



Tide Turns for Waterfront Revitalization *IDA/CDA Approves Site Plan; It's On to Public Review*

By Carla Santella

The joint meeting of the Glen Cove IDA (Industrial Development Agency) and CDA (Community Development Agency) held on Tuesday, Sept. 9 had as many visitors as it did members, including Mayor Ralph V. Suozzi, chairman of both agencies. Suits lined the room, representing redevelopers RexCorp-Glen Isle Partners, LLC; Urbitran Engineers and Architects; Phillips Preiss Shapiro Associates, the planning and real estate consultant company currently doing the city's master plan; and other interested parties, including members of the Glen Cove community.

Prior to RexCorp joining with Glen Isle in October of 2007, the city was hard-pressed to reach agreement with the original developers on an acceptable site plan. The new partnership, said the mayor, "assured us prior to approving the addition of RexCorp that they would engage in a redesign process with open minds and pay close attention to the issues raised by our agencies and our consultants. That commitment was evidenced in the significant investment of time and money spent analyzing alternatives and meeting with the [agencies] and our professionals."

The brief agenda had but two items: the authorization of amendments to the land disposition agreement of May 14, 2003, and the authorization to accept the conceptual site plan currently on the table. The resolutions were passed unanimously by both agencies and greeted with spontaneous applause, smiles, handshakes and back-patting all around. The approval marks the beginning of the public review process under the State Environmental Quality Review Act (SEQRA).

The conceptual site plan calls for an active mixed-use development of residential, commercial, retail, cultur-

al, recreational and entertainment uses, new marinas, and a luxury hotel along the north side of Glen Cove Creek, linked by a continuous public esplanade of parks and walks.

Before adjourning the meeting, Mayor Ralph V. Suozzi took the opportunity to thank all those involved in the process. "This has been a long road," he said. "It did not start with RexCorp, but Scott Rechler brought a lot of energy and information to the table. I also thank Don Monti and Michael Posillico of Glen Isle.

"We can't move ahead if we stand still," the mayor continued, "and while this vote may seem insignificant, I am proud to say that we have arrived at the time for public input, and the planning board and SEQRA process." The mayor expressed special thanks to Acting IDA/CDA Executive Director Kelly Morris for her hard work, calling her one of the greatest assets to his administration. Ms. Morris received a round of applause.

Mr. Rechler, speaking on behalf of RexCorp-Glen Isle Partners, offered his thanks to Mr. Monti and Mr. Posillico, as well as to the mayor and agency members. "This has been the best private/public partnership in memory that I have worked on. We addressed issues and found a balance, making incredible progress, taking a concentrated approach to controversial issues. Hopefully, this project will serve as a model to other communities." He called the vote a "historic starting point for Glen Cove."

Mr. Monti said he looks forward to the days to come and the progress of the revitalization project. "We won't let the city down," he added with a smile. "Good days are coming to Glen Cove." Mr. Posillico added



A rendering of the proposed lawn amphitheater on the Glen Cove Waterfront.

that with a project of the magnitude of the Glen Cove waterfront, "It takes time to make big strides." The evening's vote, he said, was a "big step in bringing the proposal to the public." Glen Isle has been involved with the revitalization project for more than six years.

Ms. Morris commented, "A major aspect to achieving this milestone was defining a process at the beginning that the entire team could agree on and commit to. The agency members, the redevelopers and all of the professionals arrived at this point through many hours of hard work. I'm glad that I was able to facilitate their efforts to a successful conclusion at this stage in the process."

The approved conceptual site plan includes 860 residential units, which includes 180 rental apartments and 86 units of workforce housing; a 250-suite luxury hotel with banquet and meeting facilities, a luxury spa and restaurant; 50,000 square feet of office space; 25,000 square feet of retail and restaurants, including outdoor dining at the head of the creek overlooking Hempstead Harbor; 85

new boat slips; and 19.3 acres of accessible public open space along the waterfront and adjacent to the Garvies Point Preserve.

According to the redevelopers, the maximum height of the buildings will be 12 stories, however, their report stated, it is important to note the following to have proper context:

"The only buildings to approach this height are in the west. For the buildings in the western portion of the project area, 96 percent of the building (according to square footage) is located at 10 stories or below; 87 percent of the building's square footage is located at eight stories or below."

From here, the plan will be submitted to the City of Glen Cove Planning Board for review, comment and approval, a process in which environmental and other impacts of the proposed project including traffic, utilities and fiscal impacts will be analyzed and considered. This is also the time for public participation, a time many have been waiting years to see.