

Relevant Issues Committee Overview, January 2021

Proposed projects:

Southern Land Co/PW project, 176 units

RXR Engineers Club, Roslyn Harbor, 92 units

Roslyn Heights Warner Ave, 60 units

Garvies Point Amended Phase II proposal, 574 units

- Block A-346 units
- Blocks D, E, F combined into one building of 172 units (an increase of 71 units)
- Block F-56 units of workforce housing will be moved

RXR Konica Property?

Orchard Neighborhood

Approved, pending further follow up:

Glen Cove Livingston/Villa, 176 units

Approved:

Garvies Point Phase I, 552 units:

- Beacon, 167 units built; 50% sold
- Harbor Landing, 385 units, 88% leased. There are two Harbor Landing buildings—N and S.
The N building opened with the Brendel's Bagel shop on street level.

Village Square, Glen Cove, 146 units

Glen Harbor /Hinfen, 48 units

Roslyn Landing, 78 units

Roslyn Village Lumber Rd, 33 units, Oct. 21, 2020



PROPOSED PROJECTS

Southern Land Co. Proposal for Shore Rd., Port Washington

Proposal:

176 units in a 5-story structure with 2 underground parking levels;

Total area = 7 acres on Buchanan Marine property which transported sand and gravel;

Area is blighted with deteriorating piers and contaminated soil; will cost \$8 to \$14 million for cleanup;

TONH variances needed for 55-foot height and multi-family structure;

Southern Land is offering public amenities such as a 29-slip new marina, park improvements at North Hempstead Beach Park, waterfront restaurant.

TONH expects to declare itself Lead Agent for SEQRA process.

1/11/21 Update:

A CSHH contact said the building needs to be moved around 12 ft. closer to the shoreline in order to be a certain distance from the road. This will eliminate the space available for a walkway. There are also two more properties adjacent, owned by Silica and Buchanan, which are grandfathered in under the AAA zoning. This could mean that more development will be proposed for these areas as well. Her opinion is that the building height may need to be increased (possibly to 80 ft. compared to the originally proposed 55 ft.) because two stories of underground parking may not be viable so close to the shoreline.

She is hoping to recruit help from the Chamber of Commerce for businesses (restaurants especially) that are hurting due to existing excess traffic and the pandemic.

Link to rendering: <https://145westshoreroad.com/>

RXR Engineers Club

- 92 units of multi-family housing on 17 acres out of a total of 141 acres (approx. 10% of the property) with 4 or 5 townhome clusters (3 stories) of 52 units and one large "manor house" (5 stories) of about 40 units, parking garage below;
- golf course would be kept intact;
- entrance from Glen Cove Ave;
- RXR claims they could build "as of right" 77 single family homes covering the entire property;
- RXR would fix a drainage problem at the county sump near Lorraine Ct. and improve the drainage structure and stormwater retention capacity;
- Variance needed to exceed Village height restriction of 35 feet;
- Other concerns include traffic, light pollution, addition of 200 new residents might create a voting block at odds with traditional Roslyn Harbor residents' interests.
- The development would be promoted to empty-nesters to minimize impact on the school system.

Roslyn Heights Warner Ave, across from Roslyn train station

- 60 1- and 2-bedroom units, with retail at ground level;
- DEC-monitored brownfield site
- Rezoning for transit-oriented development (TOD) approved by Roslyn Village, Oct. 21, 2020, that allows for 40-ft tall building and 30 units per acre which could increase to 60 units with incentive bonuses; project plans themselves have not been approved yet.



Garvies Point Amended PUD Request

Phase II

RXR has made a request to the Glen Cove Planning Board for a review of an amendment to the planned unit development, or PUD.

Block A:

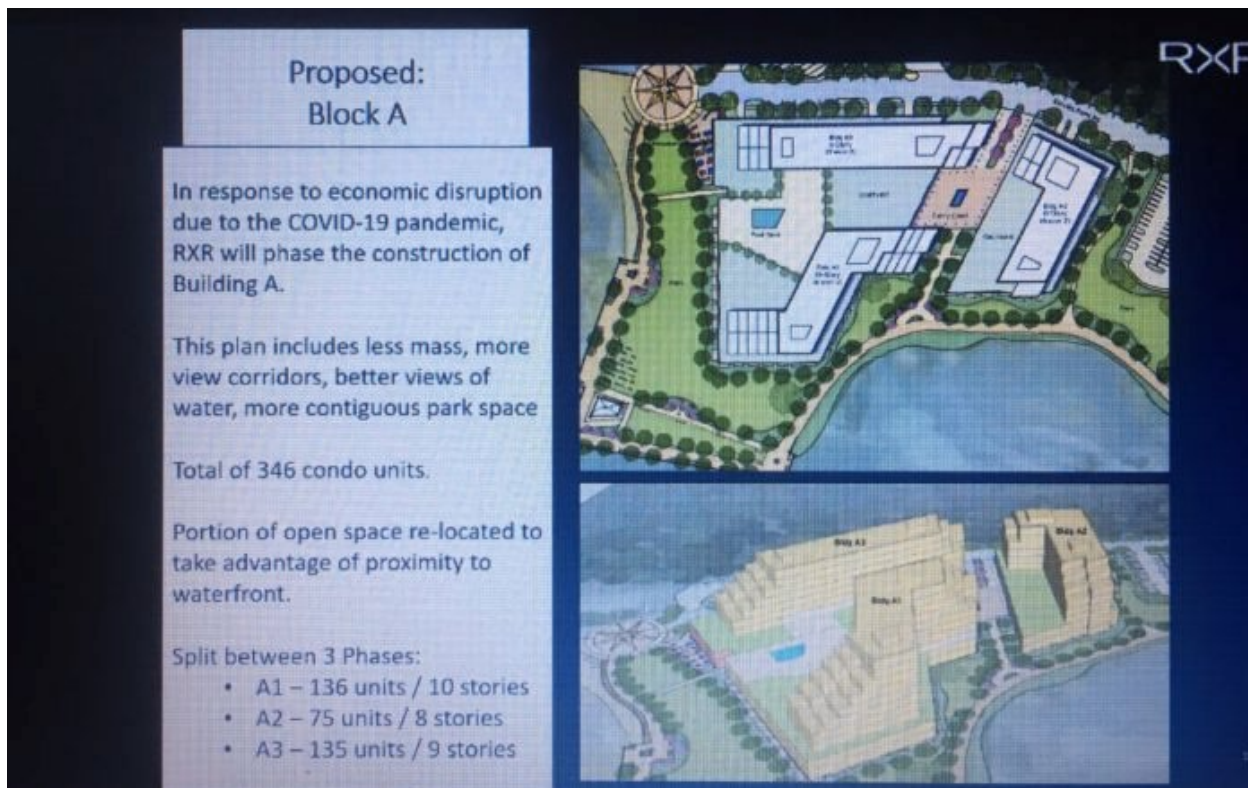
One of the PUD changes is for Block A, a condominium complex totaling 346 units that hasn't been built yet. RXR is asking to reduce the height of the condos, move the condos back from Hempstead Harbor to increase water views. Construction will be split into three phases, A1: 136 units/10 stories; A2: 75 units/eight stories; and A3: 135 units/nine stories.

New Proposal for Blocks D, E, F (see attached site plan)

Combine Blocks D, E & F, increase units by 71 for a total of 172 market rental units (originally E—101 market rental units and F—56 workforce condos), add a ground floor restaurant, spa and wellness center. Block D was originally 50,000 SF office building/commercial space and parking.

The original Block F 56 workforce condos will be moved to a new as yet undecided location. RXR plans to integrate the workforce units into a location with market rate units.

There will be public hearings and comment sessions available.



Konica Property?

4/26/19—To make room for some of the future development at Garvies Point, RXR is in contract to purchase the adjacent 18-acre industrial site formerly occupied by Konica Minolta and a smaller parcel that used to be the home of a commercial laundry facility.

Orchard Neighborhood

The Orchard Neighborhood is a Brownfield Opportunity Area (BOA) in Glen Cove, consisting of 109 acres with possibly more than 10 potential brownfield sites. It is bounded by Cedar Swamp Road, the LIRR right-of-way, and the southern property line of the industrial parcels on Sea Cliff Avenue, and includes the former Coles School. The primary community revitalization objectives include remediating contaminated sites; providing affordable housing; attracting private investment; increasing employment opportunities; and improving infrastructure. Glen Cove received a \$446,778 BOA Step 3 Program grant from the NYS Department of State which will finance planning activities and project costs.

According to a 6/15/20 memo to Mayor Tenke from Nelson, Pope, re: MODIFICATIONS TO THE BOA STEP III Implementation Strategy, it seems that no action has been taken since updates were made to the Draft EIS based on comments from the public hearing and written submissions, due July 29, 2019. In Sept. 2019, the City Council met, but lacking consensus on the DEIS, did not adopt a Final EIS.

Notably, CSHH's comment to create incentives for meeting green building standards, rather than for increased density bonuses, has been adopted for some, but not all actions.

"...the transit-oriented mixed-use commercial and residential structures section of the recommended RIO-ON code was revised with language stating that "[t]he project shall, without further density bonus, incorporate green infrastructure measures in the drainage design." The additional incentives and bonuses section of the recommended RIO-ON code was revised as follows: "Density for incorporation of Green Infrastructure. The Planning Board may reduce the minimum lot area per dwelling unit by up to 10% for development plans which incorporate green infrastructure as part of the overall stormwater management technique."

And, *"The text of the BOA Step III Implementation Strategy was revised to recommend that future code amendments considered include incentives to encourage the use of Green Infrastructure, in addition to the green building design incentive which is already incorporated in the RIO-ON language. The recommended RIO-ON District code language includes suggested incentives."*

Other updates include:

1. Removing the potential for a big box wholesale club from being sited.
2. Removing the previous recommendation to allow by special permit townhouse development on parcels of 9500 sq. feet. The minimum has been restored to 15,000 sq. ft. In addition, the practice of granting relief to 2-family homes on less than 7,500 sq. ft. will not be allowed.
3. Recommendation to create a Community Land Trust for addressing the need for retaining affordable housing.
4. The storage facility on the north side of Sea Cliff Avenue—Extra Space Storage—was recently completed and opened for business first week of January.

APPROVED PROJECTS, PENDING FOLLOW UP

Livingston/The Villa

- Planning Board approved zoning and the developer's plan on 11/24/20;
- Project scaled back to 6 buildings and 168 units (from 260) and changed from condo to rentals. 10 percent of the units will also conform to affordable housing guidelines;
- Buildings will be a max of 3-4 stories with some only 2 stories on about 5.5 acres;
- Underground parking with 2 spaces for each apartment unit;
- 12/3/20 IDA meeting: Project pending "due diligence." Developer is requesting financial assistance in the form of a new tax base that instead of paying on day one would be phased in over 20 years. Sales exemption for the purchase of building materials is also being requested.
- Aiming for May 2021 start for construction with 2-year completion.



APPROVED PROJECTS

Garvies Point Phase I

Nov, 2020: The Beacon 167-unit condominium, 50% sold;

Harbor Landing, total 385 luxury rentals in two buildings:

- North (Building H), 177 units is 95% leased and occupied
- South (Building I), 208 units, is over 20% leased after launching in Oct.

Oct. 2020: Glen Cove Industrial Development Agency approved a 10-year extension on RXR's sales tax exemption, originally granted in 2016.

RXR received a \$263 million tax break from Glen Cove's Industrial Development Agency and the city's Local Economic Assistance Corp. to build Garvies Point. In addition, the agencies approved a bond to fund parks, the esplanade, marinas and road construction. The bond will total \$283 million, when interest and other costs are added. The money is to come from an estimated \$615 million in payments in lieu of taxes (PILOTs) that the developer and the owners of the condos must pay the city of Glen Cove and others, including Nassau County, the Glen Cove school district, and the public library, over four decades.

Village Square, Glen Cove

- 146-unit mixed-use development built around a 16,500-square-foot public plaza in downtown, 10 percent designated as workforce housing.
- rentals in progress



Glen Harbor/HinFin

48 waterfront condominiums on 4.8-acres; sales of units in progress.
sewer pipe status?
traffic configuration at entrance?

Roslyn Landing

- 78 units on 12 acres; 23 units not sold yet;



45 Lumber Rd., Roslyn Village

Original plans in Sept. 2019 called for a 12-story, 150 ft. tall building with 27 two-bedroom units. Roslyn Village Trustees rejected this concept.

At a July 2020 presentation, plans were revised to build 33 two-bedroom units in a 4-story building. Only 27 units would normally be allowed under Village code.

On Oct. 21, 2020, the Village approved the project including a variance for constructing 33 units. In exchange, the developer agreed to the following:

20% of units reserved for affordable workforce housing;

Will pay \$10,000 per unit to Roslyn Village = \$330,000;

Will replace or repair 250 feet of bulkhead contiguous to the property;

Will construct 250 feet of waterfront walkway, approx. \$250,000 and certify easement to the Village for public access;

Will obtain approvals from Nassau Cty to make improvements to the intersection of Lumber Rd. and Old Northern Blvd.

(Side note: The Roslyn School board had opposed the project from day one, citing an influx of new students and burden to the school system. Dueling statistics were presented at each board meeting. “Regarding the concerns with the school districts, Durkin stated that the Village of Roslyn would not bar any children from receiving an education in their district. He pointed out that because of the 20 percent affordable housing units mandate, the anticipated new students could potentially come from a low socioeconomic standing, and he did not agree with the school district’s stance on excluding those children from the education system. “It does not align with the vision or values of our community,” he wrote.)

