

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%).

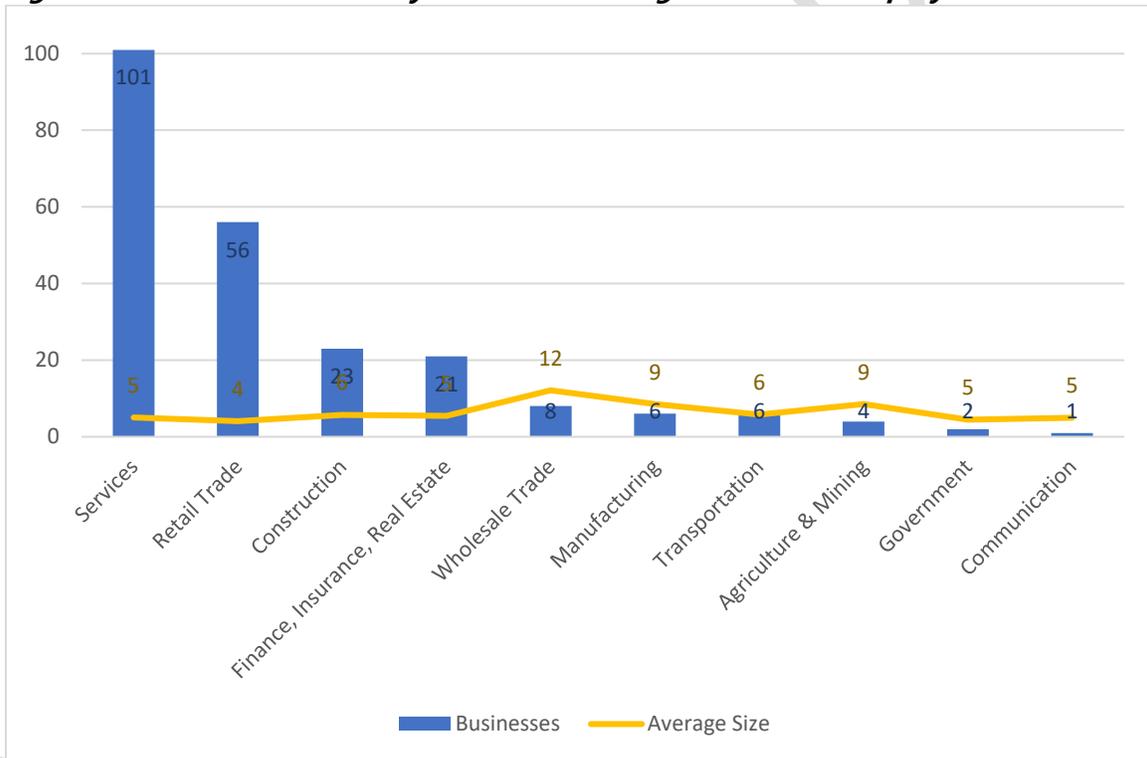
Employment

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 1. Sea Cliff Businesses by Sector and Average Number of Employees

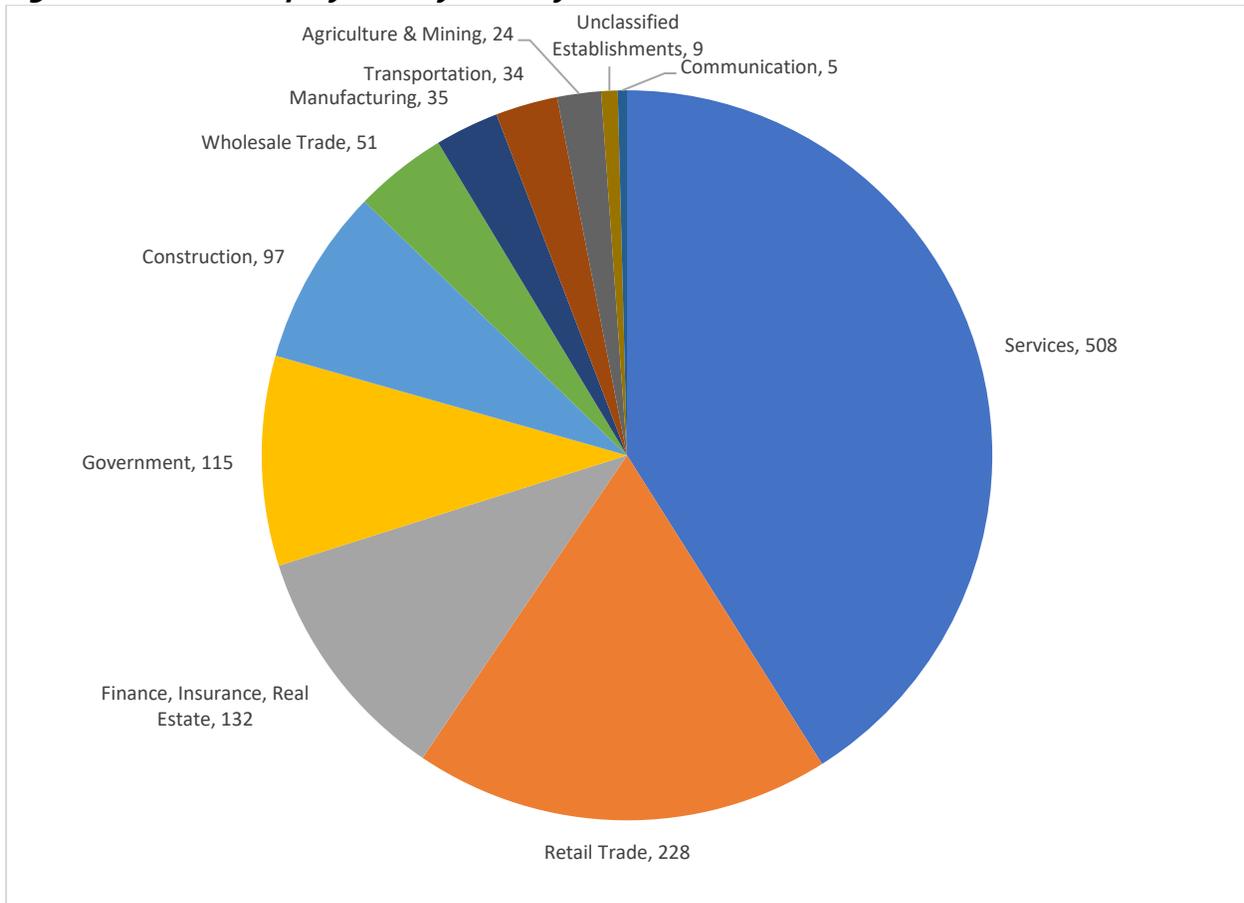


Source: ESRI Data Axle 2022

Industry Sectors

ESRI’s Data Axle estimated Sea Cliff’s employment as 1,238 in 2022. As shown in Figure 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 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 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 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.



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 cross 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.



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

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 4.

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 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.

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 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 takes 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.



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

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.

Figure 4. Existing Conditions on Glen Cove Avenue



WIDE SIDEWALKS
Welcoming storefronts, street trees, and curbs.



REAR PARKING LOT



DIFFERENT BUILDING SETBACKS



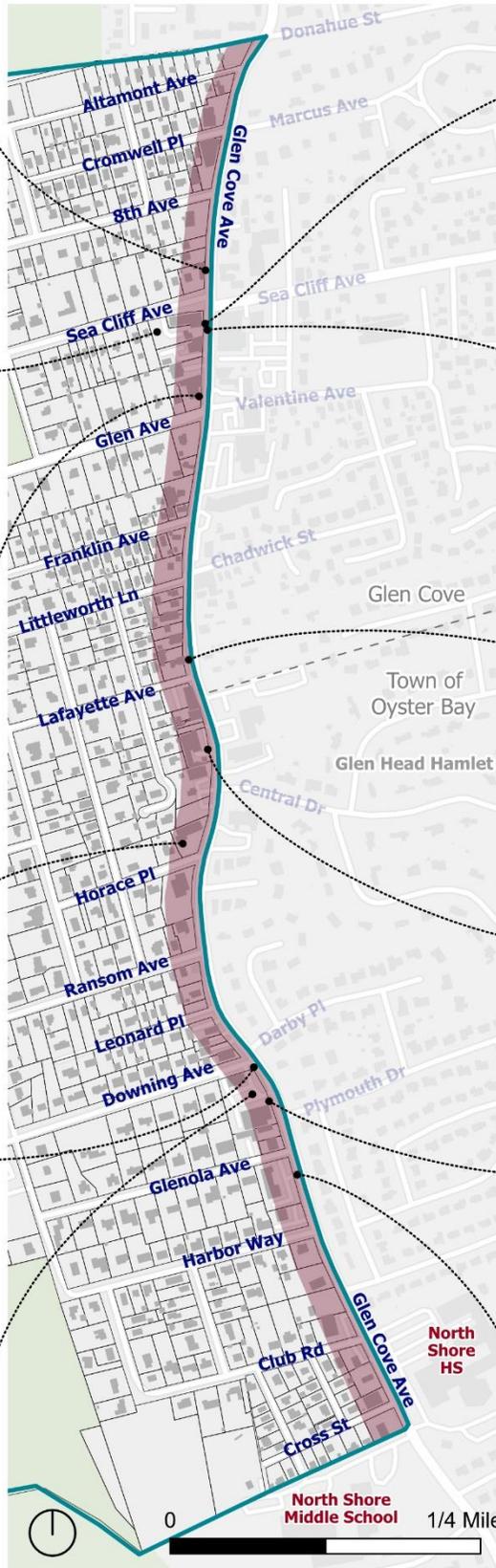
NO CURBS
South of Lafayette Avenue.



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.

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 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

1. Allow residential as a permitted use on Glen Cove Avenue.

This goal reiterates Goal #7 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.

- 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 would instead be permitted as-of-right.

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.

- 2.1 *The Village could pursue a marketing and business recruitment strategy with advertising in local and regional media.*

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.

- 2.2 *Collaborate with and Support the efforts of the Gold Coast Business Association.*
- 2.3 *Continue to include local businesses in events such as the annual Mini Mart, High School Arts Walk, 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.

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

- 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 on strategies to incorporate consistent lighting, landscaping, planters, and holiday décor.

- 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.

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.

- 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.*
- 4.2 *Sea Cliff Village should coordinate with the County to add crosswalks and pedestrian signals to intersections with Glen Cove Avenue. For example, at Downing and Sea Cliff Avenues.*
- 4.3 *As sites are redeveloped, the Village should require site improvements by the developer including continuous curbing and landscape buffers.*

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.

- 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.

- 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.

- 5.3 *Raise the maximum building height from 35 feet to 37-38 feet in Business District B.*

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.~~

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.

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

The existing parking minimums are set higher than necessary 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.

7. Revise the boundaries of the Business B District.

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.