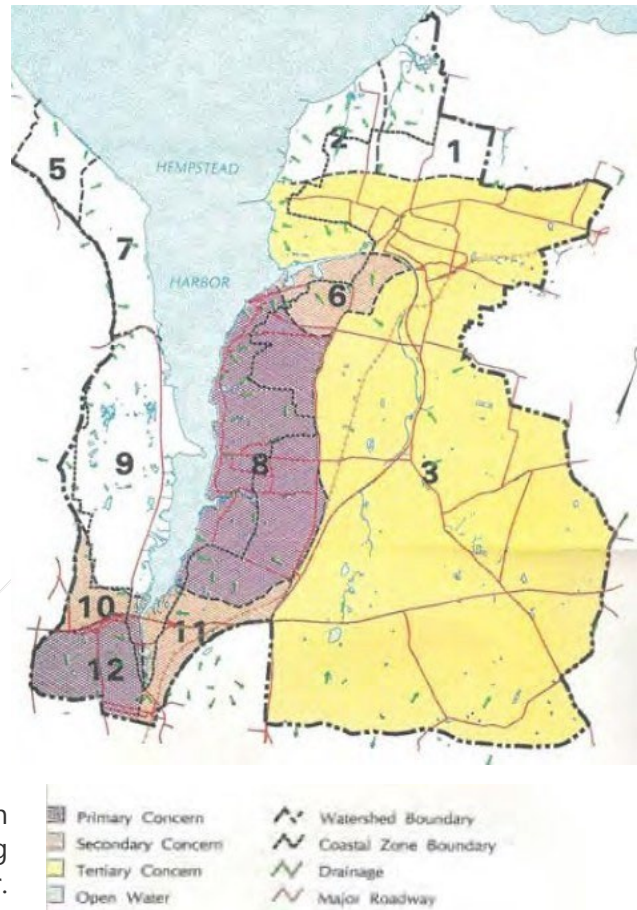


Figure 10-3: Subwatershed Areas of Primary, Secondary and Tertiary Concern

Source: 1998 Water Quality Improvement Plan

GROUNDWATER

Not as visible as surface waters, but just as important (if not more), is the groundwater system of Long Island. The aquifer is the only source of potable water for Long Island communities. Described more in detail in Chapter 6, the aquifer is critical to protect because it supplies good quality water and needs to guarantee enough potable water for future generations. In 2022, the CSHH commissioned a report on water supply for Hempstead Harbor communities that identified recommendations for municipalities to implement water conservation measures. If not recharged sufficiently, decreasing water levels in the aquifer can cause many environmental issues, including saltwater intrusion and dried-up ponds.

Watersheds and their subwatersheds recharge the aquifer and are critical to ensure good water quality. Watersheds cross municipal boundaries: therefore, a regional approach is necessary to maintain and improve water quality over time.

INLAND SURFACE WATER

Scudder’s Pond and nearby smaller ponds east of Tappen Beach, across from Prospect Avenue, are the only inland surface water features within the Village. In 1998, the Water Quality Improvement Plan for Hempstead Harbor identified this area of Scudder’s Pond as the source of most bacteria and nitrogen loading contaminating the subwatershed. As a result, in 2006, the Hempstead Harbor Protection Committee (HHPC), in collaboration with Sea Cliff Village, commissioned a study of Scudder’s Pond to develop a subwatershed plan (Figure 10-4). Following the plan, the restoration of Scudder’s Pond was successfully completed in the following years.

Figure 10-4: Scudder’s Pond Improvements – Schematic Design of Existing Conditions / No Build Option (2006)



Source: Scudder’s Pond Subwatershed Plan, Second Public Meeting Presentation, 2010.

WETLANDS

Sea Cliff's wetlands are concentrated in the coastal areas along the harbor and by Scudder's Pond (Figure 10-5). According to the National Wetlands Inventory (NWI), Sea Cliff Beach and Tappen Beach feature Estuarine and Marine wetlands, while the rest of the harbor is categorized as Estuarine and Marine Deepwater. Scudder's Pond and nearby smaller ponds are Freshwater ponds, while the surroundings of Scudder's Pond feature Freshwater Forested or Shrubs wetlands.

According to NYS Department of Conservation, State-regulated freshwater wetlands are only found in the Scudder's Pond area. Surrounding the freshwater wetlands is a State regulated wetland "check-zone," where actual wetlands may occur. Projects proposed in this area require the applicant to check with the appropriate NYSDEC regional office to ensure where the actual wetland boundary is. As mentioned in the previous section, just over 10 years ago the Scudder's Pond area underwent restoration efforts to reduce bacteria and nitrogen loads that concentrated there.

Wetlands act as natural basins for floodwaters and stormwater. By definition, a wetland is an area that is covered with water or saturated with water. It is a particularly sensitive ecosystem and should be preserved and restored to maximize its ecological and environmental benefits. When site modifications or development applications are proposed, wetlands are excluded from lot area computations (Chapter 138-201 of the Village Code).

WATER QUALITY ISSUES AND OPPORTUNITIES

Excessive nitrogen loads into Nassau County waters have caused environmental issues to surface and groundwater, from bay water acidification and habitat degradation to aquifer contamination. Much of the nitrogen enters surface waters from precipitation, stormwater runoff, atmospheric deposition, groundwater seepage—including seepage from septic systems and cesspools, and sewage treatment plant discharge. The County has carried out studies and developed guidelines and regulations to reduce the major sources of nitrogen pollution. In a 2020 County Subwatersheds Study, the largest nitrogen source to all north shore bays (including Hempstead Harbor) was wastewater from onsite septic systems (sewer systems are discussed in Chapter 6: Utilities). However, other sources include pollutants carried through stormwater runoff and the use of nitrogen-based fertilizers.⁴

The County has fertilizer laws that, among other provisions, restrict the use of all fertilizers in certain periods of the year.⁵ In addition, in December 2022, the State approved a comprehensive 9 Element Subwatershed Plan for Nassau County, which identifies the sources of nitrogen pollution, establishes nitrogen reduction goals and identifies programs, key individuals, and organizations needed to help implement these reductions.⁶

Sea Cliff could further its efforts to implement environmentally-conscious choices and consider requirements not included in the County's fertilizer law. Native plants, for instance, do not require fertilization and mitigate stormwater runoff by absorbing higher volumes of water compared to other non-native crops. They also do not require as much water to grow, helping water conservation efforts. More educational programs could also help homeowners understand the negative impacts of using nitrogen-based fertilizers. Long Island is home to a growing number of organizations that promote native planting and other environmentally conscious actions.

⁴. https://www.dec.ny.gov/docs/water_pdf/ncreportnitrogen2020.pdf

⁵. <https://www.nassaucountyny.gov/DocumentCenter/View/3178/2009-local-laws-11?bidId=>

⁶. Nassau County 9E Plan | Nassau County, NY - Official Website ([nassaucountyny.gov](https://www.nassaucountyny.gov))



Figure 10-5: Wetlands

Sources: National Wetlands Inventory (www.fws.gov/wetlands), NYSDEC Environmental Resource Mapper, Esri, BfJ Planning.

SUSTAINABILITY EFFORTS

Educating the public on the benefits of sustainability efforts can go a long way. Generally, Sea Cliff’s residents are environmentally conscious. During the public engagement process for this plan, the community expressed a desire for the Village to become an even stronger environmental leader. Moreover, the Comprehensive Plan public survey indicated that over half of the survey participants believe that “protecting the harbor from excessive stormwater runoff” and “protecting environmental assets and open space through development restrictions/ regulations” are extremely important objectives for Sea Cliff. Sustainability is high on the list of priorities for Sea Cliff.

The Village has already taken important steps toward becoming a more sustainable community. Becoming a registered Climate Smart Community (CSC) implies the Village is committed to a sustainable future and can provide opportunities to adopt environmentally friendly policies that contribute to the well-being of Sea Cliff’s ecosystems and residents. It can also open up opportunities for state funding for sustainability-related studies, pilots, and other efforts.

Solid waste management is another area where sustainability efforts can help reduce waste and increase recycling and reuse opportunities. Chapter 6 discusses the initiatives that the Village has taken in terms of recycling collection and e-waste drop-off. Additionally, the Village website contains information about the benefits of leaving grass clippings on site (rather than bag them and discard), mulching leaves into private lawns (although DPW also offers year-round drop-off service and fall leaves pick-up for residents), and composting on private property.

The adopted 2019 Climate Leadership and Community Protection Act (“Climate Act”) of New York State is one of the most ambitious climate laws in the country. The goal of this act is to reduce State-wide emissions across sectors: 40% by 2030 and 85% by 2050 (both measured against 1990 levels). To become an environmental leader and to align with the State’s decarbonization efforts, Sea Cliff should adopt a combination of energy conservation policies (e.g., reducing the energy demand of buildings through various strategies as specified in the recommendations of Chapter 6) and sustainability actions that reduce greenhouse gases emissions and protect the environment. Below are some of the recommended strategies to consider for the next decade.

RECOMMENDATIONS

10.1 Preserve open space and consider zoning changes for the Residence D District prioritizing open space conservation.

Sea Cliff's existing open space should be preserved and enhanced. Vulnerable areas such as steep slopes should be conserved as open space/forested areas. Shoreline areas should be maintained for public access to the greatest extent.

In the future, there may be opportunities to expand open space, particularly on the south side of the Village. The currently operating golf course at the North Shore Country Club is a privately-owned open space that is in part within the Village of Sea Cliff and the Town of Oyster Bay. As explained in more detail in Chapter 5, there are no plans for this site to change ownership or use. However, the Village should be prepared in case this happens. Mandating a Conservation Subdivision for the Residence D zoning district (the Country Club is the only site in this zoning district) is a strategy that would preserve environmentally sensitive areas of the lot and maintain open space that could include new trails and other recreational amenities for public use. See "Options for Consideration" in Chapter 5.

10.2 Closely monitor the status of steep slopes to minimize soil erosion.

Sea Cliff includes significant steep sloped areas that are mostly undeveloped and should be preserved as such. Strategies to decrease soil erosion along steep slopes should be pursued, such as avoiding vegetation clearance. Areas particularly at risk of soil erosion should be identified and closely monitored, and if the land is not Village-owned, property owners may be notified and encouraged to work with the Village on sediment control.

The Village is already taking steps to address slope destabilization along the waterfront, among other issues, through a scoping assessment ("Scoping Project") along the shoreline and adjacent slopes. Recommendations that will be identified in the Scoping Project may include steep slope management and erosion control, including updated legislation to limit development and changes to grading along steep slopes, and further studies when property owners propose site work that may also affect neighboring properties. Lastly, engineered vegetative solutions should be encouraged wherever possible.

10.3 Protect and improve the quality of Hempstead Harbor's water and Sea Cliff's drinking water.

10.3.1 Work with regional partners on wide-ranging strategies and approaches to improve water quality and conservation.

Water quality improvements require implementing both local and regional (watershed-wide) strategies. Sea Cliff should continue its work as a member of the Hempstead Harbor Protection Committee and working alongside the Coalition to Save Hempstead Harbor to implement recommendations identified in the Harbor Management Plan. Collaboration with regional allies and neighboring municipalities is critical to ensure coordinated efforts address priority issues "related to the wise use and protection of the harbor's surface waters, natural resources, underwater lands, and shorefront."⁷

10.3.2 Support innovative policies at the Village level to become a regional leader for water quality improvements and water conservation strategies that go beyond the County's existing policies.

Village residents vocalized the desire to become an "environmental leader," especially when it comes to protecting Sea Cliff's water resources. Although Nassau County is already taking steps to enhance aquifer protection, the Village could establish even stricter regulations and/or guidelines. For example, the Village could tackle the issue of excessive nitrogen loads by discouraging or banning the utilization of fertilizers in public and private lawns. Selling and using high-nitrogen fertilizers could be further restricted year-round. Encouraging the use of native plants, which do not require fertilizers to grow, is another strategy that the Village should support through education, collaborations and/or policies.

⁷. Harbor Management Plan, 2004.

This plan identifies many other strategies that, directly or indirectly, would be beneficial for water quality and conservation (See Chapter 5, 6, and 11).

10.3.3 Continue programs at the Village level to upgrade septic systems.

This strategy is also included in Chapter 6 where utilities are discussed. The Village should promote replacement of cesspools and older septic systems with state-of-the-art nitrogen-reducing septic systems that prevent or minimize groundwater contamination. Newer septic systems provide an effective way to best preserve groundwater recharge and quality. Grants are available at the County level through the SEPTIC program, which the Village should continue advertise and promote to homeowners and small business owners.

10.4 Safeguard wetlands and other environmentally sensitive areas.

Wetlands are particularly valuable ecosystems that provide a number of environmental benefits, from flood protection to shoreline erosion control to water quality improvements. The Village, together with its regional partners, should continue to monitor the Scudder's Pond area and other areas that may have sensitive ecosystems. For example, the Village could consider studying the condition of soil, drainage, and vegetation at 325 Prospect Avenue and surrounding areas, as there have been drainage issues in the past as it is a low-lying area.

10.5 Continue working toward attaining the Climate Smart Communities (CSC) bronze level status.

The Village should continue to pursue efforts to achieve CSC points to obtain bronze level certification. This would reinforce the Sea Cliff's commitment to becoming an environmental leader in the region and unlock significant state grant opportunities.

The Village could also take advantage of state-local partnerships such as the Long Island Climate Smart Communities. Climate Smart Communities Coordinators can assist municipalities in reducing greenhouse gas emissions and becoming more sustainable.

10.6 Increase collaboration and coordination on sustainability actions and strategies across committees, boards, and departments.

10.6.1 Continue supporting the Environmental Conservation Commission (ECC) in its efforts toward making Sea Cliff more sustainable.

The ECC is leading Sea Cliff toward becoming a more sustainable community, and the Village should continue supporting its efforts. Increased collaboration with other commissions, boards, and organizations could also help reach broader sustainability goals that tackle different themes. For example, greater collaboration between the ECC, the Beautification Committee, and the Department of Public Works (DPW) could help spearhead efforts to promote native plants and pollinator habitats and reduce or stop using high-nitrogen fertilizers for Village parks.

10.6.2 Explore a voluntary Village-wide composting program.

The Village could start a composting program, on a voluntary basis, that would offer residents a compost drop-off location. This initiative, which could be tested as a pilot project, would require collaboration between the ECC and Village's departments (DPW, in particular) to be able to divulge information to the public, increase awareness on the benefits of composting and identify a location for drop-off as well as potential partners that would use the compost. The Village's DPW could also utilize the compost to fertilize public parks in a sustainable way.

10.7 Consider identifying a Sustainability Coordinator for the Village.

The Sustainability Coordinator could help develop a sustainability agenda, identifying priorities, goals, and metrics to carry out a comprehensive sustainability strategy at the Village level. This person could also improve collaboration and coordination among different boards, commissions, departments, and regional partners, as well as help spread public awareness and conduct regular outreach about the role of the ECC and the Village's

sustainability efforts. Lastly, a Sustainability Coordinator could be a key figure to help achieve the criteria required by the State to become a Climate Smart Community with bronze level status. The coordinator role might be assumed by an existing Village employee if fiscal constraints prevent a full position from being created.

CHAPTER 11: CLIMATE CHANGE, SEA LEVEL RISE AND STORMWATER MANAGEMENT

GOALS

Mitigate the effects of coastal flooding with climate adaptation measures and a resilience plan that identifies waterfront vulnerabilities to address. Adapt the shoreline to rising sea levels while maintaining public access to the waterfront. Minimize damage and loss of public and private property through updated regulations based on future natural hazard projections. Continue efforts to reduce excessive stormwater runoff and improve the Village's stormwater system in alignment with best sustainability practices. Identify and assess potential hazard risks and determine methods and plans to manage and mitigate these risks. Identify measures to reduce hazard vulnerability and adopt laws, regulations and policies in hazardous and surrounding areas designed to preserve open space, protect property, human life and resources, and enhance waterfront recreational opportunities.

INTRODUCTION

Sea Cliff's scenic shoreline is a unique asset that makes the Village a special place. Sea Cliff's early history and growth are tied to its waterfront. In the early days, Sea Cliff attracted a lot of tourism during the summer because of the opportunity to enjoy waterfront activities. However, it is also extremely vulnerable to natural hazard events. These hazards threaten the safety of residents, businesses and visitors, and have the potential to damage private and public property, which could disrupt the local economy and quality of life. Dwellings, businesses, buildings, and infrastructure are vulnerable to temporary and permanent damage from destructive forces of nature. In 1944, a hurricane destroyed the wooden boardwalk along the coastline. The 1970 Comprehensive Plan discussed natural hazard issues and, in particular, recognized the complex threat of beach and cliff erosion.



Sea Cliff boardwalk circa 1910

Photo courtesy Hofstra University Library Special Collections

In the last few decades, the Village has invested in its waterfront to improve public facilities and increase the resilience of the shoreline. In the late 1990s, the Village developed a waterfront revitalization program to increase public access to the shoreline and restore the historic waterfront of the early 1900s. As part of this revitalization program, partially funded by the NYS Department of State, in 2007, the Village reinstalled the beloved boardwalk that had been destroyed decades before. This program was fairly comprehensive and addressed elements ranging from stormwater management issues to erosion control projects of the cliff area to bulkhead reconstruction.

Today, Sea Cliff's beaches and boardwalk are special treasures that should be celebrated and protected for public enjoyment. The Village should pursue waterfront resilience to proactively address the effects of climate change that are putting Sea Cliff's shoreline at greater risk than ever before. This chapter discusses the main hazards that the Village is facing in terms of sea level rise, flooding, storm surge, and stormwater management.

CLIMATE CHANGE

The consequences of climate change are affecting communities everywhere. Coastal communities like Sea Cliff are particularly at risk due to their exposure to storm surge and flooding events (the “shocks”), as well as sea level rise and coastal erosion (the “stresses”). The increased intensity and frequency of storms, with heavy precipitation over shorter periods of time, is also a consequence of climate change. In Sea Cliff, topography also poses the challenges of stormwater management and landslide risk when it comes to ever-intensifying rainfall events. The Village must prepare for a future when weather-related events will be more destructive and strain Sea Cliff’s environment and ecosystems. In other words, Sea Cliff should become more resilient to the shocks and stresses that are worsening and becoming more frequent due to climate change.

UN-Habitat defines resilience as “the ability to withstand and recover quickly from any plausible shock and stress, and maintain continuity of services.” Improving resilience is something that an increasing number of communities are proactively pursuing through policy (for example, specific zoning regulations for areas at risk), resilience studies and plans, and design guidelines. New York State offers some model laws to increase community resilience.¹ The Village should act toward creating a more resilient Sea Cliff. This chapter provides some recommendations that are tailored to Sea Cliff’s most vulnerable areas.

EXISTING PLANS AND TOOLS

HAZARD MITIGATION PLAN

Nassau County Hazard Mitigation Plan

Nassau County has developed a FEMA-approved Hazard Mitigation Plan that identifies risks associated with natural hazards to increase community resilience. The Plan was updated in 2021. The planning process included identifying hazards of concern, estimating risk and potential losses, and developing a strategy for plan implementation.² The Plan consists of the Base Plan (and its appendices) and the Jurisdictional Annexes. The Base Plan includes sections on risk assessment, capability assessment, and mitigation strategy.

Sea Cliff Hazard Mitigation Plan

Sea Cliff was one of the jurisdictions that participated in the County’s Hazard Mitigation Plan and developed its own Jurisdictional Annex that details the Village-specific profile, risk and capability assessments, and mitigation strategy.

The natural hazards identified in Sea Cliff’s Hazard Mitigation Plan are coastal hazards, drought, extreme temperature, flooding, ground failure, hurricane and tropical storms, hail, severe winter weather, and tornados. Impact categories were also identified for each hazard (e.g., housing, infrastructure, economy).

The capability assessment portion of the Hazard Mitigation Plan evaluated legal, regulatory, administrative and technical tools, fiscal capabilities, and community classification assessment. Among the regulatory tools, the Village maintains Flood Damage Prevention regulations (chapter 68 of the Village Code) and Stormwater Management and Control provisions (chapter 109 of the Village Code), which are instrumental in mitigating and preventing property loss and damage.

In terms of administrative and technical capabilities, the local Hazard Mitigation Plan suggests that the Village could bolster its capabilities in natural disaster planning by identifying individuals with specific expertise in that field (especially in flooding risk). One of the barriers identified in the hazard mitigation plan is related to fiscal capability; the Village identified limited fiscal capabilities to support mitigation efforts.

Lastly, the Hazard Mitigation Plan identifies two hazards recognized as high-priority issues by the Village:

- Rising sea levels are diminishing the beach area and causing erosion on Sea Cliff Beach.
- Rising sea levels are threatening the Sea Cliff Boardwalk and the hillside beyond, threatening residences and businesses.

¹ *Model Local Laws to Increase Resilience | Department of State (ny.gov)*

² *Nassau Hazard Mitigation Plan | Nassau County, NY - Official Website (nassaucountyny.gov)*

WATERFRONT SLOPE AND SHORELINE SCOPING PROJECT

In 2022, the Village was awarded a state grant administered by the Division of Homeland Security and Emergency Services (DHSES) through Building Resilient Infrastructure & Communities (BRIC), a program funded by FEMA. The grant will serve to conduct a waterfront slope and shoreline scoping project (“Scoping Project”), which seeks to assess long-term coastal risks to community assets and recommend targeted solutions to reduce risk to public and private property damage and loss. Recommendations for code enforcement and Village Code amendments may also be incorporated into the study if needed.

In March 2023, the Village released a Request for Proposals to conduct the Scoping Project. The study area includes Sea Cliff Beach, Sea Cliff Boardwalk, Dock Hill Park, and adjacent bluffs. This study will provide a strategy to address priority issues identified in the Hazard Mitigation Plan described above.

LONG ISLAND SOUND COASTAL MANAGEMENT PROGRAM

Although the Long Island Sound Coastal Management Program (LISCMP) was developed over 20 years ago (1999), it recognized the necessity to account for sea level rise as a significant factor in the incidence of erosion and flooding over time.

Relevant recommendations from the LISCMP for Sea Cliff include:

- Consider sea level rise when siting and designing projects involving substantial investments of public expenditures.
- Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.
- Preserve and restore natural protective features.
- Minimize losses of human life and structures from flooding and erosion hazards.



Sea Cliff Beach and the Boardwalk

COASTAL HAZARDS

SEA LEVEL RISE

When making medium- and long-term land use decisions, the Village should consider how sea level rise will affect its coastal areas and assets. A relatively small portion of the Village is expected to be affected by potential inundation due to sea level rise, as most of Sea Cliff is built on higher topography. However, sea level rise may impact key natural resources such as the aquifer (i.e., through saltwater intrusion) and also cause increased rates of cliffside erosion that may have impacts on the Village as a whole. It is important to note that sea level rise is an enduring stress on existing coastal assets and infrastructure that will worsen over time. Sea level is rising at an increased rate compared to the past, and some sources estimated that, in the last decade, New York’s sea level rise has accelerated and is now rising by as much as one inch every seven to eight years³ (projections and rates of change in sea levels vary depending on different sources; however, all studies agree that sea levels are rising). It will directly affect Sea Cliff Beach and Tappen Beach as high tide levels will move inland, eroding portions of the beach. It will also impact existing bulkheads and retaining walls which may degrade quicker due to higher sea levels and their action wave. Additionally, with sea level rise, areas at risk of flooding due to extreme weather events will expand and reach locations that were not at risk in the recent past.

It is important for the Village to establish the anticipated degree of sea level rise and the time period to consider when making planning and policy decisions. NYS Department of Environmental Conservation (NYSDEC) has developed sea level rise projections for the Long Island Region, shown in Table 11.1. This region may experience the average surface level of tidal water to rise by 21 inches by the 2050s, 39 inches by the 2080s, and 47 inches by the 2100s (High-Medium Projection) compared to the average baseline over the years 2000 through 2004.⁴

The Village should consider a medium- or long-term time period and a high-medium sea level rise projection to account for a reasonable worst-case scenario. For instance, Figure 11-1 shows a two-foot sea level rise scenario based on high-medium sea level rise projections for the 2050s (see column shaded in gray in Table 11.1). The 2050s timeframe could be an appropriate future baseline for the Village to make sound decisions when investing public funding in resilience projects with a long-term vision.

Coastal erosion has already worsened due to sea level rise along Sea Cliff Beach. The Village has identified this issue as one of the priorities in the Hazard Mitigation Plan strategy. The Scoping Project will be instrumental in addressing erosion of the beach area.

Other impacts due to sea level rise include saltwater intrusion in the aquifer and increased magnitude of wave action. These are issues to monitor regularly and plan for mitigation in the near future.

Table 11-1: Projected sea level rise for the Long Island region.

Time Interval	Low Projection	Low-Medium Projection	Medium Projection	High-Medium Projection	High Projection
2020s	2 inches	4 inches	6 inches	8 inches	10 inches
2050s	8 inches	11 inches	16 inches	21 inches	30 inches
2080s	13 inches	18 inches	29 inches	39 inches	58 inches
2100	15 inches	21 inches	34 inches	47 inches	72 inches

Source: NYSDEC, Adopted Part 490, Projected Sea-Level Rise, www.dec.ny.gov/regulations/103877.html

³ New York’s Sea Level Rise - Sea Level Rise

⁴ Part 490, Projected Sea-level Rise - Express Terms - NYS Dept. of Environmental Conservation



Figure 11-1: 2-Foot Sea Level Rise (2050s Medium-High Scenario)

Sources: National Oceanic and Atmospheric Administration (NOAA) (www.coast.noaa.gov/slr/), UrbanFootprint, Esri, BFI Planning.

FLOODING

As mentioned above, the Village had adopted Flood Damage Prevention regulations in 2009 (Chapter 68, Village Code). These regulations seek to minimize the threat of damages or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. The “special flood hazard” areas in the Village are identified in the Flood Insurance Rate Map (FIRM), prepared by FEMA, which are dated September 11, 2009. A simplified version of the FEMA FIRM map for Sea Cliff is illustrated in Figure 11-2.

The areas of special flood hazard are also known as 100-year and 500-year floodplain areas. The term “100-year floodplain” came from the concept of a “100-year flood”, which is a flood has a one percent chance of being equaled or exceeded during any given year. A 500-year flood instead has a 1-in-500 chance of occurring every given year.

As the name indicates, a 100-year flood (or 500-year) is not an event that occurs frequently. The majority of flooding events consist of lesser frequency events such as one-year, five-year, or ten-year floods. However, these more frequent floods may be similar to a 100-year event in terms of flood elevation. Moreover, the frequency of flooding events is increasing with climate changes and communities should not underestimate the actual flood risk of properties in the 100-year floodplain. Most municipalities use the 100-year floodplain for regulatory purposes.

As a consequence of sea level rise, the 100-year and 500-year floodplain areas will extend inland. Figure 11.3 depicts the projected scenario for the 2050s period when the sea level is estimated to rise 21 inches (or approximately two feet). The future scenario is based on high-medium sea level rise projections for the Long Island Sound region (see Table 11.1). As shown in the figure, The Boulevard and Sea Cliff Beach are projected to be almost entirely within the 100-year floodplain in the 2050s, including the properties located northwest of The Boulevard (shore-side). Almost the entirety of Prospect Avenue, from the intersection with Glen Avenue through the Village’s southern border, will also be at risk of flooding events, including properties between Prospect Avenue and Laurel Avenue. Lastly, the already flood-prone areas of Tappen Beach and Scudder’s Pond are anticipated to have an extended 100-year floodplain that may reach a dozen residential properties on Littleworth Lane.

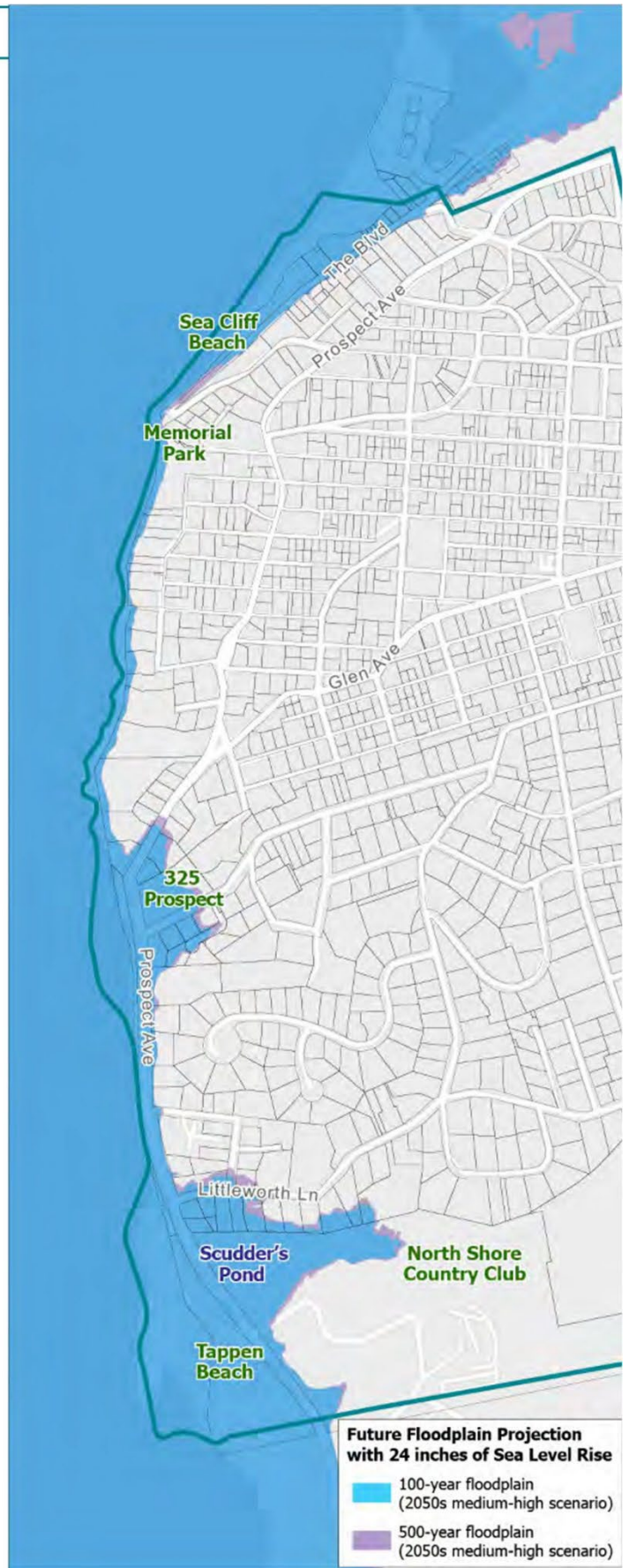
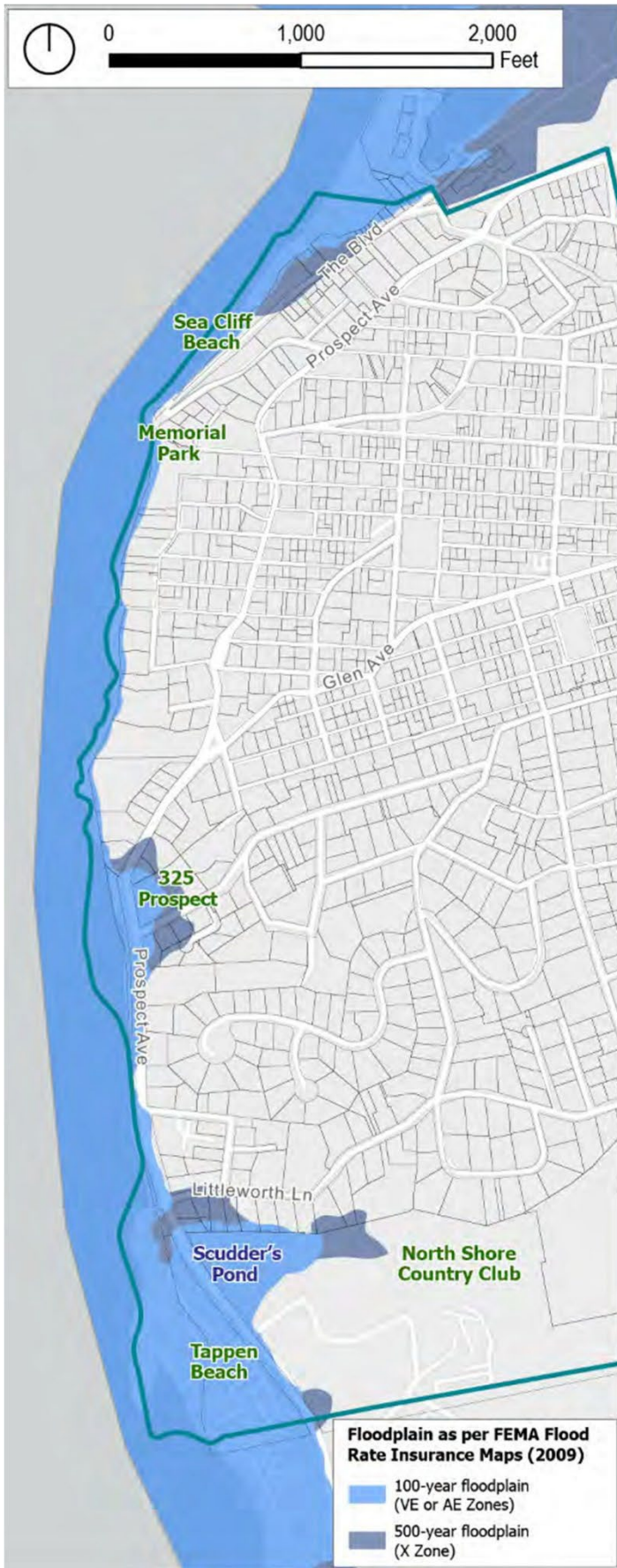


Figure 11-2: FEMA Floodplain Map (effective as 2009)

Figure 11-3: Future Floodplain Projection

Sources: FEMA's National Flood Hazard Layer Viewer, NYSERDA Coastal New York Future Floodplain Mapper, Esri, BFJ Planning.

STORM SURGE

Sea Cliff is also prone to storm surges during storm events such as hurricanes, tropical storms, and nor’easters. Like flooding, storm surges will become more damaging due to sea level rise and climate change, which will cause more intense precipitation events. Figure 11-4 depicts the maximum heights of storm surges in “worst case” events for an area under a given hurricane intensity category 2. The data come from a simulation conducted by the National Weather Service’s (NWS) National Hurricane Center to estimate storm surge heights resulting from hypothetical hurricanes by considering the maximum of various category hurricanes as determined by pressure, size, forward speed, and sustained winds.

The areas most vulnerable to storm surge inundation are the same low-lying areas that are at risk of flooding from a 100-year flood event. As described above, these flood-prone areas are northwest of The Boulevard, Prospect Avenue, the western portion of Laurel Avenue and Tappen Beach / Scudder’s Pond area.

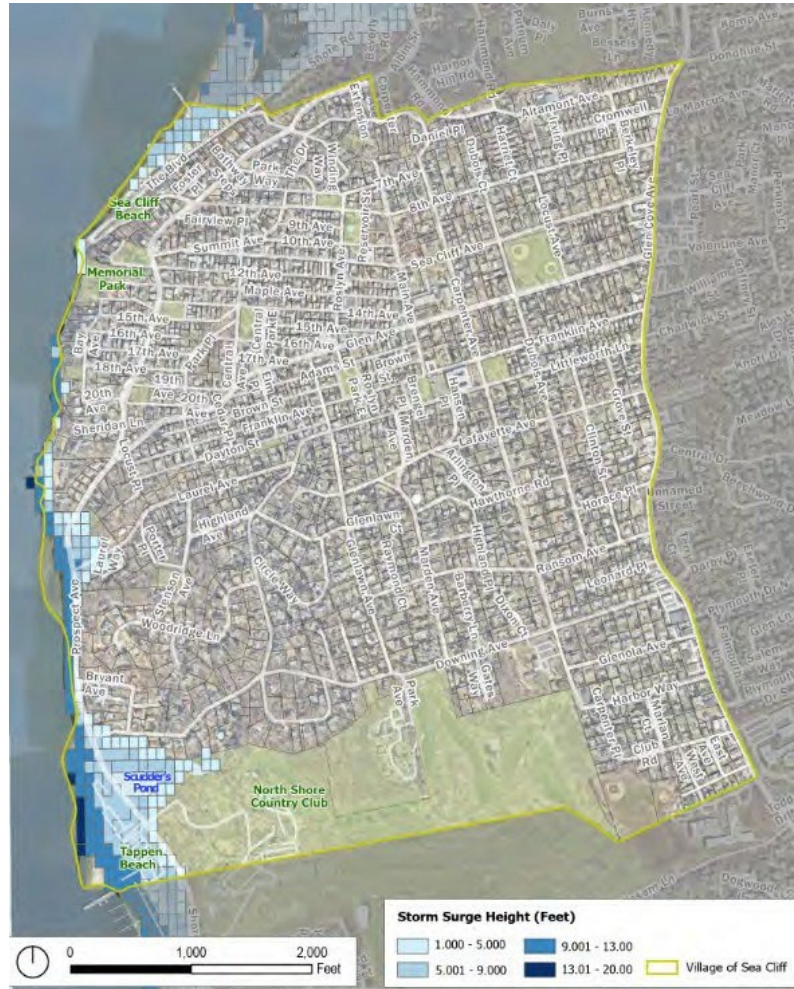


Figure 11-4: Storm Surge Category 2 Simulation

Source: NOAA, National Weather Service (NWS).

STORMWATER MANAGEMENT

Given Sea Cliff’s topography, stormwater runs downhill until it reaches its receiving water body. Sea Cliff falls within the boundaries of the Hempstead Harbor watershed, which means that rainwater and melted snow outfall into the harbor together with sediments and other materials collected along the way. A portion of the precipitation gets absorbed into the ground and eventually recharges groundwater reserves.

Starting in the 1980s, Sea Cliff and neighboring communities began focusing on strategies to improve water quality in the Hempstead Harbor. These efforts led to the creation of the Hempstead Harbor Protection Committee (HHPC), which, as discussed in other chapters, is an inter-municipal coalition based in the watershed area. Sea Cliff is one of the nine municipal members of HHPC. This comprehensive plan is informed by reports commissioned by the HHPC, especially the Harbor Management Plan of 2004 and the Water Quality Improvement Plan of 1998.

Stormwater runoff is one of the major causes of water pollution. Because stormwater is not treated before entering the storm sewers and outflowing into the harbor, it is critical to limit the amount of runoff that can potentially carry pollutants and sediments into the water. This type of pollution is called non-point source pollution, as it cannot be traced back to a single discrete source. As mentioned in Chapter 10, the Water

Quality Improvement Plan identified non-point source pollution as the largest threat to the harbor’s water quality.

The Village adopted a Stormwater Management Plan in 2008 “to ensure that its municipal storm sewer system (MS4) meets the standards set by State Pollution Discharge Elimination System and the MS4 licensing requirements of the U.S. Environmental Protection Agency.”⁵ The Stormwater Management Plan is codified in Chapter 109 of the Sea Cliff Village Code to regulate non-stormwater discharges to the MS4. These regulations seek to control illegal discharges into the MS4 and limit the amount of pollutants getting into the system.

The Village maintains stormwater drainage systems along the street network that convey stormwater into pipe and storm drain networks. Maintenance consists of regular street cleaning and cleaning catch basin grates and sumps (areas below the outlet pipe where trap leaves and sediment become trapped). The Village has recently conducted a culvert site assessment to evaluate the 13 stormwater outfalls (culverts) within the Village (Figure 11-5). These outfalls discharge stormwater directly into Hempstead Harbor and the Long Island Sound. The report highlighted four outfalls in need of repair. In early 2023, the Village started addressing two of the four damaged outfalls. Some of the issues that were evaluated include deterioration of the structural integrity (e.g., cracks, wear) and erosion and undermining of the surrounding soils.⁶

As mentioned above, due to climate change, rainfall events are projected to become even more intense and more frequent in the future. The amount of rain or snow experienced in a location will exceed what is considered normal.⁷ Stormwater management practices should account for this to manage increasing amounts of rainfall and mitigate flooding and landslide risk while reducing runoff that flows into the harbor. The Village is currently considering more stringent stormwater runoff regulations, including adopting specific impervious coverage standards that allow for greater on-site stormwater absorption.



Figure 11-5: Culvert Locations

Source: “Culvert Site Assessment Engineering Report”, April 2022, by D&B Engineers and Architects.

5. Village of Sea Cliff Code, Chapter 109 “Stormwater Management and Control”: <https://www.seacliff-ny.gov/sites/g/files/vyhlfj3786/ff/uploads/chapter-109.pdf>

6. Village of Sea Cliff, Culvert Site Assessment, Engineering Report. April 2022.

7. [Climate Change Indicators: Heavy Precipitation | US EPA](#)

RECOMMENDATIONS

11.1 Implement the recommendations resulting from the Waterfront Slope and Shoreline Scoping Project and consider the strategies identified in the Sea Cliff Annex of the Nassau County Hazard Mitigation Plan.

The “Scoping Project” will provide the Village with an updated assessment of coastal risks and recommendations on targeted solutions to protect community assets and public and private areas. The hazard mitigation strategies as a result of the Scoping Project may include, but not be limited to, the strategies listed in the Sea Cliff’s Hazard Mitigation Plan. The Project report will identify the tools and resources that help the Village reduce the impacts of disasters on the community. While the Village has some policy tools in place that aim to mitigate risks, the following are recommendations included in the Hazard Mitigation Plan that could improve Sea Cliff’s preparedness for natural hazards:

11.1.1 Identify an individual with specific expertise in planning and natural hazards to advise on hazard mitigation matters.

To bolster the Village’s technical capabilities, Sea Cliff could identify a staff person with expertise in planning and natural hazards related to flooding. An existing staff person might assume this role to avoid fiscal constraints.

11.1.2 Continue to expand fiscal capabilities through grants and other federal, state and local aid for hazard mitigation purposes.

The plan recognizes that the lack of fiscal capacity is one barrier preventing Sea Cliff from making further efforts in mitigation planning. Supporting ongoing funding efforts could provide resources for hazard mitigation purposes.

11.1.3 Continue to explore and pursue a variety of strategies to address hazard mitigation, including strategies listed in the hazard mitigation plan.

The Plan identifies two proposed mitigation actions to address high-priority issues related to sea level rise and consequent coastal erosion and inundation. The Village has started addressing them by issuing an RFP for a waterfront slope and shoreline scoping project (see “Waterfront Slope and Shoreline Scoping Project” section above).

11.2 Plan for climate adaptation to rising sea levels and coastal flooding.

11.2.1 Develop a resilience plan to assess vulnerability by location and identify context-specific solutions.

Physical conditions of the shoreline, elevation, existing assets, and flood risk are context-specific. As described in the Flooding section above and illustrated in the Figures, the areas at high risk of inundation can be divided into three general areas. Some adaptation efforts may be more effective in one area and less in another. Because there is no “one-size fits all” approach, the Village should consider preparing a plan to assess flood risk and impact by location, research tailored approaches and tools, identify coastal assets and resources that require special protection, and establish an implementation strategy to prepare and adapt to a changing climate. One of the initial steps should be to establish the anticipated degree of sea level rise and time period to be considered for future planning such as 2050s.

11.2.2 Consider incorporating nature-based features to mitigate flooding, wave action, and erosion, where possible, in combination with bulkhead restoration.

As part of the resilience plan recommended in 2.1, the Village could assess the status of existing bulkheads and, when in need of repair or replacement, consider the benefits of incorporating natural solutions to decrease wave reflection or substitute them with nature-based solutions to minimize coastal erosion.

The Village could deploy nature-based solutions both in the water and on land to decrease the magnitude and extent of flooding events. Natural elements also help reduce the magnitude of erosion and wave action. Natural shorelines such as sandy beaches should be maintained, and hybrid approaches to integrate “soft” nature-based solutions with harder materials should be promoted. Beach nourishment and restoration of marshes are only some of the non-structural protections that could be deployed where feasible.

11.2.3 Continue collaborating with the Hempstead Harbor Protection Committee, and regional partners to study water-related issues, including sea level rise, and support mitigation initiatives.

Existing and future efforts that relate to preserving the waterfront and mitigate flood risk should be supported and encouraged by the Village. There are many ongoing efforts in the Long Island Sound region that have the end goal of helping municipalities update their waterfront resilience strategies. The Village could benefit from keeping abreast of studies and tools developed by regional partners.

11.2.4 Review floodplain development permit requirements based on updated flood risk projections.

As part of the Flood Damage Prevention law (Chapter 68, Village Code), the Village requires new construction and major renovation projects in special flood hazard areas to comply with specific flood mitigation and floodproofing regulations. There are various sources that the Village might utilize as a guide to projected inundation levels, including flood elevation data illustrated in the NYSERDA's Sea Level Rise Viewer.

Additionally, the Village could consider adopting flood mitigation design guidelines in flood-prone areas to help property owners retrofit or build resilient structures. In general, the Village should ensure the provisions of Chapter 68 are enforced in high flood risk areas.

11.2.5 Continue to seek grants from State and federal agencies to fund climate adaptation projects.

Monitor opportunities to apply for waterfront resilience projects, especially after having identified specific strategies as a result of the Scoping Project report and the resilience plan (recommendation #2.2).

11.3 Provide educational tools to inform residents about natural hazards and emergency preparedness.

The Village could develop an easy-to-read brochure that informs the public about natural hazards that the Village is facing, areas most at risk and a to-do list in the event of a natural disaster. This could expand upon the "Hurricane Preparedness" webpage information and be included on a prominent location of the Village website. It could also be shared via social media before a predicted storm or other natural hazards.

11.4 Continue to preserve and improve public access to the waterfront to the maximum extent feasible.

Public access to the shoreline should continue to be a priority for the Village, despite rising sea levels. The recommendations provided in this chapter seek to mitigate flooding and erosion issues to reduce losses and damage to property while also guaranteeing Sea Cliff's waterfront will be enjoyed by future generations of Sea Cliffers.

11.5 Reduce stormwater runoff through on-site recapture.

11.5.1 Adopt greenspace minimum requirements and more stringent stormwater runoff regulations to recapture stormwater on-site.

The greenspace minimum requirement strategy was discussed in Chapter 5 as a potential strategy to reduce runoff. Additionally, the Village should implement more stringent stormwater management regulations that the Board of Trustees is currently considering. This would help capture stormwater where it falls, preventing runoff (which includes debris and pollutants) from flowing downhill and into the harbor.

11.5.2 Install green infrastructure on public property, where feasible, to recapture stormwater.

Green infrastructure elements such as rain gardens and bioswales (biofiltration swales or strips) could

be created in specific locations to help capture, absorb, and filter some of the stormwater that would otherwise flow directly into the harbor. Stormwater runoff carries pollutants and debris from uplands. The Village should identify public locations and roads where green infrastructure may catch stormwater flowing down the cliff. If locations identified are County roads, advocacy efforts and coordination with the County would be necessary. Examples of appropriate locations include the parking lot at Sea Cliff Beach and Cliff Way by Dock Hill.

11.6 Continue to address issues identified in the Culvert Site Assessment report, fix outfalls in need of repair, and monitor the status of the Village’s stormwater infrastructure.

As mentioned in the Stormwater Management section above, the Culvert Site Assessment report highlighted four outfalls in need of repair. The Village should continue repairing the outfalls and also monitor its stormwater infrastructure regularly to ensure maintenance efforts keep the infrastructure functioning as it should.

11.7 Review existing regulatory provisions to incorporate mitigation strategies to diminish risk of structural damage, property damage and resource impact.

These revisions might include:

- Increase required minimum drywell capacity for rain events.
- Incorporate zoning, planning and development provisions that are designed to further mitigate risk.

11.8 Ensure disaster emergency plans are in place to assist the Village and its residents to survive, recover from and thrive after a natural or manmade disaster event.

11.9 Consider a Local Waterfront Revitalization Program (LWRP) to identify and address local and regional issues related to water quality, waterfront revitalization, resilience, sustainability and natural resources protection.

CHAPTER 12: FUTURE LAND USE PLAN AND IMPLEMENTATION

Introduction

The previous chapters of Sea Cliff's Comprehensive Plan establish existing conditions, identify issues and opportunities, discusses strategies that the Village could use to approach them, and makes recommendations intended to further the Village's overall goals. Ultimately, the Plan's recommendations can only be realized through purposeful action and implementation. With implementation in mind, this chapter brings together findings to present a proposed future land use map, major zoning recommendations and provides an implementation matrix. The matrix brings together recommendations and options from prior chapters into a table of action items with identified responsible parties, partners, timeframe and potential funding sources.

Zoning and Future Land Use

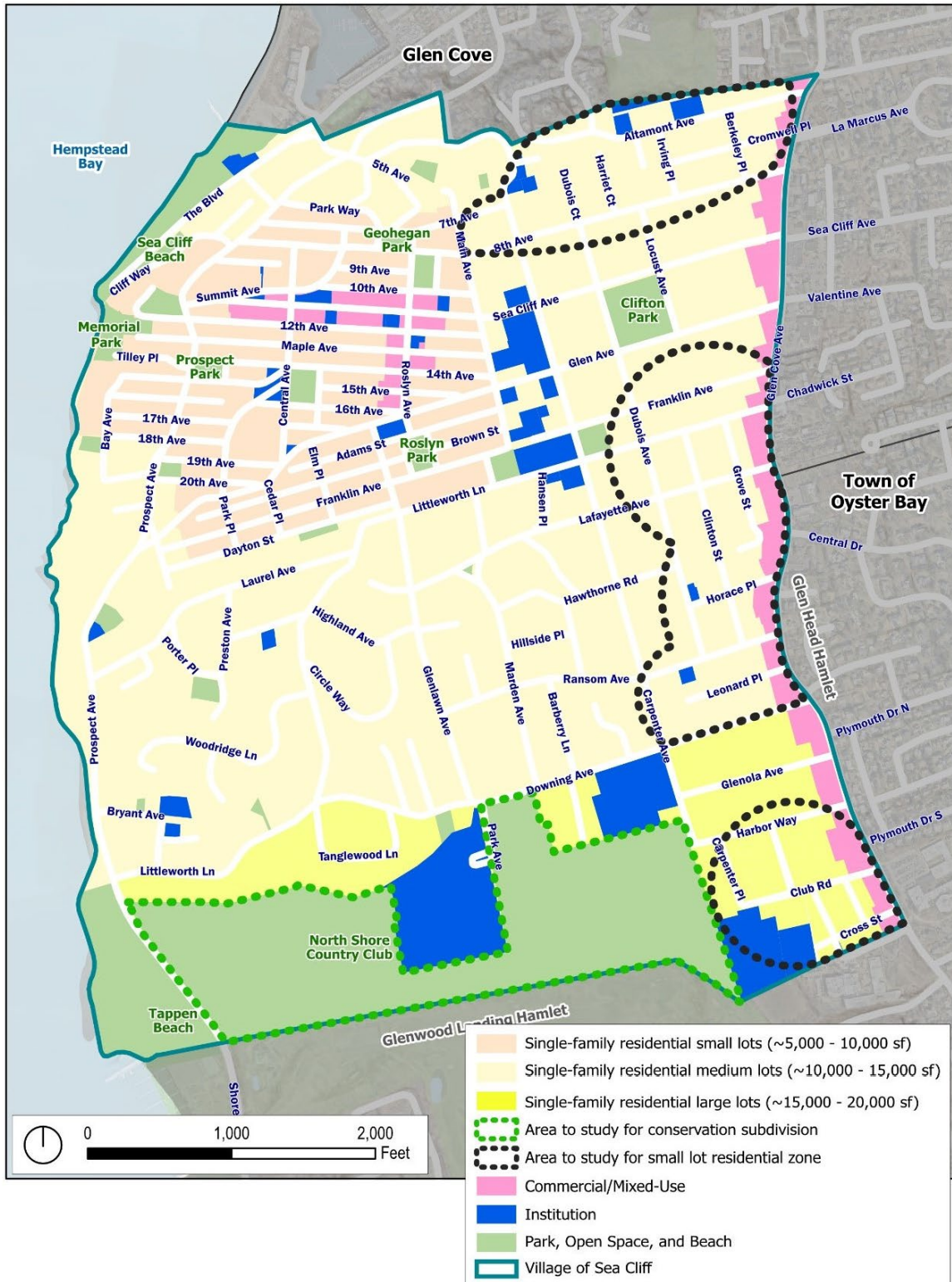
The purpose of any recommended zoning changes in this plan is to achieve the many goals that have been identified by the public, the Comprehensive Plan Steering Committee, stakeholders, and Village officials in the previous chapters of the plan. In short, the proposed zoning changes aim to make life easier for residents and property owners by streamlining the development approval process, ensure that the unique neighborhood look and feel of the village is preserved, while also allowing for appropriate development in certain places and ensuring that zoning is amenable to diverse housing needs and small business owners.

The zoning map guides future development by ensuring new buildings are compliant with the Village's zoning code. But it does not necessarily describe current land uses and development patterns in the Village. This is especially true in Sea Cliff where the zoning code appears to have been based on a mid-century, suburban, car-centric zoning code that did not match the historical development patterns in Sea Cliff. This has resulted in a code that presents property owners with challenges such as area and bulk non-conformities of their homes (discussed in detail in Chapter 5), and makes it difficult to make modifications to their properties. It also restricts any new development from being contextual and sensitive to the existing built fabric of the village. The code presents noteworthy obstacles to adding reasonable affordable housing options in the Village, such as mixed-use buildings, multi-family buildings, and accessory dwelling units.

The Comprehensive Plan provides the policy foundation for future zoning changes. According to New York State law, a zoning code must be based on a "well-reasoned plan." The proposed zoning amendments described below can be further studied and could result in amendments to the Zoning Code and/or Zoning Map. The future conceptual land use map, shown in figure 12-1, shows areas of existing land use and recommended adjustments to land use in alignment to this Comprehensive Plan.

The future conceptual land use map aims to be more consistent with existing land uses and development patterns in Sea Cliff. Almost all existing neighborhoods in the Village maintain the same land uses while proposed changes aim to allow pre-existing uses and future development that is consistent with historical development patterns, work and lifestyle changes, and Comprehensive Plan goals.

Figure 12-1 Future Conceptual Land Use Plan



Zoning changes recommended in this Plan are generally limited to three areas: The Glen Cove Avenue Business B corridor, the North Shore Country Club Residence D zone, and general areas with concentrations of smaller lots in the Residence B and Residence C districts. There may be in the future some need to also examine the Business A district to make sure it is functioning well for the business community and has sufficient flexibility in uses. Additional zoning changes are outlined in the implementation matrix and throughout this Plan.

Glen Cove Avenue (Business B Zoning District)

This Plan makes several recommendations related to the enhancement and revitalization of Glen Cove Avenue. In the future conceptual land use map (figure 12-1) the Glen Cove corridor is shown as a mixed-use (commercial and residential) district that follows parcel lines. The key zoning recommendations for this commercial corridor are outlined in recommendations 5.8, 8.1, 8.5-8.7, and 9.1 and summarized here.

The objective of the recommendations for Glen Cove Avenue is to allow for flexibility of uses, provide opportunities for increased housing supply at an appropriate scale, encourage safe pedestrian traffic and visitation of local businesses, improve traffic flow, and enhance the streetscape and urban design. The Business B zoning district currently corresponds to 150' offset from the street-line and requires a special permit to have a residential unit over a commercial building, and does not allow for mixed-use buildings with more than two residential units or fully residential buildings to be built. In recommendation 8.7, this Plan recommends that the boundary of Business B zoning district be revised to correspond to commercial and mixed-use parcels existing along the corridor. In recommendations 5.8 and 8.1, this Plan suggests that mixed-uses be allowed as of right while residential-only buildings be allowed by special permit.

Feedback from public engagement, Steering Committee and staff meetings, and observations show that the lack of urban design on Glen Cove Avenue have resulted in undesirable conditions including narrow sidewalks, parking issues, and an unsafe and unattractive pedestrian environment. Recommended zoning changes to address these urban design concerns are outlined in recommendations 5.8.5, 8.5., and 8.6. In summary, the plan recommends that the Village review the dimensional requirements in Business B to ensure that an appropriate front setback provides room for pedestrians and landscaping, specifically a minimum 15-foot curb-to-building distance, revise parking regulations to disallow parking areas in front of buildings, and encourage them in the back or to the side of buildings, and to consider reducing parking minimums. The Village may want to explore opportunities for overlay zoning to encourage desired development, as recommended in 5.8.4.

Area to Study for Potential Conservation Subdivision: North Shore Country Club and Residence D

The North Shore Country Club is a 157-acre golf course; with 74 acres in Sea Cliff and 83 acres in Glen Head (a hamlet of the Town of Oyster Bay). It is currently operational as a golf club with no known plans for change of use or ownership; however, the Country Club is zoned Residence D and the Village should consider zoning code revisions that address possible future changes. In recent years, there have been different proposals for other country clubs such as the Engineers Club to the south of the Village. Under current zoning, the owner could subdivide the property into single-family residential lots with a minimum lot size of 20,000 square feet (roughly half acre). This area is outlined with a green-dotted line on the future land use map (figure 12-1). The Town of Oyster Bay conducted a "Private Golf Course Planning Study" in April 2022. This study included the North Shore Country Club and acknowledged the presence of natural resources on the property that are important to the community. This study asserts that the development of this property will result in significant impacts to these inherent natural resources and consequent adverse effects on the community resulting from the permanent alteration of their physical setting. The Study emphasizes that essential resources inherent to this property needs to be properly protected and preserved. It is the recommendation of the Study that the Town of Oyster Bay upzone the property within its jurisdiction to R1-2A (two-acre), and that this zoning modification also be made to property within the Village of Sea Cliff. It is important to note that the Sea Cliff public workshop and public survey results, along with the direction of the Steering Committee, have urged that ultimate lot sizes mimic the existing built context of Sea Cliff and that the Village should try to include some workforce housing as part of potential future plans for the North Shore Country Club property.

This Plan recommends that the Village consider making changes to the Residence D zoning district to ensure appropriate and desirable outcomes for the community, if the time comes. Foremost, this plan recommends that the Village further study the appropriate regulations for this Residence district. A possible solution is outlined in Chapter 5 and recommendations 5.4 and 5.5 in the matrix below. The Village could

consider adopting New York State's provisions to mandate a conservation subdivision with a portion of the land to be conserved as open space.

This plan also recommends that the Village determine an appropriate minimum lot size that will better match the density of the Village and accommodate different types of homes. Further, this Plan recommends that Sea Cliff consider adopting code provisions from Long Island's Workforce Housing Act to ensure a set-aside for housing affordable to middle-income, working individuals and families.

Another option that has been mentioned during the Comprehensive Plan process is to create a Recreation zone for a part of the Country Club site, or all of it. However, such zoning could take away reasonable expectations for economic return on the site and could end up costing the Village money for a purchase price.

Area to Study for Small Lot Residential Zone

In the future conceptual land use map, three single-family designations (small, medium, and large) follow the zoning boundaries for Residence A-C zones. The square footage of each of these single-family residential areas is approximate and there are many lots that may be larger or smaller than the given ranges. The median and range of lot sizes are discussed in Chapter 5.

Throughout Residence A, B and C zoning districts there are small lots that do not conform with the minimum lot size and other dimensional requirements set forth in Sea Cliff's zoning code because they were developed prior to the implementation of the code. Some of these areas are delineated by black-dotted lines on the future land use map (figure 12-1) indicating that they are areas where the Village could conduct a future study for small lot residential zones.

While there are some provisions in the code's language that acknowledge these substandard lots (in size), this and other dimensional requirements are cause for area variances by property owners. Therefore, with the aim of alleviating property owners of time and resources, this Plan recommends reviewing and possibly changing the minimum lot size and dimensional requirements for areas circled in black-dotted lines on the conceptual future land use map.

There may be further care taken with variances. For an area variance, the balancing test as identified by State law is as follows: "*the Board of Appeals shall balance the benefit to the applicant with any detriment to the health, safety and welfare of the community*". Specifically, one of the tests for granting an area variance is whether there is an "*undesirable change in neighborhood character or detriment to nearby properties*".

In regard to the above State law requirements, this plan suggests that the Zoning Board of Appeals consider, in applying the above to any application, the unique character of Sea Cliff's undersized lots which adds to the community's diversity and the ability of more entry level home buyers and seniors seeking to downsize to find a small house that they can afford. The granting of variances to enable small homes to become oversized for the lot they are on could create an undesirable change in neighborhood character. The unique "small lots" character of Sea Cliff is one of the items that many people cited in the Comprehensive Plan survey and workshops that make Sea Cliff an attractive community. If variances continue to be granted allowing homeowners to exceed maximum floor area ratio, smaller homes could gradually disappear from the landscape thus severely impacting affordability for young people seeking to move into the Village.

Options for Consideration outlined in Chapter 5 of this Plan (5.1 in particular) recommend that the Village study and determine the best approach for addressing this issue. Approaches may involve adjusting existing districts, creating a new district, rezoning areas where appropriate, revising the substandard lot law, and relaxing other dimensional zoning regulations, such as width, setback requirements, and height.

Other Recommendations

1. Create a Zoning Handbook (print and website versions).

This handbook could help residents, businesses, and property owners understand the zoning code, regulations on the use and physical attributes of their property, and clarify the processes for applications, permits, variances, and appeals. The booklet could provide links to the Village e-code and provide explanations with accessible language and visuals.

2. Work with the Town of Oyster Bay and City of Glen Cove to provide for consistent regulations and designs on both sides of Glen Cove Avenue.

Since Sea Cliff only controls the west side of Glen Cove Avenue opportunities for collaboration with neighboring municipalities should be considered when it comes to zoning and design regulations that can improve consistency along the Glen Cove Avenue corridor.

Implementation Matrix

The recommendations in the Sea Cliff Comprehensive Plan can only be realized through action and implementation. To facilitate implementation of the Comprehensive Plan, this section outlines the recommendations made in this plan, identifies the responsible implementing party, and proposes a general timeframe for implementation.

Having an adopted Comprehensive Plan provides Sea Cliff with a critical public policy tool, but the Plan itself is not sufficient alone to affect change, enforce preservation, or promote other key objectives. The Implementation Matrix that follows in this chapter provides guidance to the Village to assist to actualize this Plan. It is recognized that these recommendations are aspirational and implementation of the Comprehensive Plan is based on an ongoing review of priorities, availability of outside funding, capital budget decisions, and other economic factors.

There are six key methods that the Village can follow to ensure that as many Plan recommendations are implemented as possible:

1. **Regulation/Policy (Legislation):** The Village's zoning code is the primary legislative tool that can be used to implement the Plan. Several zoning updates have been proposed in the Comprehensive Plan. If the Village chooses to pursue additional changes in order to support Comprehensive Plan recommendations, those changes should be consistent with Plan language and the future land use map.
2. **Capital Projects:** The Village's capital budget is the next method for implementing the Plan. Public spending on infrastructure, major equipment, municipal buildings, parks and open space, and resilience measures all have a major impact on quality of life, efficient day-to-day operations, sustainability, and the Village's image. Recommendations that may have an impact on the Village's capital budget were included with an understanding of this potential fiscal impact. The Village should continue to evaluate recommendations and prioritize capital projects for implementation based on priority, available funding, and ability to seek outside sources of funds.
3. **Programming:** Programming refers to things like educational campaigns, events, staffing, and other activities. These actions are typically also included in the Village budget, but may be funded by other sources.
4. **Grants:** Sea Cliff has been successful in obtaining grants for major projects. The Village will continue seeking grant funding for planning and capital projects, and will also engage with third-party organizations and corporate partners, as available and appropriate, to meet its planning

objectives in a fiscally judicious way. Having a Comprehensive Plan enables the Village to apply for funding sources and grants that require a Plan for eligibility, opening up new opportunities for State and Federal funding. This additional funding can supplement Sea Cliff's capital budget, lessening the potential financial burden on taxpayers.

5. **Future Planning Studies:** Some recommendations require additional study and analysis before detailed implementation measures can be determined. In these cases, appropriate Village agencies should explore funding opportunities to produce supplemental analysis in order to move recommendations from the planning phase towards implementation.
6. **Partnerships:** Finally, the Village should continue working with regional agencies, adjacent municipalities, Nassau County, and local non-profit organizations to advocate for the Village's interests and develop partnerships in support of Comprehensive Plan goals. Some recommendations would be in the jurisdiction of regional agencies, such as the Nassau County Department of Public Works.

It is worth noting that some Plan recommendations are intended to reduce long-term capital spending through such measures as improving the efficiency of municipal operations. Although these strategies may have a short-term cost, their potential for long-term savings makes them prudent investments in securing the Village's overall fiscal health.

The following Implementation Matrix is proposed in order to implement the various recommendations contained in this Comprehensive Plan. The matrix identifies each recommendation, the responsible party, partners and a general timeframe for implementation.

The responsible party is the agency or organization that should spearhead implementation of a particular recommendation. Most recommendations also list partners who may be Village committee, neighboring municipalities, the county, the state, or residents. The action required could include legislation (policy/regulation), capital projects, programming, future planning studies, and/or ongoing planning and partnerships.

A general timeframe for implementation of each recommendation is included to allow the Village and local residents the opportunity to keep track of progress in implementing the plan. The timeframe is classified as follows:

- Short-term: 0 – 2 years
- Medium-term: 3 – 6 years
- Long-term: 7 – 10 years
- Ongoing

Short-term actions generally include changes to local laws or regulations, activities or policies that bolster or improve activities that are already in place, or capital budget items that the Village intends to fund in the next one to two years.

Medium-term actions likely involve capital budget items that are not already planned for the short-term. Many of these items may have arisen as part of the comprehensive planning process and need to be inserted into future capital budgets.

Long-term actions are considered important, but are not expected to be addressed in the next six years, largely in recognition of limited resource availability or jurisdictional constraints. These actions may require further study, planning, or advocacy before implementation can take place.

Ongoing describes advocacy positions and initiatives that do not have a discreet date of completion. Some of these recommendations involve action that is outside of the Village's jurisdiction, so the Village does not have control to set a timeframe for implementation. Other ongoing recommendations could be

routine actions, or actions the Village has already commenced.

The Implementation Matrix also provides an order-of-magnitude cost estimate for each recommendation, organized as follows:

Low-Cost: Under \$100,000

Medium-Cost: \$100,000 to \$500,000

High-Cost: Over \$500,000

The Implementation Matrix is intended to simplify the Village’s ability to review the implementation progress on a regular basis and allows for convenient updating of the list as items are completed, priorities change, or new items are proposed. However, it should not be viewed as binding—as the Village prioritizes certain recommendations over others, as funding sources change, or as the community’s goals evolve, the Village and other responsible parties may choose to emphasize some recommendations and revise the timeframe for others to pursue in the future.

One key action required by New York State law is to identify “the maximum interval at which the adopted plan shall be reviewed.” This Plan recommends that the Comprehensive Plan be reviewed and updated every 10 years.