



# Sea Cliff Comprehensive Plan

## PUBLIC WORKSHOP #2

March 29, 2023 | 7:00 PM

St. Luke's Parish Hall, 253 Glen Ave

# Agenda

- 1 Presentation (15-20 min)**
  - Quick Break / Move to tables (5 min)
- 2 Breakout Table Discussion (45 min)**
- 3 Report Back (15-20 min)**

# Steering Committee and Project Team

## STEERING COMMITTEE

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**Dina Epstein, Esq.** – Deputy Mayor

**Nick Pinto, Esq.** – Trustee

**Erinn McDonnell** – Community Development and Grant Administration

**William Bryant, AIA** – Principal, Bryant | Liou

**Aaron J. Fossett** – Managing Principal, Novus Infrastructure Group

**Ryan O’Connor** – CEO, Clinton Management

**Kevin Costello III** – Ergonomist, United States Ergonomics LLC

**Kyle Knoell** – Real Estate Agent, Douglas Elliman Real Estate

**Margaret Casey, MA** - Speech Language Pathologist, Sea Cliff Elementary School, Planning Board alternate member

## PUBLIC OFFICIALS

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**Elena Villafane, Esq.** – Mayor

**Bruce Kennedy** – Village Administrator

## CONSULTANTS

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### **BFJ Planning**

**Frank Fish** - Principal

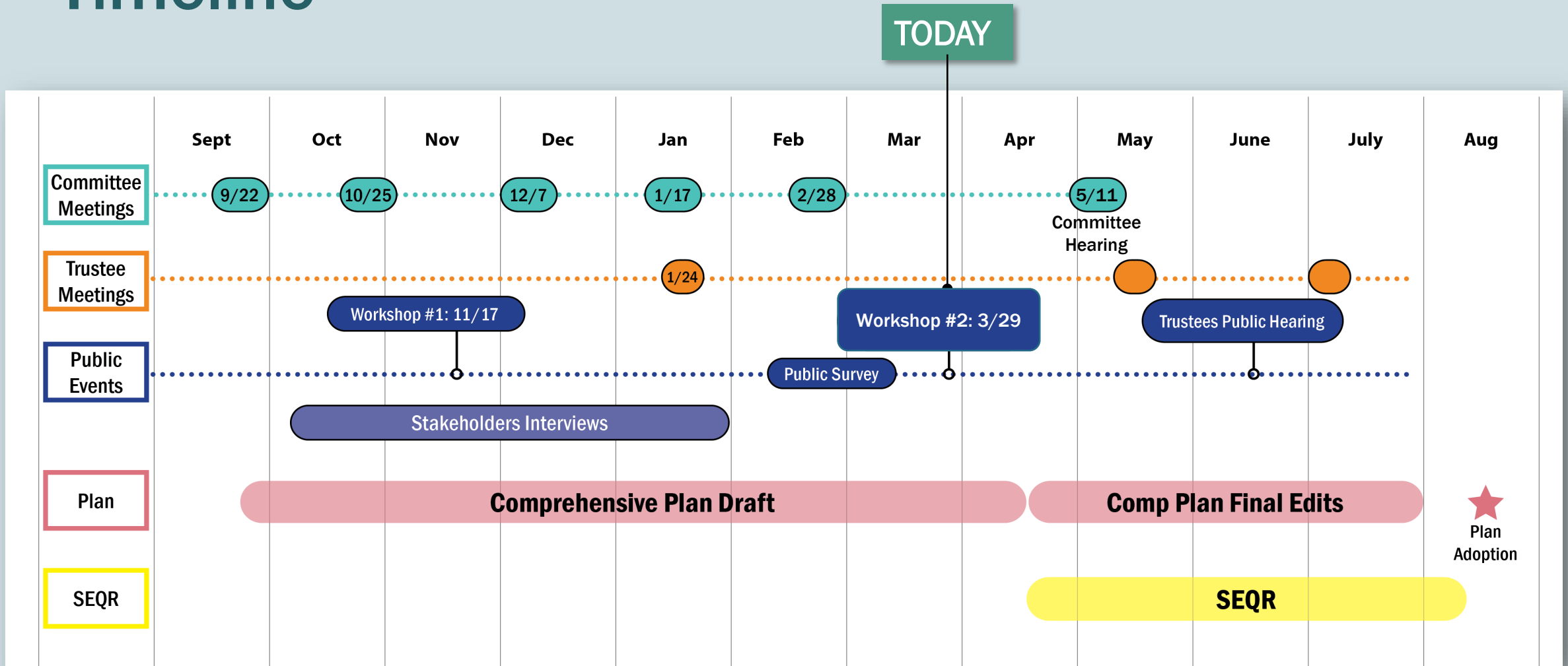
**Silvia Del Fava** - Project Manager

**Emily Junker** - Planner

**Mark Freker** - Senior Planner

**Tina Lund** - Market Analysis (Urbanomics)

# Timeline



# Comprehensive Plan Outline

Chapter 1: History and Regional Context

Chapter 2: Population

Chapter 3: Land Use and Zoning

Chapter 4: Transportation

Chapter 5: Housing

Chapter 6: Utilities

Chapter 7: Community Facilities and Intergovernmental Cooperation

Chapter 8: Economic Development and Business Districts

Chapter 9: Historic Preservation and Cultural and Scenic Resources

Chapter 10: Natural Resources and the Environment

Chapter 11: Sea Level Rise, Climate Change and Stormwater Management

Chapter 12: Future Land Use Plan and Implementation

Available on the  
Comprehensive  
Plan website for  
public review

Next Draft Chapters

# Preliminary Plan Recommendations



# TRANSPORTATION

- Coordinate with Nassau County on transportation improvement studies.
- Address concerns of speeding on Village roadways through enforcement.
- Continue to enhance connectivity between the Village core and the waterfront with a focus on walking.



Roadway Jurisdictions

# TRANSPORTATION

- Upgrade and expand the Village's sidewalks.
- Conduct a parking utilization study in the business district.
- Investigate the feasibility of an inter-municipal loop-bus for commuters to use to and from the train stations.



Sea Cliff Ave. – Central Ave.



Fourteenth Avenue Parking Area



# HOUSING

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

- Consider making **changes to the minimum lot size and dimensional requirements** for residential lots to better match existing conditions. Options include:
  - Adjust minimum lot sizes of existing zoning districts.
  - Create a new zoning district to accommodate smaller lots.
  - Rezone areas with appropriate zoning districts.
  - Revise the Substandard Lot Ordinance to allow homeowners to follow the zoning regulations that match their lot size.
  - Relax other dimensional zoning regulations such as width and setback requirements.
  - A combination of some or all of the above.

# HOUSING

*Objective: Reduce impervious surfaces on residential lots to minimize runoff.*

- Explore adjustments to the maximum lot coverage and the addition of a minimum greenspace.

*Objective: Be prepared if and when the Country Club ceases operations or is sold*

- 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.



Schematic Illustration of a Conservation Subdivision

# HOUSING

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

- Adopt the provisions of Long Island's Workforce Housing Act for new residential developments (for 5+ units).
- Language could be added to the Sea Cliff code to **allow accessory dwelling units (ADU) in single-family properties by special permit** (subject to consideration of potential impediments identified in other chapters, such as retention of greenspace minimums, parking availability and septic system capacity).
- Consider **allowing accessory home offices** as of right for the use of the household.



Illustration of an ADU by the Regional Planning Association

# HOUSING

*Objective: Expand housing choices while improving vibrancy of Glen Cove Avenue.*

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



Example of mixed-use building along Glen Cove Ave

# UTILITIES

- Protect water resources, maintain water service quality, and promote water conservation.
- Promote energy efficiency measures for buildings while leading by example through the implementation of energy conservation projects.



Sea Cliff water tower

# COMMUNITY FACILITIES

- Fully support efforts dedicated to rehabilitating and activating 325 Prospect while continuing to fix and upgrade historic municipal buildings as needed.
- Prioritize fixing the existing park and recreation facilities. Upgrade and re-envision facilities where possible.
- Support and encourage partnerships between the Village and local organizations/volunteer groups, to provide more programming for residents of all ages.
- Improve coordination and municipal efficiency of government Boards and Commissions.



Community members at 325 Prospect



Youth Activities Board event at Roslyn Park

# BUSINESS DISTRICTS AND ECONOMIC DEVELOPMENT

- Allow residential as a permitted use on Glen Cove Avenue.
- Expand the customer base for local businesses.
- Strengthen identity of Sea Cliff Businesses (Glen Cove and Sea Cliff Avenues) to create a continuity of retail experiences.
- When infrastructure or redevelopment projects are pursued, coordinate efforts to improve pedestrian safety.



Sea Cliff Avenue Business District



Mini Mart

# BUSINESS DISTRICTS AND ECONOMIC DEVELOPMENT

- Make Glen Cove Avenue more walkable, safer and attractive through dimensional zoning changes.
- Review and consider adjusting minimum parking requirements.
- Revise the boundaries of the Business B District to align with property lines.



Pedestrian safety and urban design challenges on Glen Cove Ave.





# Next Chapters

**Chapter 9: Historic Preservation and Cultural and Scenic Resources**

**Chapter 10: Natural Resources and the Environment**

**Chapter 11: Sea Level Rise, Climate Change and Stormwater Management**

**Chapter 12: Future Land Use Plan and Implementation**



Sea Cliff's shoreline and Hempstead Harbor

# Next Steps

- **Last Committee meeting**
  - **Thursday, May 11 at 6:00pm at Village Hall**
  - It will serve as a **Committee Public Hearing**
  - The public can provide comments on the draft plan
- **Last few draft chapters will be posted on the website as soon as they are available**
- **Draft Plan will be transmitted to the Trustees for their comments and revisions**
- **The Trustees will hold their own Public Hearing**
  - **Date TBD**

# Breakout Table Discussion (45 Minutes)

- Choose a table. Remain there for the full discussion.
- All plan-related topics can be discussed at any tables. Some tables will offer a focus on a particular chapter.
- A representative from the Consultant Team or the Steering Committee will facilitate the discussion and take notes.




# Report Back (15-20 Minutes)

Facilitator will report back on your table's discussion to the wider group.



# Move to the Tables (5 Minutes)





**Thank You for Your Interest in the  
Future of Sea Cliff!**