



Sea Cliff Comprehensive Plan

PUBLIC WORKSHOP

November 17, 2022 | 7:00-9:00 PM

Village Hall

Agenda

- 1 Welcome
- 2 Presentation
- 3 Q&A
- 4 Next Steps



Steering Committee and Project Team

STEERING COMMITTEE

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

Elena Villafane, Esq. – Mayor

Bruce Kennedy – Village Administrator

CONSULTANTS

BFJ Planning

Frank Fish - Principal

Silvia Del Fava - Project Manager

Emily Junker - Planner

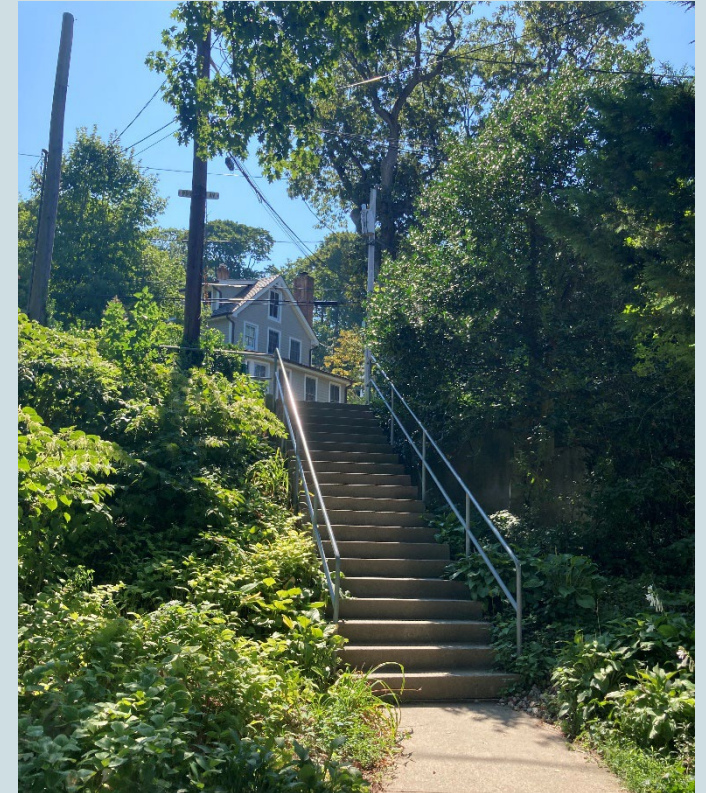
Mark Freker - Senior Planner

Jonathan Martin - Urban Design

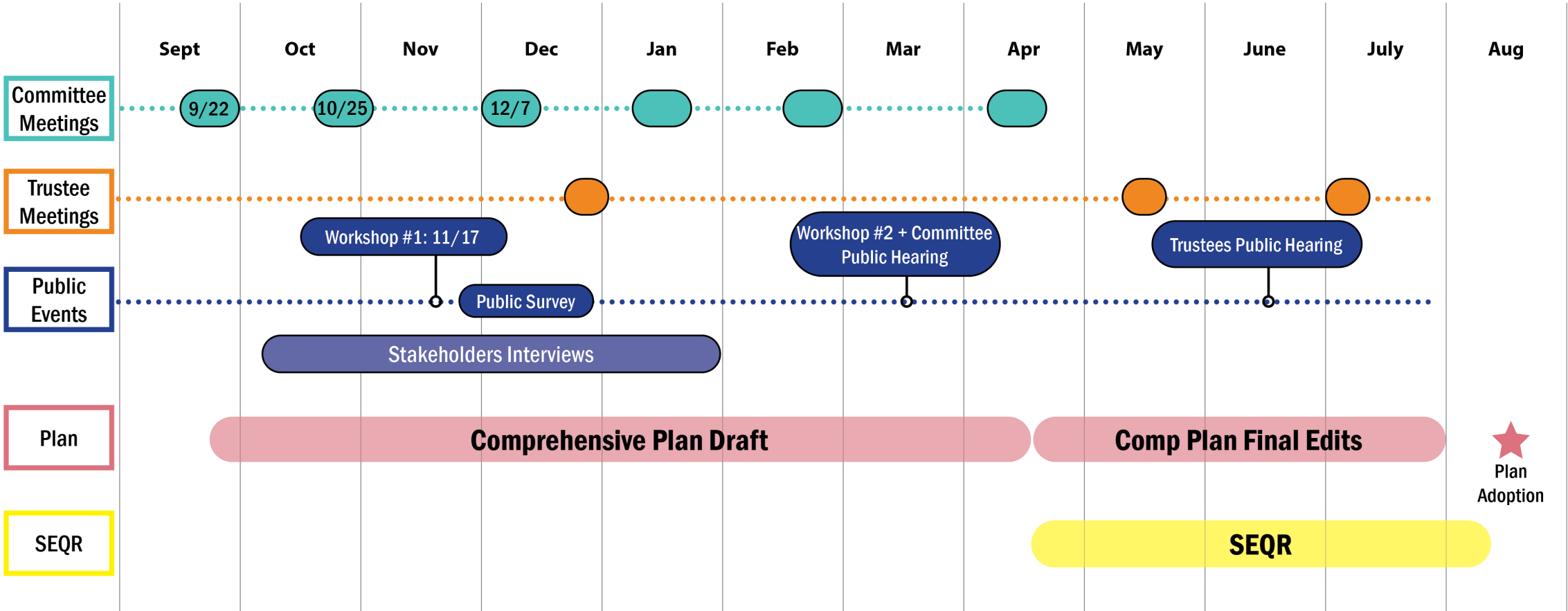
Tina Lund - Market Analysis (Urbanomics)

Presentation's Topics

- Project Overview
- Existing Conditions Overview
- Preliminary Ideas and Goals
- Opportunities for Public Engagement
- Next Steps



Timeline



A Comprehensive Plan is ...

- An expression of the community's vision and goals for the future.
- A foundation and reference point for the zoning code, capital budget, and general policy.
- A Village-wide framework to ensure future plans, investments, and general policy decisions fit together and build on each other.
- A “to do list” for the Village to track implementation of short-, medium-, and long-term goals.

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

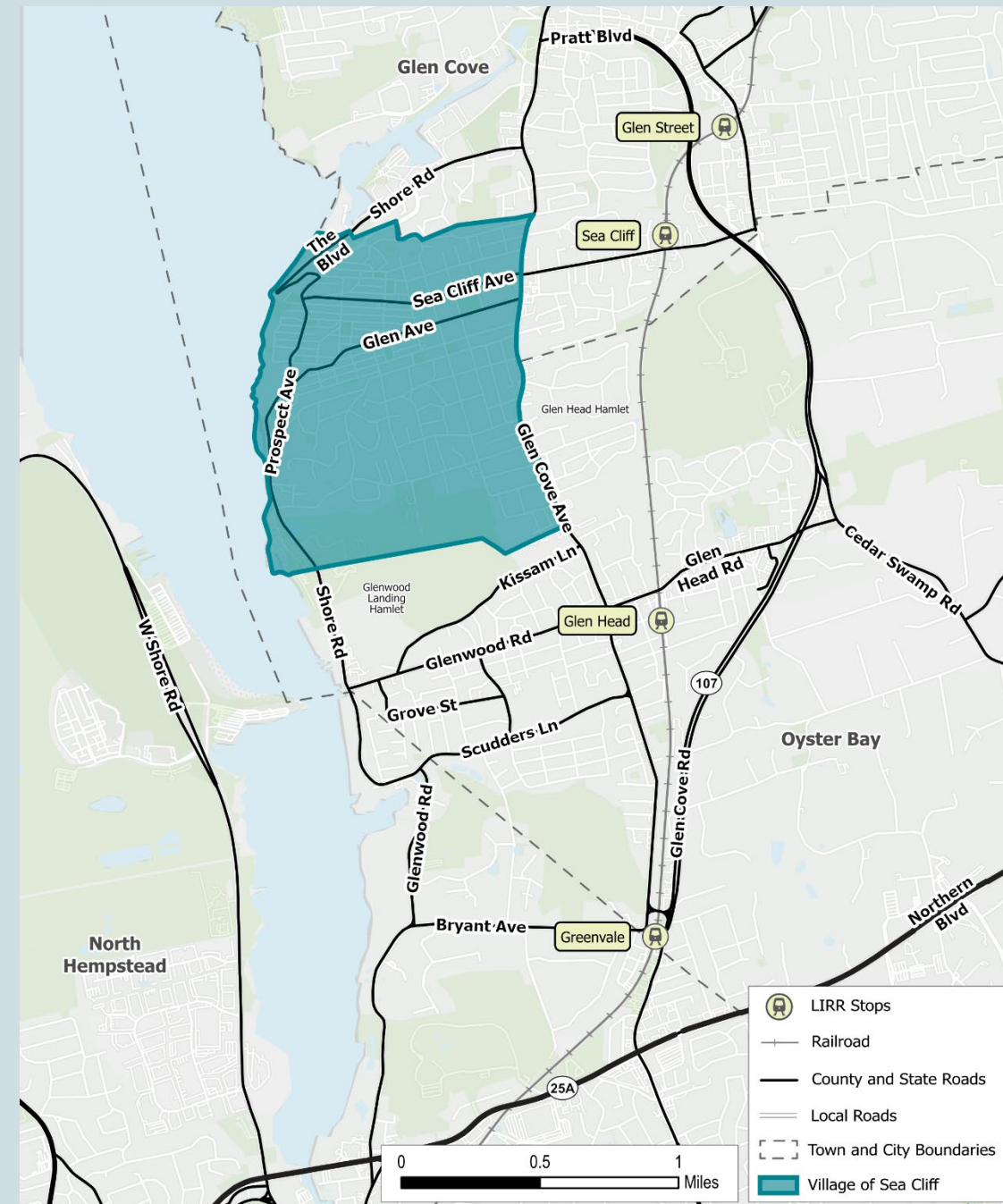


History and Regional Context

- Relevant Regional Plans and Resources
- Local Plans and Resources



Sagamore, 1912 by Photographer Henry Otto Korte. Source: Sea Cliff Museum



1970 Master Plan

**1. Existing Conditions
(Population, Economic Profile,
Housing, Community
Facilities...)**

**2. Development Plans (Land
Use; Traffic Circulation; and
Public Utilities)**

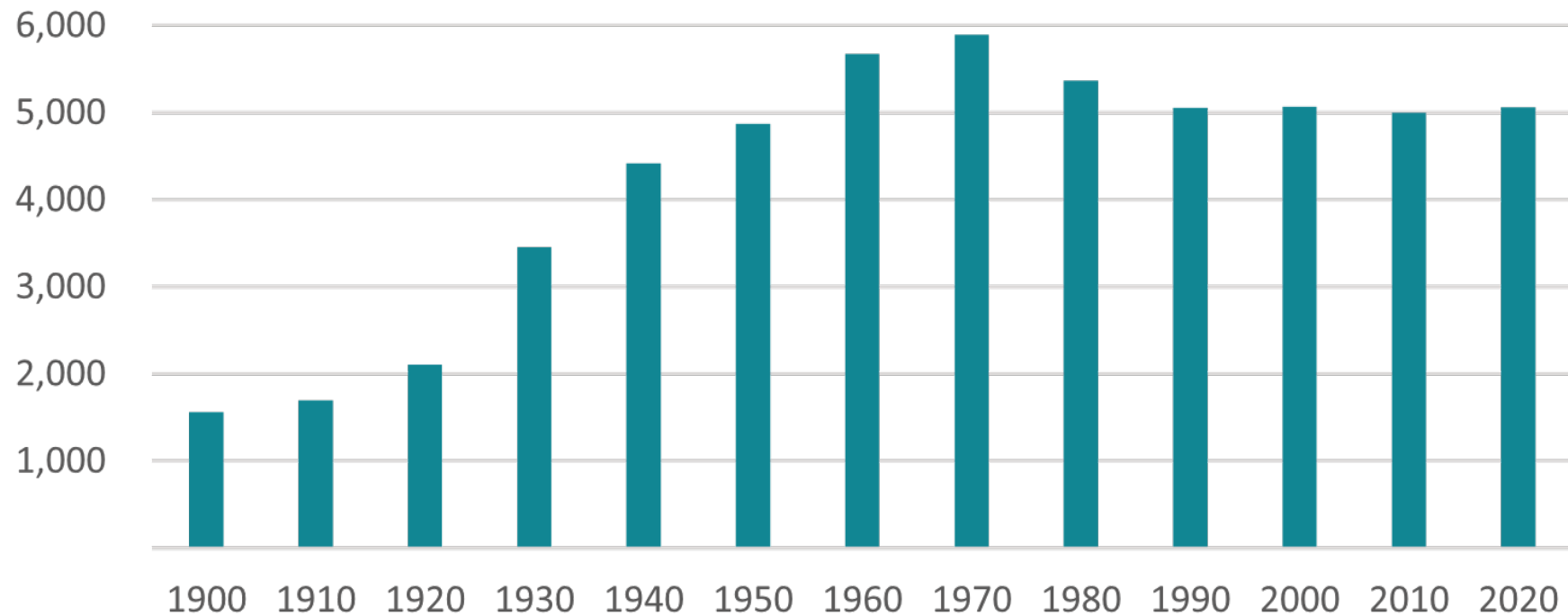
**3. Implementation (Zoning and
Subdivision Regulations; and
Capital Improvement Program)**

Goals and Objectives of the Land Use Plan

- To retain the special qualities and atmosphere of the Village which sets it apart from most Long Island communities. The protection and enhancement of the Village's residential character is paramount in this regard.
- To provide for maximum recreational utilization and conservation of the waterfront.
- To limit the physical confines of commercial development while at the same time enabling commercial establishments to prosper within these limited settings.
- To reduce traffic congestion, hazards, and parking problems through physical improvements and legislative controls.

Population

Total Population of Sea Cliff Village by Decade

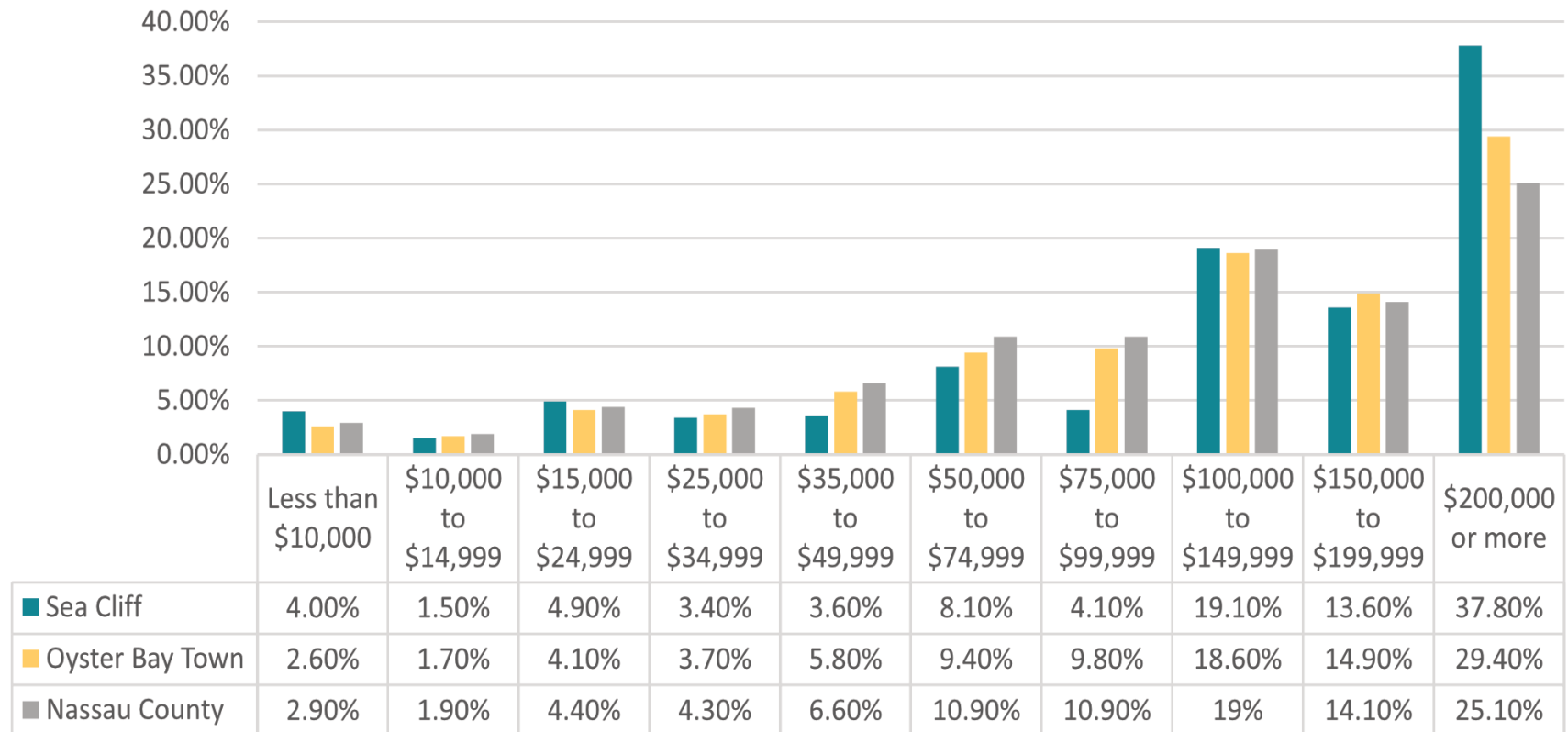


Source: Decennial Census

- Stable population since 1990

Household Income

Household Income, 2020



Source: ACS 2016-2020 5-Year Estimate

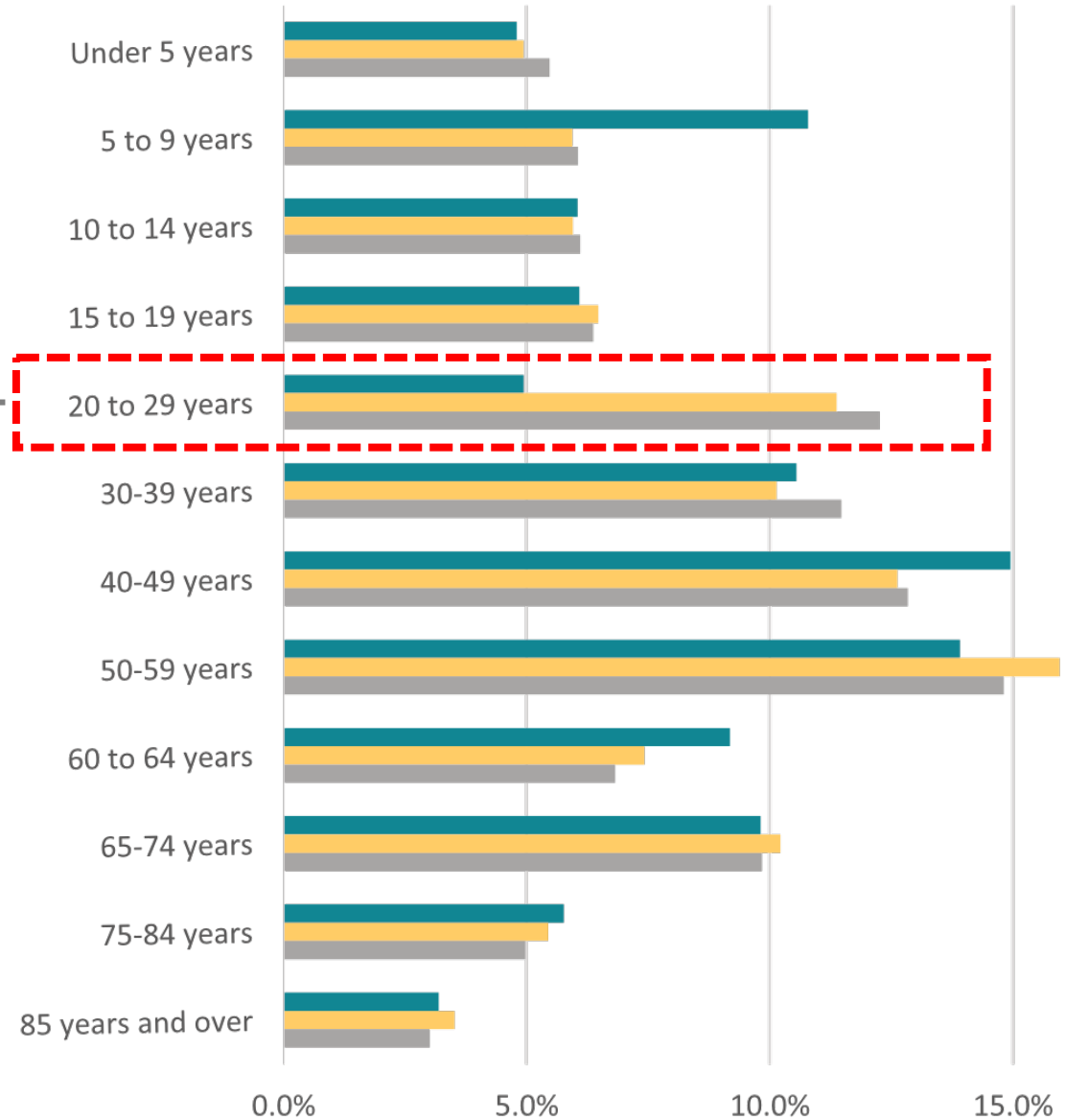
- Higher Median Household income at \$132,216

Age

- Age group 20-29 is less represented in Sea Cliff than in the Town and the County.

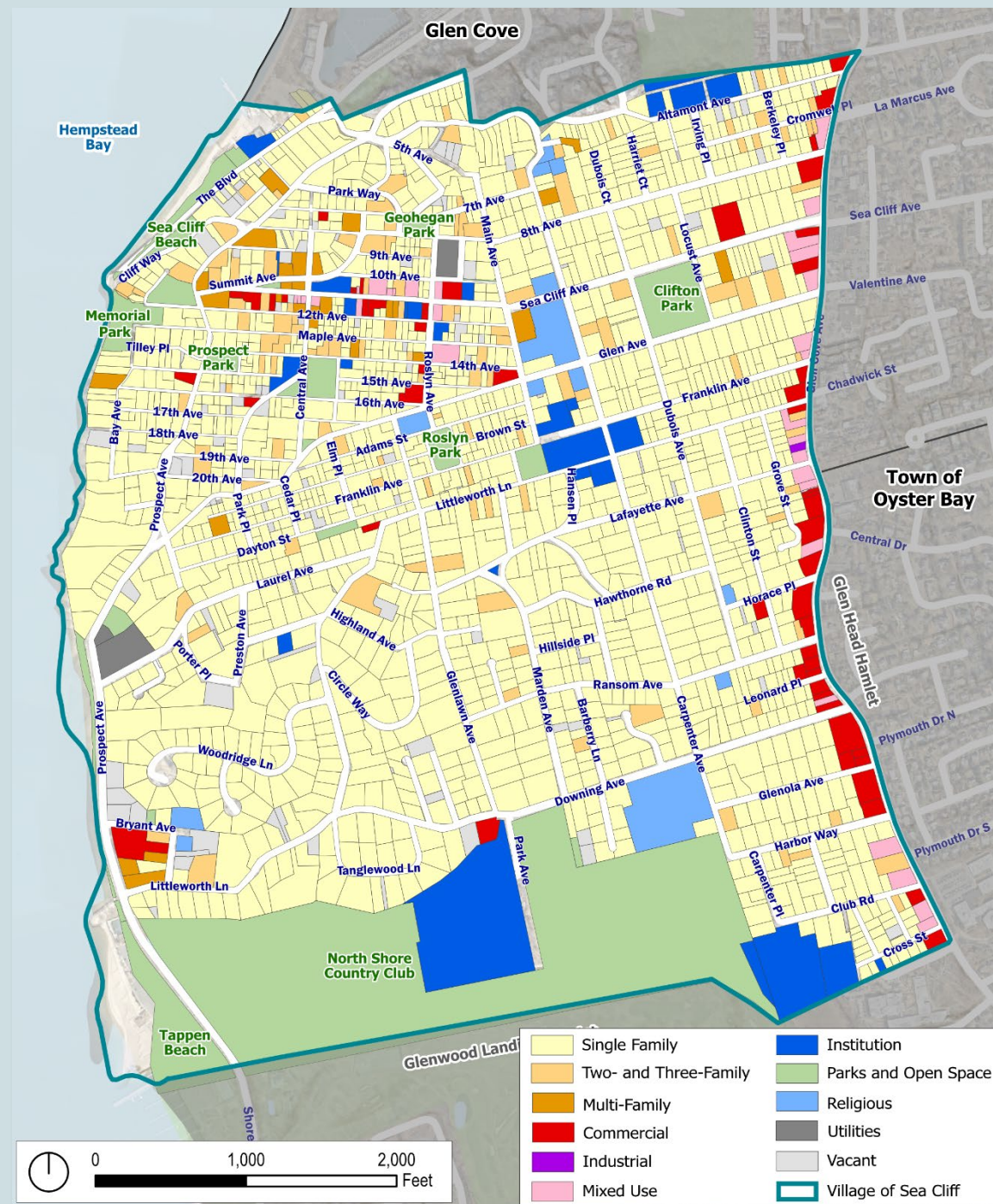


Total Population by Age, 2020

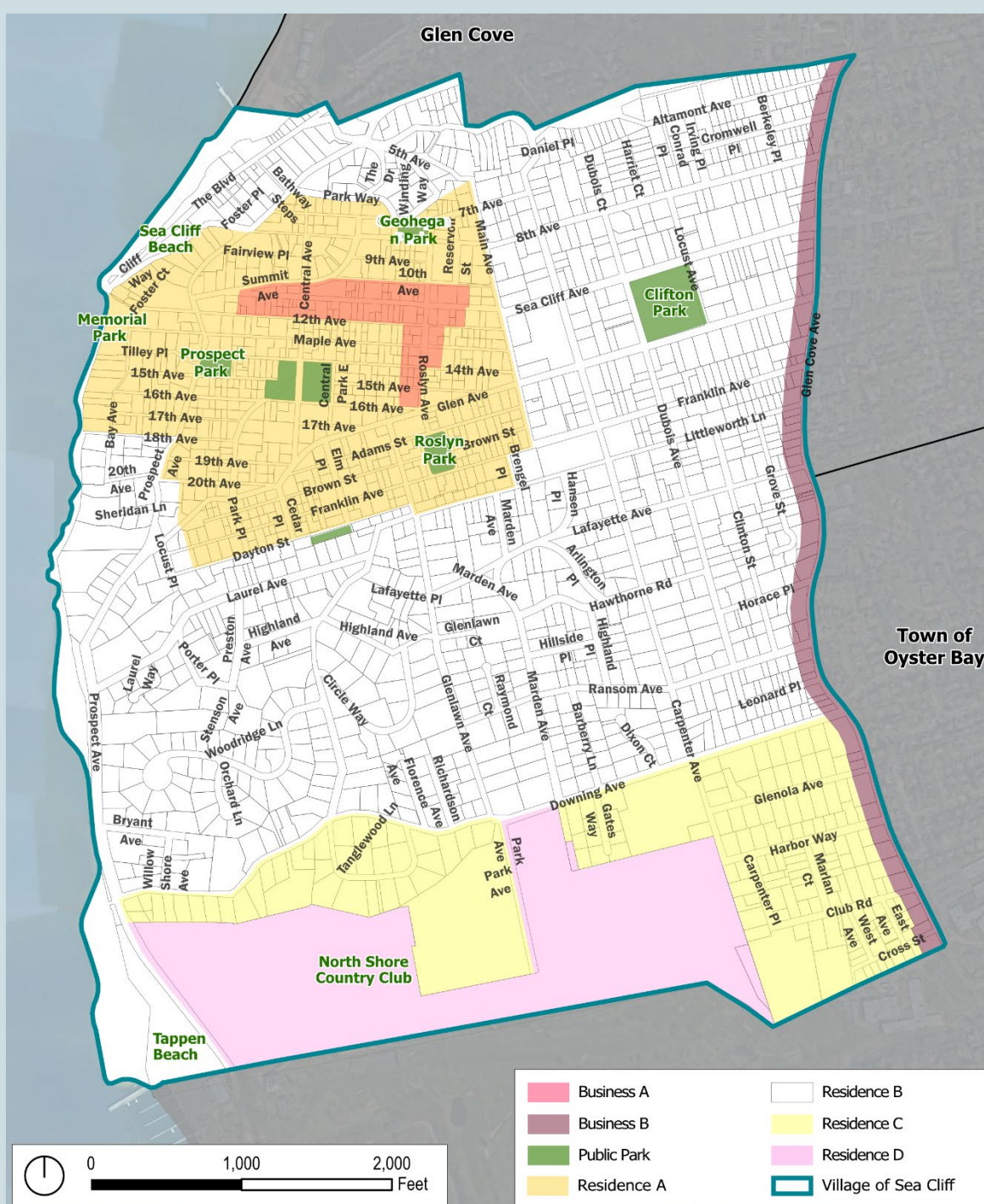


Source: ACS 2016-2020 5-Year Estimate

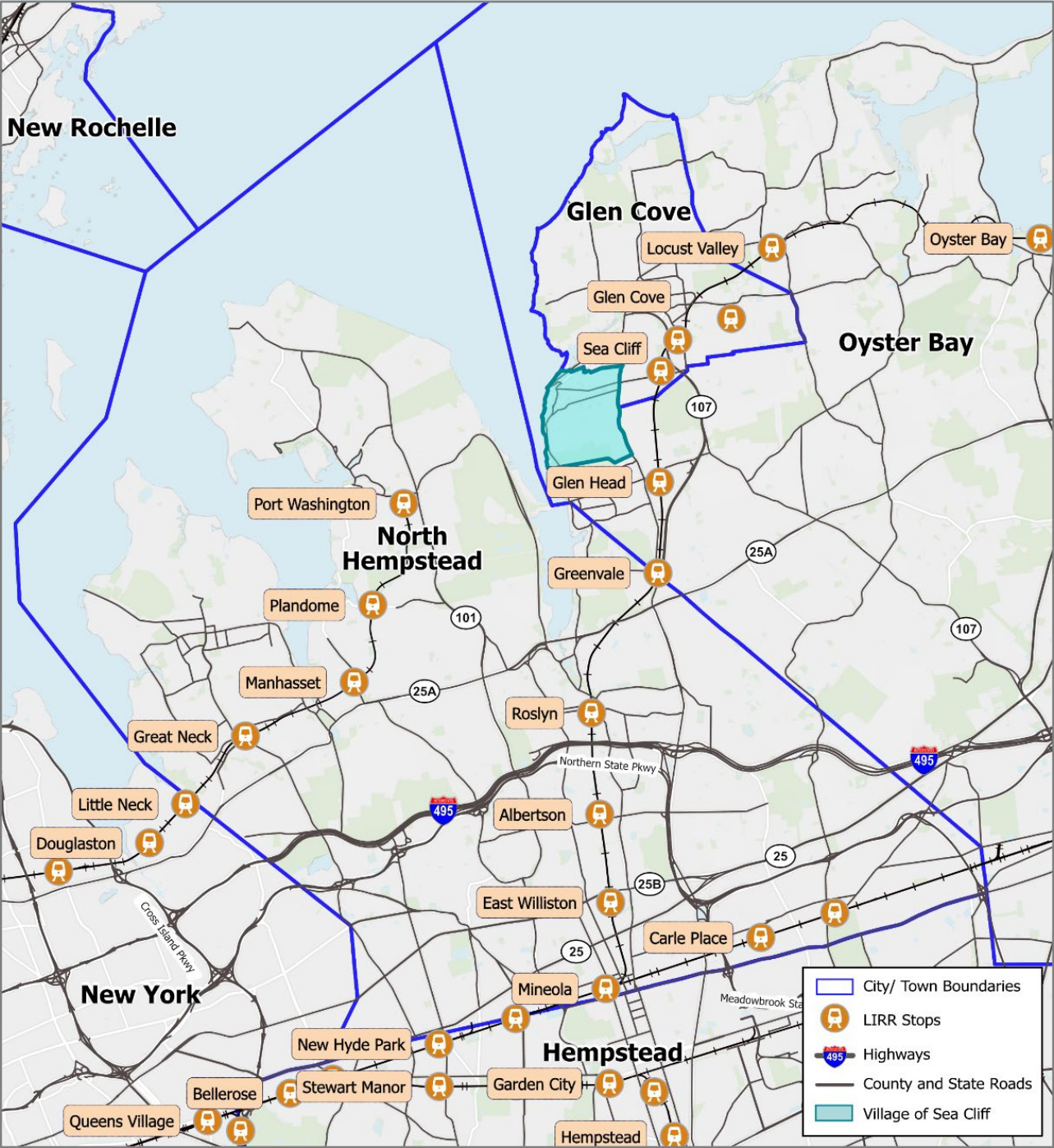
Land Use



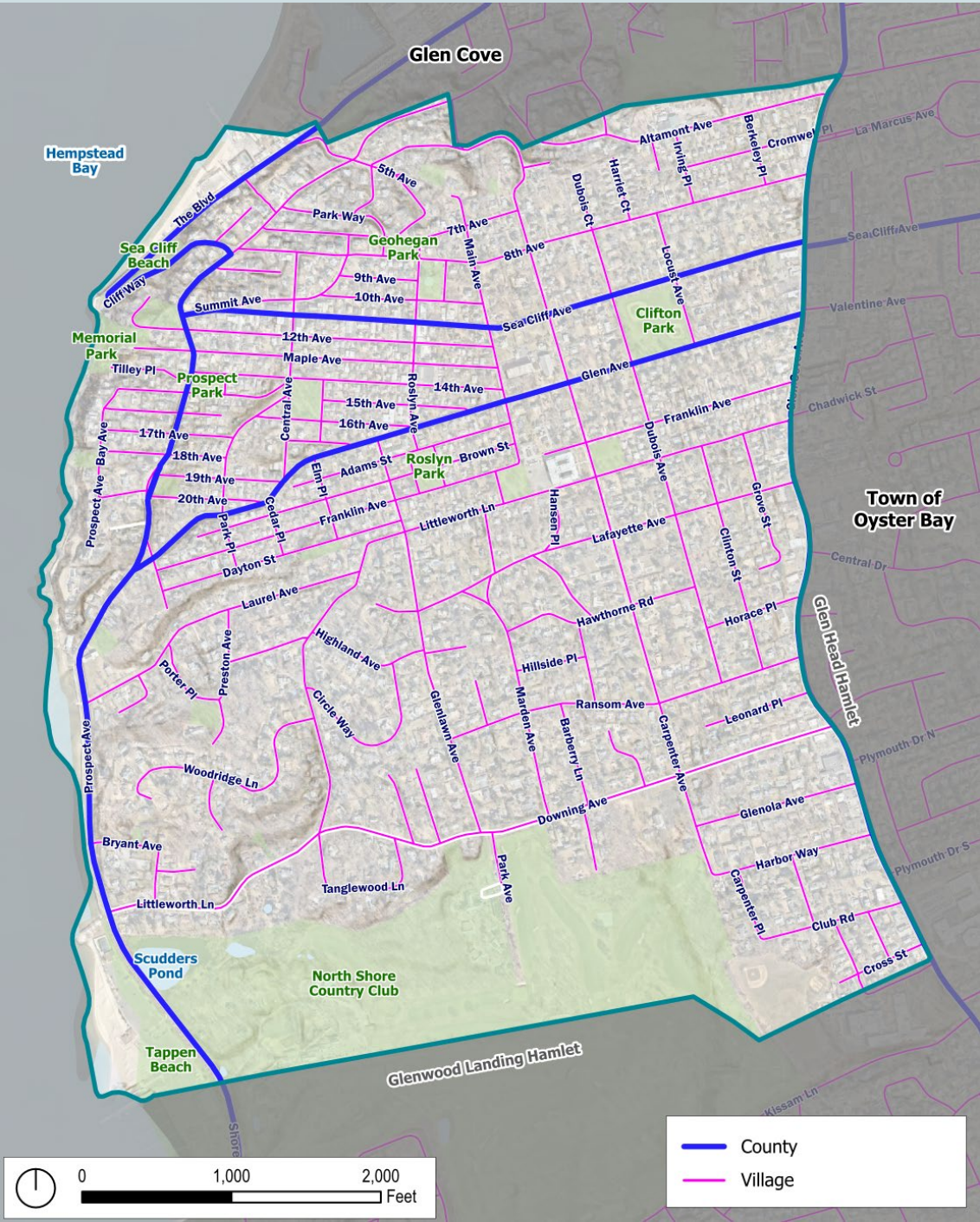
Zoning



Transportation

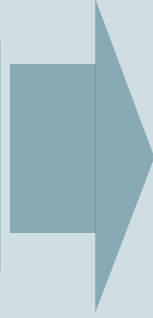


Transportation



Preliminary Ideas and Goals

Glen Cove Ave + Sea Cliff Ave
Revitalization and
Streetscape
Improvements

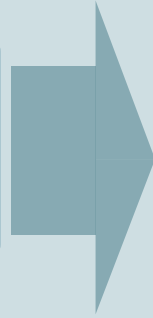


Revitalize Glen Cove Avenue

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 cluster development + 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

Land Use and Zoning

- Zoning Focus Areas

1. **Business District B (Glen Cove Avenue)**

- Car-oriented commercial corridor
- Uninviting for pedestrians
- Current zoning regulations do not allow multi-unit residences and limits mixed-use buildings

2. **North Shore Country Club**

- Residence D Zone (min lot size 20,000 SF)
- Club is staying for now but Village should be prepared to address potential changes in the future



Car-oriented design along Glen Cove Ave

Glen Cove Avenue

Mix of Uses for Business District B (Glen Cove Avenue)

- Update the Zoning
- Allow more flexibility in permitted uses
- Examine height and setback requirements
- Improve walkability (sidewalks)
- Improve connections between parking lots and minimize curb cuts



Example of good urban design along Glen Cove Ave

North Shore Country Club

North Shore Country Club Zoning Revisions

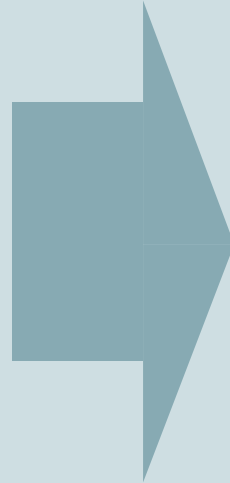
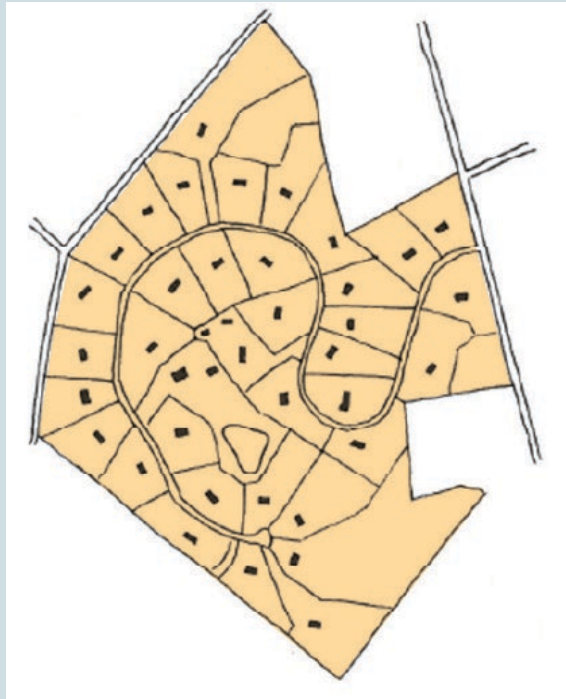
- Address possible future use changes or subdivisions
- Cluster development zoning provision could ensure open space conservation



Current Zoning Vs. Cluster Development

“AS-OF-RIGHT” DEVELOPMENT

- Bigger lots
- No open space



CLUSTER DEVELOPMENT

- Smaller lots
- More open space



Ways for the Public to Provide Input

- Visit the website www.SeaCliffComprehensivePlan.com
- Share your vision with us TONIGHT!
- Participate in the online survey (coming soon)
- Listen in the Steering Committee work sessions (next on Dec. 7)
- Review draft chapters as they are prepared and uploaded online
- Stay tuned for the date of the second workshop + public hearing

Community input is critical for shaping a Comprehensive Plan that reflects resident's shared values and aspirations.

Online Resources and Events Calendar

- Comprehensive Plan Website (also linked on Village's website homepage):

www.SeaCliffComprehensivePlan.com



Tell Us Your Vision and Aspirations for the Future of Sea Cliff

THE PLAN WILL INCLUDE THE FOLLOWING THEMES / CHAPTERS:

Chapter 1: History and Regional Context
Chapter 2: Population
Chapter 3: Land Use and Zoning
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VISION AND GOALS: WE WANT YOUR INPUT!

Tonight we shared some preliminary goals. Please keep in mind these goals are a work-in-progress.

Community input is encouraged to add and refine goals, and create a shared vision for Sea Cliff.

This is the time to think about *big ideas* for a prosperous future of your community!

PLEASE SHARE YOUR INPUT HERE:



PLEASE PLACE THIS PAPER IN THE BOX BEFORE LEAVING OR BRING IT BACK TO VILLAGE HALL BY WEDNESDAY, NOVEMBER 23.

FOR MORE INFO:


www.SeaCliffComprehensivePlan.com

Imagine Sea Cliff in 15 years:
How would you want to describe it to your children, grandchildren and friends?

What goals are we missing that you think should be included?

Q & A





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