

The background image shows a coastal scene. On the left, there is a house with a light-colored, shingled roof. In the foreground, there is a white fence with a gate. In the middle ground, there is a harbor with many sailboats. On the right, there are large, leafy trees. The sky is blue and clear.

# **Sea Cliff Comprehensive Plan**

## **BOARD OF TRUSTEES MEETING**

January 24, 2022 | 6:00-8:00 PM

Village Hall

# Agenda

- 1 Comprehensive Plan Process and Schedule**
- 2 Public Outreach Summary**
- 3 Draft Chapters Overview, Issues and Opportunities**
- 4 Next Steps**
- 5 Questions from the Trustees**



# Comprehensive Plan Process and Schedule

# 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

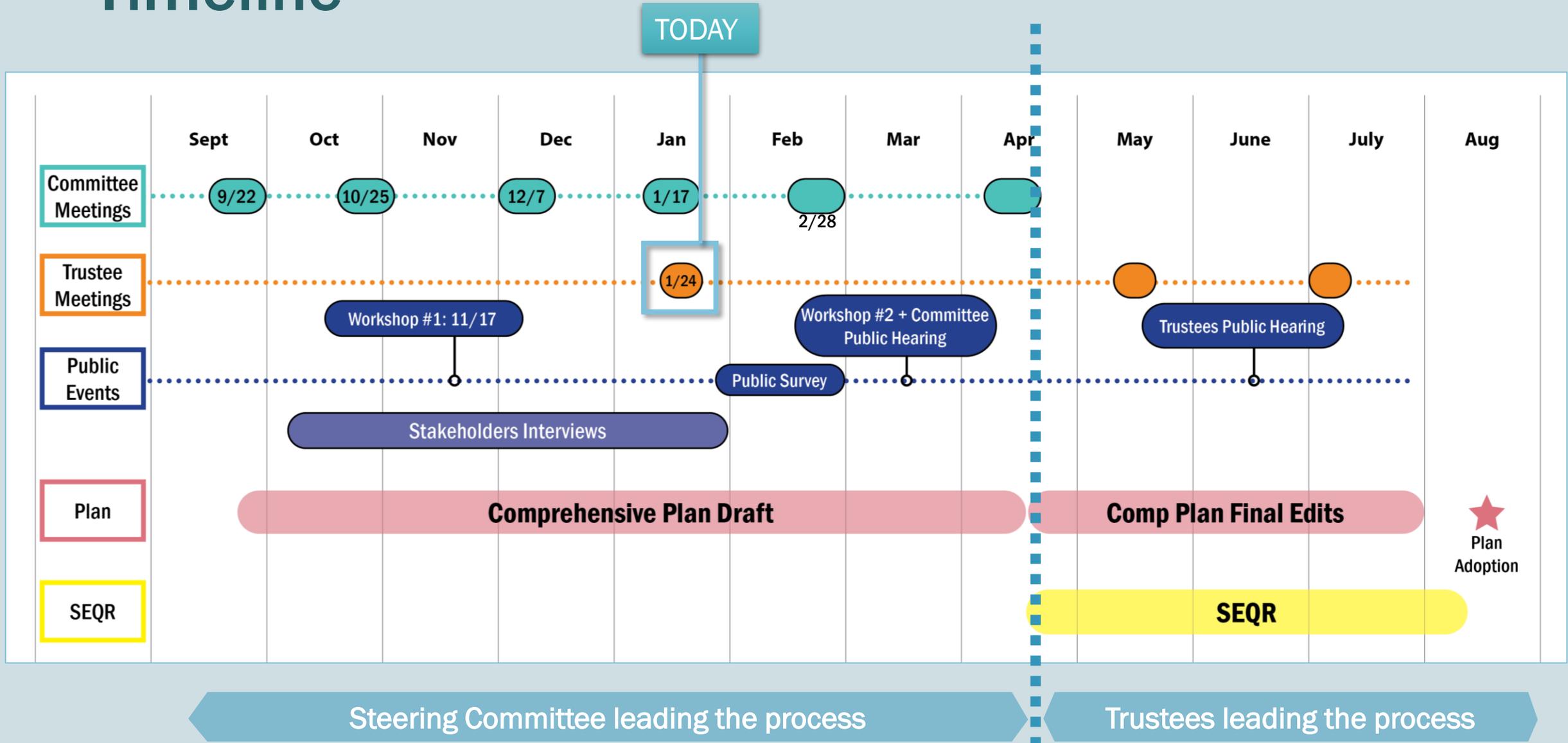
Emily Junker - Planner

Mark Freker - Senior Planner

Jonathan Martin - Urban Design

Tina Lund - Market Analysis (Urbanomics)

# Timeline



# Proposed 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

Being worked on

Will be discussed on 2/28



# Relationship between Zoning and the Comprehensive Plan

According to New York State's zoning enabling statutes, zoning laws must be adopted in accordance with a "well considered plan" or a "comprehensive plan."

- Zoning is one method for implementing the goals of the plan. Having a comprehensive plan ensures that forethought and planning precede zoning and zoning amendments.
- Zoning code updates can/should follow the adoption of an updated Comprehensive Plan, and should closely track the Vision and Goals laid out during the process.



# Public Outreach Summary

# Public Outreach Overview

## Steering Committee Meetings

- Every month, via Zoom. Public can listen in.
- 4 Steering Committee meetings so far.
- Next meeting on February 28 at 6pm.

## Public Workshops

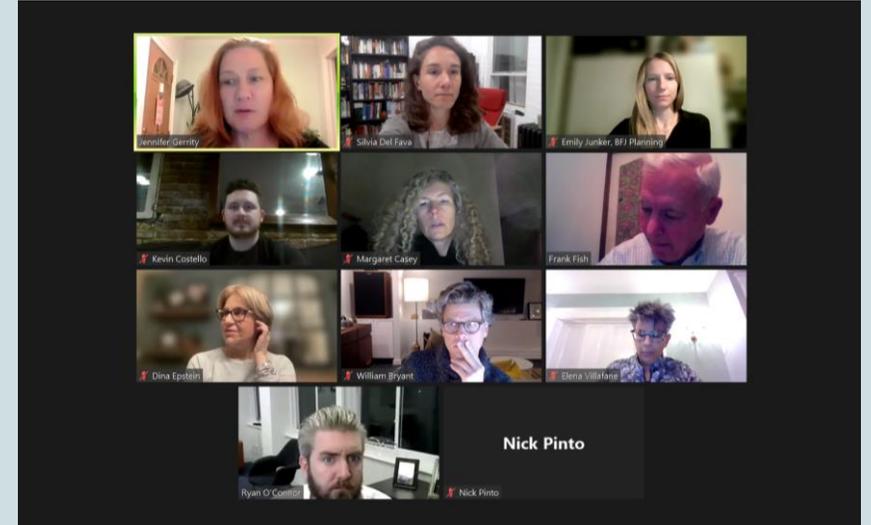
- First workshop on 11/17.
- Second workshop last week of March (date TBD)

## Public Survey ← Coming up next

- Questions being drafted now. Launch in February.

## Public Hearings

- Steering Committee Hearing (at second workshop): Late March.
- Board of Trustees Hearing: ~ June 2023



# First Workshop Overview

HELD ON NOVEMBER 17, 2022 AT VILLAGE HALL

- Good turnout (~ 75 people)
- Lots of questions and comments from the public
- Good overall response to preliminary goals
- **11** written comments received



# Workshop Public Comments: Key Themes

- Agreement on Sea Cliff as an attractive community whose character should be maintained
- Concerns and questions about the Country Club current zoning and the idea of cluster development
  - Scale of development if the Club were to be redeveloped
  - “Not another Garvies Point”
- Housing: not real consensus on goals but agreement that there is a lack of housing options for younger people and also seniors
- Current zoning limits most of the changes in the properties
  - *“Nobody can build a house in the character of Sea Cliff with the zoning code that is currently in place.”*

# Website

[www.SeaCliffComprehensivePlan.com](http://www.SeaCliffComprehensivePlan.com)

- 177 unique visitors
- 662 overall page visits

## CONTAINS:

- Draft chapters for public review
- Calendar of events and previous presentations
- Survey will be posted there
- Contact link to submit comments at any time





# Preliminary Key Issues and Opportunities

# Preliminary Ideas and Goals

Glen Cove Ave + Sea Cliff Ave  
Revitalization and  
Streetscape  
Improvements



Revitalize Glen Cove Avenue

Downtown improvements (Sea Cliff Avenue)

Provide more housing options, especially for the youth

Zoning Considerations  
for the future of  
the Country Club



Consider zoning updates for the North Shore Country Club

Explore opportunities for conservation subdivision with open space preservation

Sustainability and  
Coastal Resilience



Mitigate coastal issues such as erosion

Traffic and  
Street Safety  
Improvements



Address traffic congestion and speeding

Improve crosswalks, street safety and connections, especially to reach the waterfront

# Sea Cliff Today

## Chapter 1: History and Regional Context

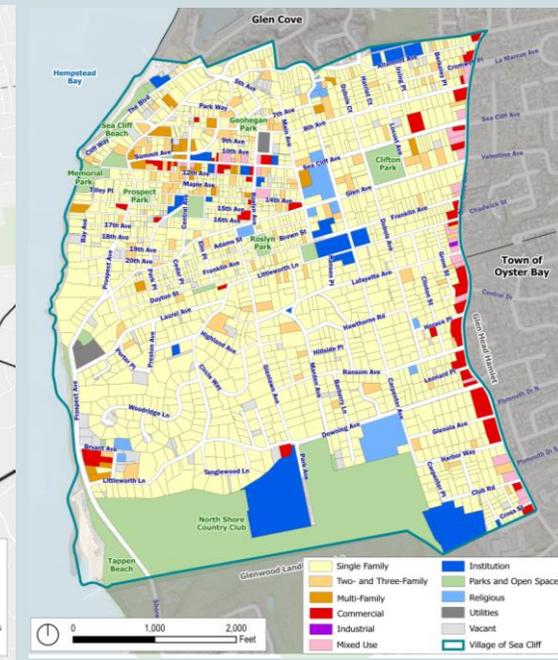
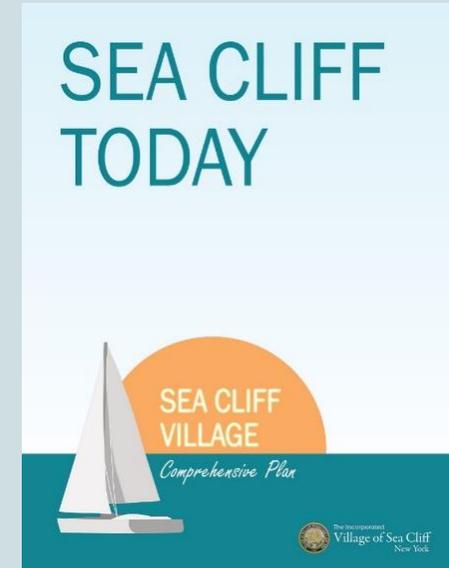
- History of the Village
- Sea Cliff within the Region
- Regional and Local Plans

## Chapter 2: Population

- Socio-Demographic Characteristics and Trends

## Chapter 3: Land Use and Zoning

- Summary of Existing Land Use and Zoning
- Outline of Issues and Opportunities



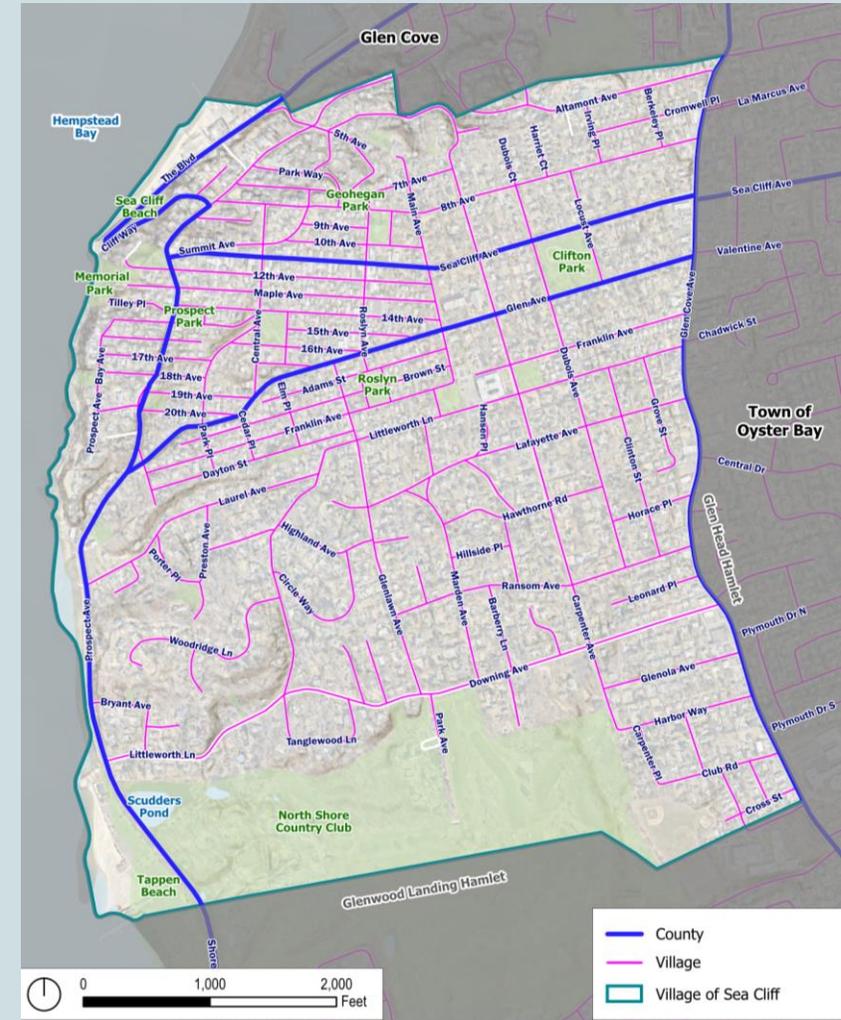
# Chapter 4: Transportation

## 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.

## EXISTING CONDITIONS

- Roadway jurisdiction and classification; pedestrian conditions; commutation patterns; crash analysis; public transit; parking; etc.



# Chapter 4: Transportation

## RECOMMENDATIONS

- Coordinate with Nassau County on ongoing and potential future roadway and transportation improvement studies.
- Address concerns of speeding on Village roadways through enforcement.
- Continue to enhance connectivity between the Village core, the two business districts, the schools, and the waterfront with strategies that promote walking instead of driving.
- Upgrade and expand the Village's sidewalks and pedestrian infrastructure.
- Conduct a parking utilization study of the existing lots and key on-street parking areas.
- Investigate the feasibility of an inter-municipal loop-bus for commuters to use to and from the train stations.



*Faded crosswalk at Sea Cliff Ave. – Central Ave.*

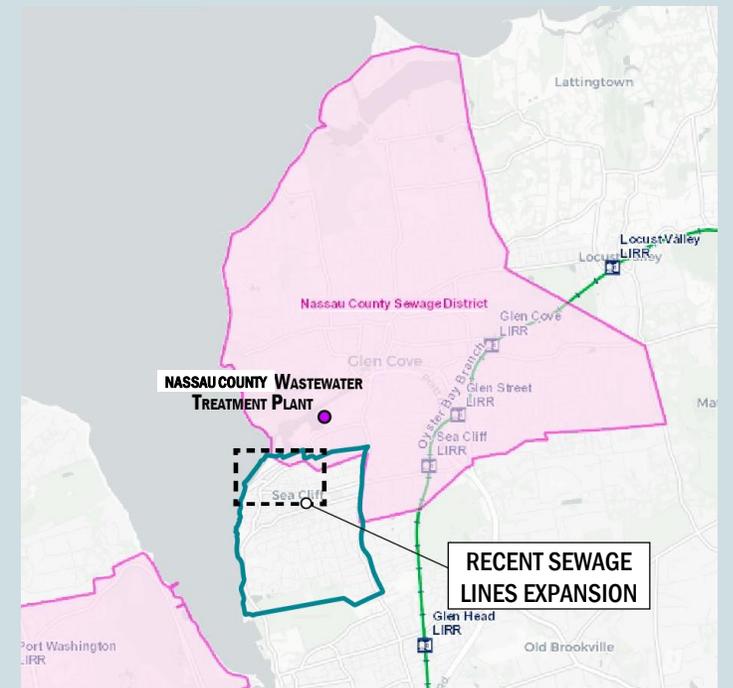
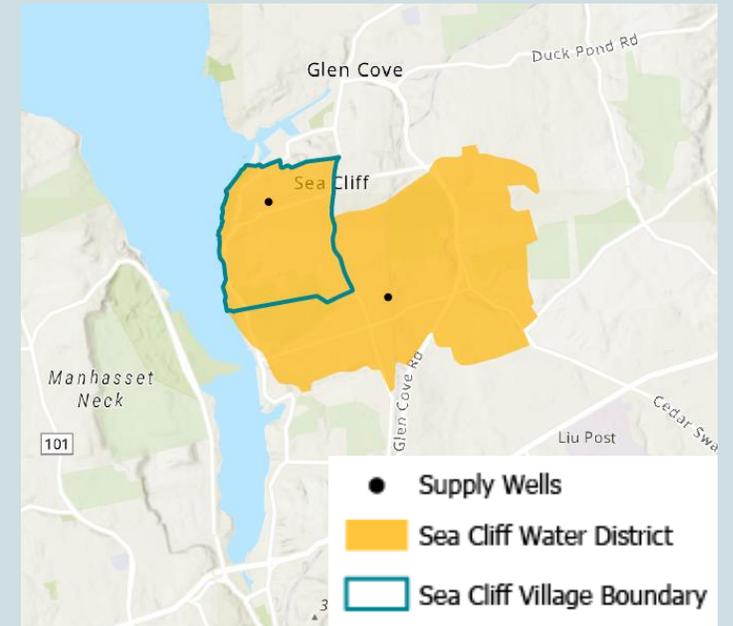
# Chapter 6: Utilities

## GOAL

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

## EXISTING CONDITIONS

- Water supply and infrastructure
- Sewage disposal systems and sewer
- Solid waste disposal
- Electricity and energy



# Chapter 6: Utilities

## RECOMMENDATIONS

1. **Protect water resources, maintain water service quality, and promote water conservation.**
  - i. Consider Low-Impact Development (LID) strategies to be incorporated into the zoning.
  - ii. Promote water conservation measures and consider integrating them into the zoning.
  - iii. Encourage aging sewage disposal systems replacement through education and funding.
  - iv. Consider expanding the sewer system to Glen Cove Avenue.
  - v. Continue to seek funding for property owners to connect their properties to the existing sewer.



*"Protecting the Waterfront" informational board*

# Chapter 6: Utilities

## RECOMMENDATIONS

**2. Promote energy efficiency measures for commercial and residential buildings while leading by example through the implementation of energy conservation projects and exploration of a municipal solar installation.**

- i. Consider launching a public education campaign to highlight opportunities and benefits of energy efficiency and clean energy measures.
- ii. Create green building standards for inclusion in the zoning and/or building codes.
- iii. Continue the efforts to reduce energy demand in the public sector, including seeking NYSERDA and NYSDEC funding opportunities.
- iv. Consider installing photovoltaic (PV) solar panels on municipal buildings.
- v. Identify locations for electric vehicle (EV) charging station installation.

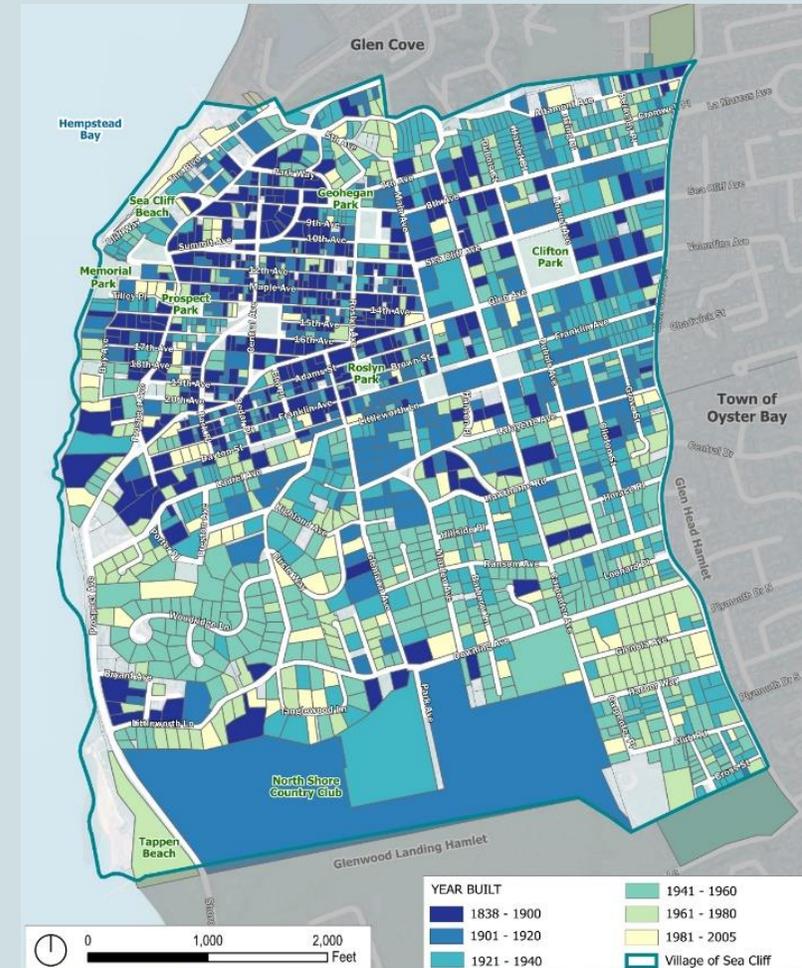


*Rooftop solar panels in Sea Cliff*

# Chapter 5: Housing (in the making)

## EXISTING CONDITIONS

- Housing Supply and Type
- Housing Tenure
- Age of Housing
- Home Values, Gross Rent and Affordability



Year Built Map

# Housing Opportunity Areas

- 1. Reduce the high number of variances in Residence Districts**
  - Zoning code adjustments could help in some cases
- 2. Review of Residence D (North Shore Country Club) Zoning**
  - Requires a careful approach for potential changes in the zoning requirements that preserve open space if and when the Club is redeveloped.
- 3. Mixed-use buildings provide housing options**
  - Could be encouraged on Glen Cove Avenue.
- 4. Greenspace minimum**
  - A percentage of the lot could be left landscaped/open space for water percolation.

# 1. Reduce the high number of variances in Residence Districts

- Actual median lot size of Residence Districts in two cases is very different from the zoning requirements (Residence A and B).

Zoning District	Median	Zoning Min Lot Size	Count	Nonconforming lot size	% of lots that are nonconforming lot size
RES A (excluding parks and public/institutional uses)	4,864.2	7,500	558	417	75%
RES B (excluding parks and public/institutional uses)	10,088.2	10,000	1,028	503	49%
RES C (excluding parks and public/institutional uses)	12,512.3	15,000	160	94	59%

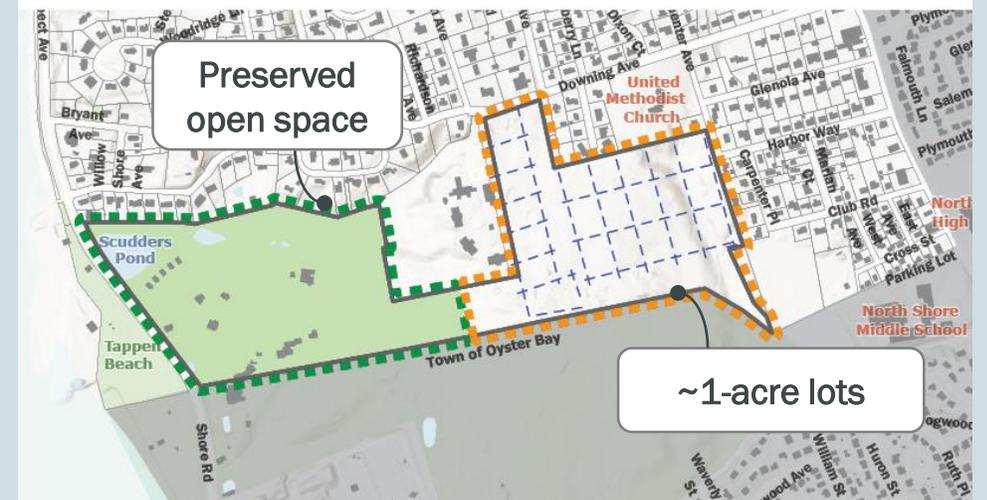
>>> Objective: making life easier for homeowners who want to improve their homes.

## 2. Residence D Zoning Considerations

- The North Shore Country Club is the only property in this district.
- Current zoning allows for 20,000sf minimum residential lots.

### *Possible Options*

- Revise the minimum lot size
  - Various size options, ranging from current (half-acre lots) to 2-acre lots (Town of Oyster Bay proposal).
- Consider a Conservation Subdivision
  - Conservation subdivision would set aside ~ half of the plat for open space.

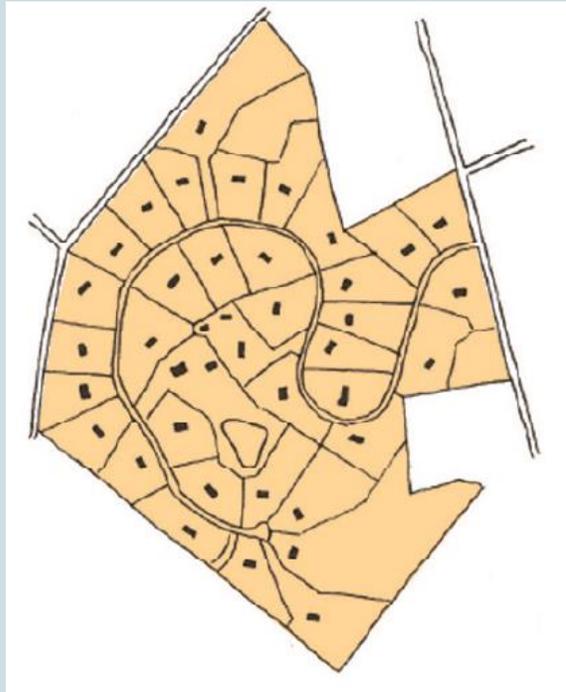


>>> Objective: be prepared if and when the Country Club ceased operations, gets sold, etc.

# Current Zoning Vs. Conservation Subdivision

## “AS-OF-RIGHT” DEVELOPMENT

- Bigger lots
- No open space



## CONSERVATION SUBDIVISION

- Smaller lots
- More open space



# 3. Mixed-Use Buildings

- In Business B District, along Glen Cove Avenue, mixed-uses are allowed by special permit.
- Glen Cove Ave is one of the few opportunity areas where some new housing could be added without significant impacts.

## *Possible Options*

- Encourage apartments over stores by removing zoning barriers.



Example of mixed-use building along Glen Cove Ave

*Considerations related to the commercial districts will be covered mostly in Chapter 8.*

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

## 4. Greenspace Minimum

- The Village is already considering stormwater runoff regulations, including on-site drainage systems.
- The greenspace minimum, or green coverage requirement, may include a partial credit for “green pavers”, which allow water to permeate.

### *Example of green coverage requirement 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%

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

# Guidance on Housing Chapter

Issue of actual lot sizes not matching with zoning minimums (high number of variances):

- Should we take a step further to look at a new zone to make more properties conforming?

**Accessory Residential Use:**

- Should we mention options on accessory residential use if only to recognize what is in the code now?
  - Proposed State legislation

Are there any other concerns on the direction of the Housing Chapter?

A street scene in a town with buildings, cars, and a semi-truck. The street is lined with multi-story buildings, some with storefronts. A semi-truck is visible in the distance, and several cars are parked or driving on the street. The sky is clear and blue.

# Next Steps

# Next Steps

- **Finalize the Housing Chapter**
- **Continue drafting the remaining chapters**
- **Launch the public survey**
  - Goal: get community feedback on initial recommendations and inform topics of discussion for the March workshop.
- **Advertise the second public workshop**
- **Next Steering Committee Meeting:** February 28, 2023 at 6pm on Zoom.

Info and materials related to the Comprehensive Plan at  
[www.SeaCliffComprehensivePlan.com](http://www.SeaCliffComprehensivePlan.com)

A street scene with buildings, cars, and a large 'Questions?' text overlay. The image shows a street with buildings on both sides, cars parked and driving, and a large 'Questions?' text overlay in the center. The buildings are multi-story, with some having storefronts. There are cars parked along the street and a few people walking. The sky is blue with some clouds. The text 'Questions?' is in a large, dark green font.

**Questions?**