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 2 CITY COUNCIL MEETING
 3 CITY OF GLEN COVE
 4 PUBLIC HEARING
 5 NASSAU COUNTY, NEW YORK

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16 Glen Cove City Hall
 17 9 Glen Street
 18 Glen Cove, New York
 19 May 14, 2024
 20 7:30 P.M.

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25 TRANSCRIPT OF PROCEEDINGS

- 1 A P P E A R A N C E S:
- 2 MAYOR PAMELA D. PANZENBECK
- 3 COUNCILMAN KEVIN P. MACCARONE
- 4 COUNCILMAN MICHAEL KTISTAKIS
- 5 COUNCILWOMAN DANIELLE FUGAZY SCAGLIOLA
- 6 COUNCILMAN GRADY FARNAN
- 7 COUNCILWOMAN MARSHA SILVERMAN
- 8 COUNCILMAN JOHN F. ZOZZARO
- 9 TIP HENDERSON, ESQ, Board Counsel
- 10 TINA PEMBERTON, City Clerk
- 11
- 12 FRANK FISH, BFJ Planning
- 13 EMILY TOLBERT, BFJ Planning
- 14 MICHELE GILMAN, BFJ Planning
- 15
- 16 ANN FANGMANN
Glen Cove Community Development Agency (CDA)
- 17
- 18 JOCELYN WENK
Glen Cove Community Development Agency (CDA)
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2 MAYOR PANZENBECK: Please take a seat as
3 we are about to begin our May 14th City Council
4 meeting. Take a seat.

5 We are ready to begin, and at this time,
6 I would like to call upon Sergeant Brian Miller to
7 lead us in the Pledge of Allegiance.

8 I hope you know it, Brian.

9 Everybody stand and please face the
10 flag.

11 (WHEREUPON, the Pledge of Allegiance was
12 recited.)

13 MAYOR PANZENBECK: Will the Clerk please
14 call the roll?

15 MS. PEMBERTON: Councilman Zozzaro?

16 COUNCILMAN ZOZZARO: Here.

17 MS. PEMBERTON: Councilwoman Silverman?

18 COUNCILWOMAN SILVERMAN: Here.

19 MS. PEMBERTON: Councilman Farnan?

20 COUNCILMAN FARNAN: Present.

21 MS. PEMBERTON: Councilwoman Fugazy
22 Scagliola?

23 COUNCILWOMAN FUGAZY SCAGLIOLA: Here.

24 MS. PEMBERTON: Councilman Ktistakis?

25 COUNCILMAN KTISTAKIS: Here.

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2 MS. PEMBERTON: Councilman Maccarone?

3 COUNCILMAN MACCARONE: Here.

4 MS. PEMBERTON: Mayor Panzenbeck?

5 MAYOR PANZENBECK: I'm here.

6 Will the Clerk please read tonight's
7 announcements?

8 (WHEREUPON, announcements were read.)

9 (WHEREUPON, police nominations were
10 enacted.)

11 MAYOR PANZENBECK: Okay, good evening,
12 we're going to proceed with the meeting, and I would
13 just like to announce that Public Hearing B, to
14 discuss amending Chapter 109, Boats, Docks and
15 Waterways of the City of Glen Cove code will be
16 adjourned until May 28th of 2024. At this time, the
17 attorneys are still working on language for the code
18 amendment. The public hearing will be adjourned
19 till the May 28th, 2024 Council meeting.

20 Good night, ladies and gentlemen, police
21 officers. Good night.

22 Public Hearing A. You can leave, you
23 don't have to stay. You can leave, you can stay,
24 you can leave or stay.

25 The parents of the newly appointed

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police officers may leave but they may stay as well;
okay?

Public Hearing A. To discuss the
proposed City of Glen Cove Smart Growth
Comprehensive Plan with Sustainability Elements.

Good evening, and thank you for
attending the City Council meeting and Comprehensive
Plan public hearing.

Glen Cove has been working on updating
our Comprehensive Plan for the past year. The draft
plan is available for review on the project's
website, www.GlenCoveComprehensivePlan.com.

This evening, we have here with us the
project consultants from BFJ Planning, Frank Fish
and Emily Tolbert, Ann Fangmann and Jocelyn Wenk
from the Glen Cove Community Development Agency,
which has been helping with the plan which is
largely funded through state grants, and a
stenographer is present to record public comments.

Throughout the planning process, the
city has welcomed public input through workshops,
meetings, a survey, public hearings, and more.
Tonight's hearing is another opportunity for you to
provide comments on the draft plan before Council

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2 three or four minutes. So because tonight is to
3 hear all of you, and that's the message, really, of
4 the front page. You notice our name's not on the
5 front page, the front page is the Council and the
6 Core Working Group Committee, plus another 50 people
7 that were -- advised us.

8 So this plan needs to be your plan, and
9 that's what tonight is about. To hear your comments
10 on the Comprehensive Plan so that when we meet with
11 the Council again -- I can't believe I didn't turn
12 this off. Sorry, but I'll get it off. When we meet
13 with the Council again on the Comprehensive Plan,
14 we'll be able to take all of your comments into
15 consideration, and then we will make one final draft
16 based upon the Council comments for the Council
17 adoption.

18 So again, that's why the front page is
19 this way, to credit all those who have worked so
20 hard on the plan, and again, it would be adopted on
21 your behalf, as state law provides, by the Council,
22 and then inside there's just a page, on the
23 left-hand side if you open it up, just on the public
24 engagement just to remind everybody, I think the
25 Council, the mayor and staff have really created a

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2 chapters that at these different meetings we've been
3 going over. Those nine chapters, they cover all of
4 the sort of suggestions of state law.

5 So we think that you do have a
6 Comprehensive Plan that meets the, I should say, the
7 state co-sponsors of this that helped fund it that
8 are on the front page, and that's the Department of
9 Environmental Conservation and DOS, Department of
10 State.

11 So I think it meets all of the
12 requirements, rights, that are in the state in the
13 Comprehensive Plan.

14 So with that, I'm going to turn it back
15 to the mayor and open it for public comment.

16 MAYOR PANZENBECK: Okay, thank you,
17 Frank, and Frank has worked very hard and stayed on
18 schedule, and we thank you for that Frank and his
19 team and ladies.

20 Are there any comments from the public
21 at this time?

22 Okay, please come up. I know your name
23 and your address but you have to state it anyway.

24 MS. O'SULLIVAN: Hello, my name is Marie
25 O'Sullivan, I live on 77 New Woods Road. I live at

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2 77 New Woods Road in Glen Cove.

3 I have -- the plan looks great. It
4 covers a lot, you know, I love the environmental
5 factors, the downtown factors, the transit hubs.

6 My question is, you know, they remain
7 general because we need to, but how do -- how are we
8 going to decide? What are the factors that are
9 going to decide the priorities? So is it going to
10 be a playhouse downtown or is it going to be a
11 skating park or an arcade? How will you make those
12 decisions? What's the process or the factors
13 involved?

14 Thank you.

15 MAYOR PANZENBECK: Thank you, thank you.

16 Next?

17 Yeah, well, no, these are just
18 suggestions. You're asking for all of those things,
19 you'd like to know which would be a priority?

20 MS. O'SULLIVAN: I'm asking how you come
21 to the decision, how you -- how you come to the
22 decision. What's the decision-making process to
23 come to decide what the priorities are?

24 MAYOR PANZENBECK: So --

25 MS. O'SULLIVAN: Do you put out a

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2 The plan itself is a framework document
3 which means that there's recommendations in the plan
4 that go from zoning recommendations, to
5 environmental considerations, to transportation
6 considerations. It's not so much that those
7 interests are competing with one another. Those are
8 recommendations in the framework of the plan that
9 later the city Council will choose to implement or
10 not based on their priorities, and also, market
11 conditions. Who might be interested in putting
12 particular uses in the downtown. Like for instance,
13 if we have a plan recommendation that we'd like to
14 see a cultural hub in the downtown, that would
15 provide a better framework for somebody at a later
16 date who actually wants to put that use in the
17 downtown, and if there were any funding
18 opportunities available for that type of use, as
19 well.

20 Thank you.

21 MAYOR PANZENBECK: Next?

22 Please come up, and state your name and
23 address.

24 MR. SMITH: Richard Smith, School
25 Street, Glen Cove.

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2 MS. PINILLA: Good evening, my name is
3 Connie Pinilla, I live in Gruber Drive, Glen Cove.
4 I'm also the president of the North Shore Hispanic
5 Chamber of Commerce.

6 I just want to thank everybody for an
7 incredible robust plan that you have done. Just one
8 simple comment that I did have that I didn't see,
9 perhaps I missed it, but it regards -- it's
10 regarding the zoning and what's allowed and what's
11 not.

12 Currently, I believe that's there's no
13 prohibition for allowing two businesses of the same
14 kind right next to each other, and quite honestly,
15 as the president of the chamber, I think all of our
16 goals are to let these businesses flourish.

17 So if you have a business coming in and
18 putting in, for example, a deli, puts in lots of
19 capital to make it work because there's no other
20 deli on the block, and then five months later, the
21 town allows for a second deli next to it. I think
22 it's quite unfair for that business, and I think
23 that there should be some consideration within the
24 code so that's no longer allowed.

25 MAYOR PANZENBECK: Thank you, Connie,

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2 legislation, the two are the same, the master plan
3 and the comprehensive plan.

4 MS. SLEZAK: Thank you.

5 So we're using comprehensive plan and
6 master plan as equivalent terminology; correct.

7 MR. FISH: Yes.

8 MS. SLEZAK: Okay, thank you.

9 The master plan of 2010 devoted a great
10 deal of attention to the waterfront, the Glen Cove
11 Mansion, the villa and overlay zones. I've been
12 reading through this comprehensive master plan, and
13 I would like to know more specifically, what changes
14 are there from the 2010 plan to this plan? Because
15 it's over 200 and some odd pages, and quite
16 honestly, I haven't gotten through the entire word
17 by word yet, but it's more generalization
18 terminology than specifications. So I'd like to
19 know, since the previous plan had more specifics,
20 what are the specific changes that are in this plan?

21 MS. FANGMANN: Ms. Slezak, I'd like to
22 address that briefly, and then others may have some
23 comments.

24 In the 2009 plan, the 2009 plan, and
25 then I believe that there were some code amendments

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2 MS. SLEZAK: Right.

3 COUNCILWOMAN SILVERMAN: -- until after
4 they were -- the zoning was already changed. So by
5 doing it this way, where it's general, the SEQRA
6 that is done for this general plan, there's no SEQRA
7 yet for any specific zoning so that when projects
8 come up, and if it fits within the plan, our
9 agencies can say, hey, that's a good idea, it fits
10 within our plan, and it might revitalize our
11 downtown or it fits within our communities. That's
12 the purpose of the plan. But then there will be
13 site specific SEQRA which we missed when the code
14 amendments were changed through the 2009 plan.

15 So this plan will not, or is really
16 trying not to, circumvent standard zoning and
17 planning procedures that are there for a purpose, to
18 protect the community. So that's the difference.

19 MS. SLEZAK: Mm-hmm.

20 COUNCILWOMAN SILVERMAN: And I think
21 it's a good difference because the generalizations
22 set the framework, as was already stated, but they
23 don't give specific changes of zones without
24 site-specific SEQRA.

25 Does that help?

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2 MS. SLEZAK: Very much so.

3 COUNCILWOMAN SILVERMAN: Thank you.

4 MS. SLEZAK: And I agree totally
5 because, as you all know, I was very involved,
6 fighting a lot of the overlay zone situations
7 that --

8 MAYOR PANZENBECK: But any new plan will
9 have to go in front of the Zoning Board or a
10 Planning Board. Nothing is automatic. This is just
11 a framework, that's all that it really is.

12 MS. SLEZAK: So I wanted to know how
13 much did we actually, we, the town of Glen Cove, the
14 City of Glen Cove, receive in order to do this
15 Comprehensive Plan?

16 MAYOR PANZENBECK: It's a -- you mean
17 the grant? The grant was \$2,000-- \$200,000 from the
18 state.

19 MS. SLEZAK: 200,000?

20 MS. FANGMANN: We received 150,000,
21 there was a \$50,000 match in cash, and then there
22 was a \$50,000 in-kind match from city staff and
23 agencies. So the Department of State gave us
24 \$100,000, and the Department of Environmental
25 Conservation gave us \$50,000. We matched that with

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2 they're talking about a new type of engine that's
3 not electric that we could maybe have a possibility
4 to try something like that, but we can't assume that
5 the train is always going to be terrible, our train
6 service.

7 MS. SLEZAK: While I was reading the
8 Comprehensive Plan, it mentioned that we have an
9 electric car facility in Glen Cove.

10 MAYOR PANZENBECK: We have an electric
11 car charging station --

12 MS. SLEZAK: Charging.

13 MAYOR PANZENBECK: In the parking
14 garage.

15 MS. SLEZAK: In this parking garage?

16 MAYOR PANZENBECK: In the Brewster
17 Street Parking Garage, and we are probably going to
18 add another one in the other parking garage soon.

19 MS. SLEZAK: Is it wise to do that
20 before people want electric cars?

21 MAYOR PANZENBECK: You know, I -- the
22 the electric car thing it's a different -- is a
23 different --

24 MS. SLEZAK: It's a whole different
25 thing.

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2 MAYOR PANZENBECK: It's a different
3 discussion.

4 MS. SLEZAK: Okay.

5 If everything goes smoothly tonight and
6 this is the final public hearing, when do you
7 anticipate voting to actually approve the
8 Comprehensive Plan.

9 MAYOR PANZENBECK: Let's say June or
10 July; correct? Frank is going on a vacation, so
11 we --

12 MR. FISH: Hopefully in June.

13 MAYOR PANZENBECK: Hopefully in June.

14 MS. SLEZAK: In June.

15 MAYOR PANZENBECK: June or July. But
16 the purpose of tonight is, and the Council has given
17 comments, we're taking all of your comments, giving
18 them to Frank, and make him work a little harder
19 than he's worked already. We're trying to get
20 everybody's thoughts in as to what they want in Glen
21 Cove.

22 MS. SLEZAK: Okay, well, there are
23 several things that we need in this town. Stores,
24 we need retail, and we need parking, and we do not
25 need to have a company come in to demolish Staples

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2 Shopping Center. We need to keep Staples Shopping
3 Center where it is and not demolish it, and it's the
4 most inappropriate place for an apartment building,
5 142 apartments. Let's say it's two people per
6 apartment, that's 200, you know, over 200 cars. We
7 don't have the capacity on School Street or any of
8 our streets --

9 MAYOR PANZENBECK: Mm-hmm.

10 MS. SLEZAK: -- to have that density of
11 traffic in that tiny spot.

12 So I think the fact that we have Staples
13 Shopping Center on the agenda to be demolished as a
14 potential future apartment complex, which is going
15 to more than quadruple the size of the current
16 structure.

17 MAYOR PANZENBECK: Well, yeah, that's
18 something separate.

19 MS. FANGMANN: Ms. Slezak, I just want
20 to note, because I want to be clear. The plan has
21 removed and has, I don't know, a previous version
22 from a couple of months ago. We had a February
23 version of the plan, we received public comment.
24 There was one transportation recommendation related
25 to that project which was removed from the plan, but

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2 that project is not a recommendation in the plan.

3 It is not in the Comprehensive Plan that you're
4 referring to.

5 MS. SLEZAK: It isn't -- well, nothing's
6 specific in the Comprehensive Plan, but it could be
7 part of, since it's already being discussed and it's
8 before the boards, I think it needs to be addressed
9 now as well because we all know the public wants
10 Staples, they've spoken about it at all the previous
11 public hearings regarding the Staples Shopping
12 Center. Nobody wants an apartment building there.
13 No one.

14 MAYOR PANZENBECK: I believe that the
15 owners of the shopping center are looking to
16 renovate the shopping center.

17 MS. SLEZAK: Well, if they're
18 renovating --

19 MAYOR PANZENBECK: They had stores on
20 the bottom and -- but this is not part of the
21 Comprehensive Plan. This is a different discussion.

22 COUNCILMAN MACCARONE: Correct, but
23 Grace, just to answer your question. I mean, you're
24 well-versed in real estate. We can't stop a
25 property owner --

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2 MAYOR PANZENBECK: It's an as of right.

3 COUNCILMAN MACCARONE: -- from making an
4 application to a board. We can't just say we don't
5 like it, so you're not allowed to do it.

6 MAYOR PANZENBECK: Right.

7 COUNCILMAN MACCARONE: We have
8 applications and procedures and codes where any
9 property owner that wants to make an application has
10 that opportunity. It doesn't mean that anyone up
11 here supports it or doesn't support it. They have a
12 right to make an application.

13 So that's a privately-owned property
14 that the owners have made an application but it gets
15 dealt with in accordance. It has nothing to do with
16 the Comprehensive Plan.

17 MS. SLEZAK: Sure, they can make an
18 application but you don't have to vote yes. You can
19 vote no.

20 MAYOR PANZENBECK: But that's a --

21 MS. SLEZAK: And I think that you need
22 to take into consideration the population who voted
23 all of you in and what we want.

24 MAYOR PANZENBECK: Okay.

25 MS. SLEZAK: And you know the town does

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2 not want another apartment building, especially in
3 that location. Another apartment building perhaps
4 for --

5 MAYOR PANZENBECK: Well, I believe the
6 project is -- really, that's a different discussion
7 than what we're here for tonight. This is a retail
8 shopping center with apartments on the top. It's
9 not like an apartment building.

10 MS. SLEZAK: Yes, but they're trying to
11 get rid of Staples and all the stores that are
12 there --

13 MAYOR PANZENBECK: I think Staples'
14 lease is up. I don't know, I don't know.

15 MS. SLEZAK: No, it isn't up. I've
16 spoken to the people there.

17 MAYOR PANZENBECK: Okay.

18 MS. SLEZAK: The lease is not up, and
19 they have a five year extension as well.

20 MAYOR PANZENBECK: Okay.

21 MS. SLEZAK: But their lease is not up.

22 MAYOR PANZENBECK: All right.

23 MS. SLEZAK: And they want to stay, and
24 people in town want them.

25 MAYOR PANZENBECK: But thank you, I

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2 businesses, we're pretty much open to everything and
3 anything that's, I mean, for the most part, that
4 people would like to come. We have some exciting
5 new things trying to come to Glen Cove, and we try
6 to support them.

7 MR. DAHL: Okay, thank you.

8 MAYOR PANZENBECK: It's difficult.

9 Thank you.

10 COUNCILWOMAN SILVERMAN: And can I just
11 add one other comment to that? You know, the
12 concepts in this plan, they're not all sequential,
13 like, let's get this first and that second. While
14 we may have a developer coming in and putting in an
15 application, we can also be doing a lot of other
16 things that are related to this plan like
17 sustainability. There's a lot about the waterfront
18 and stormwater runoff and planning, and how we, as a
19 community, can promote better environmental
20 protection for our citizens and residents and our
21 infrastructure, our water, drinking water
22 infrastructure.

23 So it's not all one priority then the
24 next, like, what can we get built here first, then
25 second, then third. It's as applications come in,

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2 MR. PERRONE: John Perrone, Reynolds
3 Road, Glen Cove.

4 First off, I have to say that it's a
5 great Comprehensive Plan. It's a guidebook, and the
6 guidebook that we've seen now is from learning from
7 the prior guidebook that had some holes in it. I
8 think you did a very nice job. It's very well
9 thought out.

10 A couple of areas that I would like to
11 see in it is a little more of the plans for our
12 water because with all of the building that is going
13 on, we really need to have a finite plan of
14 increasing our water production.

15 The other thing I would like to say with
16 regard to the transit-based housing. We're hearing
17 a lot of that throughout all of New York State, the
18 governor is pushing for it, but maybe what we want
19 to do is bring up a hybrid and think about
20 transit-based housing first-time home buyer.
21 Instead of going with with apartments, let's go with
22 first-time home buyer co-ops. With more people
23 working from home, maybe you don't have to be
24 transit, maybe it just could be home-based. It'll
25 bring -- it will help our city because we'll have

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2 ahead, come on, come up.

3 MS. HURSTON: Hi, Audre Lynn Hurston, 25
4 Jackson Lane.

5 I don't really, and this is -- this kind
6 of predates the Comprehensive Plan, but it is an
7 issue. Glen Cove is not really good for
8 transportation. If you don't have a car, you're
9 just "pffft" or if your car is down or if you're a
10 family that shares a vehicle, and then a few years
11 ago, they took the weekend service off of the 27,
12 and the 21 service is only a little bit better.

13 MAYOR PANZENBECK: Okay.

14 MS. HURSTON: So how are you bringing
15 people here whether it's as residents or whether
16 it's in business, and we have a rail that the
17 service isn't the best, the scheduling, et cetera,
18 et cetera, and then you only have bus service on the
19 main bus because I guess I shouldn't say the main
20 bus, but we don't even have a bus really that serves
21 Glen Cove. We have two buses that get you out of
22 Glen Cove in opposite directions. If you need to
23 travel within Glen Cove, no. You have the LOOP Bus
24 that runs a couple of hours in the early part of the
25 day, and then that's it. That, in and of itself, is

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2 say, oh, well, everybody can drive, it's not just
3 convenient. It's also irresponsible, and not for
4 nothing, but gas in Glen Cove is higher than gas
5 everywhere.

6 MAYOR PANZENBECK: I know, I know.

7 MS. HURSTON: So that's also a
8 consideration. So it's just, just a thought.

9 COUNCILWOMAN FUGAZY SCAGLIOLA: So just
10 one thing I want to just tell you because I was
11 pretty sure I read it in the Herald.

12 So the N-21 bus service is returning on
13 the weekends starting on May 26th, and the N-27 will
14 have additional service starting this fall. Both
15 will have weekend service, so that's a step in the
16 right direction, and I will say, the Herald stayed
17 on top of that story and pushed for it.

18 MS. HURSTON: But yeah, I think, yeah.

19 COUNCILWOMAN FUGAZY SCAGLIOLA: I know
20 that doesn't solve all the problems --

21 MS. HURSTON: Yeah.

22 COUNCILWOMAN FUGAZY SCAGLIOLA: -- but I
23 think that it's a step in a better direction.

24 MS. HURSTON: A step in the right
25 direction, yeah. I think Glen Cove has a kind of

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2 nice vibe to it because it's a nice balance
3 between -- it doesn't have that boonie feel; you
4 don't -- you know you're far away from everything
5 but you don't -- it doesn't have that, oh, we're out
6 in the boonies feel until you have to kind of get
7 somewhere, then it's a little bit there, but you
8 know. So I mean, if that's where Glen Cove is
9 trying to build on, a little more of a contemporary
10 slant to how you're looking at things is always
11 helpful, that's in my opinion.

12 MAYOR PANZENBECK: Thank you, thank you,
13 very much.

14 Barbara, you're next.

15 Please state your name and address.

16 MS. PEEBLES: Barbara Peebles, Laurel
17 Avenue.

18 I just wanted to say thank you. I have
19 been so honored to be part of the Core Planning
20 Group, and it's been fantastic, you're moving the
21 city forward. So I want to say thank you for that.

22 Also, most of you probably are aware, I
23 have a lot of corporate experience and background.
24 Some of that experience, I was hiring lots of
25 consultants, and at one point I actually managed a

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2 consulting group. I want to say, publicly, that you
3 selected a terrific consulting team, BFJ, BFJ.

4 MAYOR PANZENBECK: BFJ.

5 MS. PEEBLES: Anyway, they've been
6 fantastic, and your small CDA are small and
7 powerful, and the amount of work that they have
8 output from their small team is beyond belief.

9 So I think it's really, really important
10 that we address the success of what this team has
11 done because you've invested, and not only did the
12 Core Group invest a lot of time, but the group that
13 was selected, 50 or 60 extra people, the city
14 Council needs to be aware, when you go to vote, the
15 input of that plan came from every single walk of
16 life in this community. No stone was left unturned.
17 This group led it on the proper timeline, within
18 scope, they communicated, the outreach, all the
19 feedback that they took into the plan was
20 incorporated. So that's a big plus for any
21 consulting group.

22 So I want to say thank you to that, and
23 I really, really hope that you guys vote to adopt
24 this plan. It's a working document, nothing is set
25 in stone but you're leading the way for the future

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2 of Glen Cove.

3 Thank you.

4 MAYOR PANZENBECK: Thank you.

5 I want to thank you for complimenting
6 our CDA. Camille is not here, but they are like a
7 little mighty team. They've added Koorosh this
8 year, Ann Fangmann is a star and Jocelyn is
9 wonderful, and I really do believe we chose the best
10 firm to do our Comprehensive Plan, I have to say
11 that, and I've said that.

12 Thank you.

13 MR. NIERI: Good evening.

14 MAYOR PANZENBECK: State your name and
15 address.

16 MR. NIERI: Dave Nieri, Harwood Drive,
17 Glen Cove.

18 A lot of -- a few people have mentioned
19 this already, but I would like to thank BFJ Planning
20 for being as receptive as they were and for their
21 guidance. I've been through this process before,
22 and I have to say that they were receptive to the
23 committee's comments and the public's comments.
24 They, you know, took everything in, it's included in
25 the plan which we didn't see in the plan from 2009

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2 because there was an agenda behind that plan.

3 MAYOR PANZENBECK: Mm-hmm.

4 MR. NIERI: BFJ didn't steer us towards
5 any particular conclusions, but they took
6 everybody's comments and made appropriate
7 recommendations. They understood the law.

8 I want to thank Ann Fangmann and Jocelyn
9 Wenk for coordinating the whole effort, and I think
10 there's a lot of things in the plan, unlike the
11 previous plan, that, you know, modify what was done
12 in the previous plan because we took the consensus
13 of the public, the citizens and the taxpayers, and
14 it's reflected in the plan. Things like density,
15 things like the downtown and traffic. Those things
16 are in there.

17 Just to give an example,
18 transit-oriented development is a big buzzword now,
19 and apparently, there's monetary incentives. But
20 when the plan was written, it recognizes that trains
21 and transit-oriented development is not the end all
22 and be all if your transit system is substandard,
23 and it's recognized in the plan. It's not saying
24 everybody's got to do TOD because it's the new
25 buzzword. So that's an example.

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2 But I really appreciate the work of the
3 consultants in this. We have a much better project
4 because I've been through this before.

5 MAYOR PANZENBECK: Mm-hmm.

6 MR. NIERI: It's a much better project
7 than we had in 2009.

8 Thank you.

9 MAYOR PANZENBECK: Thank you, and your
10 opinions means a lot to us, Dave. Thank you

11 Next? Anybody else?

12 Okay, please come up.

13 MS. COLES: Eileen Coles, Pierce Avenue,
14 Glen Cove.

15 I also would like to compliment the
16 people who worked on this plan. It's a huge amount
17 of work, and I saw how much documentation there was,
18 and I couldn't really do it justice. I did get to
19 read some of it, but it was just so voluminous that
20 I couldn't read the whole thing. But there was one
21 thing that stood out to me and other people have
22 brought it up here as well, and that's the
23 transportation issue.

24 I think, yes, the LOOP Bus needs to be
25 expanded, and I think that would be a really good

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2 I am really grateful to see what's going
3 on with the roads. I don't know who did that, but
4 whether it's Nassau or --

5 MAYOR PANZENBECK: DPW, yeah.

6 MS. COLES: -- or you guys.

7 MAYOR PANZENBECK: The county and the
8 city.

9 MS. COLES: And I'm very grateful to
10 that because it really badly needed to be done.

11 But please, beef up the bike lanes, you
12 know. I think that would be nothing but good for
13 both the environment and give people an option if
14 they don't have a way to get from A to B, you know,
15 other than walking. That gives them something else,
16 and I think that would be very positive --

17 MAYOR PANZENBECK: Thank you.

18 MS. COLES. If you did the bicycles, as
19 you know, the Green Glen Cove lady, I am very into
20 recycling. I was very excited when I saw the
21 pictures of the recycle bin, things that were going
22 to be on the sidewalks, and I'm looking forward to
23 seeing that sort of thing roll out. In general, I'd
24 like to see more concentration on recycling.

25 E-waste in this city is a huge problem.

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2 Two iterations of collecting e-waste a year is not
3 enough --

4 MAYOR PANZENBECK: Okay.

5 MS. COLES: -- for the sheer amount of
6 people that are here, the electronics that go to
7 waste, and most of all, the whole reason I founded
8 Green Glen Cove is because when that stuff goes into
9 the ground and the water, our kids start getting
10 sick. Carter Suozzi, Nicholas Pedone, and that's
11 only the tip of the iceberg, I'm sure.

12 MAYOR PANZENBECK: Okay.

13 MS. COLES: Let's do more e-waste, and
14 I, as the person running Green Glen Cove, stand
15 ready to assist if you want my organization's help.

16 That's all I got.

17 MAYOR PANZENBECK: Thank you.

18 Please come up.

19 MR. GOLDSON: Good evening. My name is
20 Howard Goldson, Eldridge Place.

21 I have a question about the property on
22 Glen Cove Avenue and Craft. This -- there was
23 supposed to be some apartment buildings going up,
24 and I would just like to know what was going on with
25 that, and also, I'd like to touch base on the

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2 concept of revitalization, I tend to be a little
3 foggy on that, I mean, I've lived here almost 40
4 years. I remember back in the '80s this was a place
5 to come, I mean, on the weekends. Are we trying to
6 go back to the '80s? Like how -- what kind of
7 revitalization are we looking for?

8 MAYOR PANZENBECK: Is this in -- is this
9 in -- about the Comprehensive Plan?

10 MR. GOLDSON: Yeah.

11 MAYOR PANZENBECK: So the project up --
12 that you're talking about on Craft and Glen Cove
13 Avenue is, you know, it changed ownership. I don't
14 really know what I can say about it but it changed
15 ownership, and we're working with the new owners to
16 try to get the project developed.

17 When you talk about revitalization, it's
18 really very difficult. When we talk about shopping,
19 I mean, we'd like to see a lot more stores. I have
20 an Amazon box three times a week on my front steps,
21 and a lot of us are shopping that way. We're not
22 shopping the way that we used to shop, and it's very
23 heartbreaking to me because that's what I like to do
24 in my spare time. I like to go to stores, look at
25 merchandise, buy things, try things, take them back.

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2 It's really a very different world. But what we've
3 been really trying to do is create a lot of
4 opportunities for people to get out, be outside. We
5 have a lot of activities --

6 MR. GOLDSON: Entertainment, retail.

7 MAYOR PANZENBECK: Entertainment, right.

8 MR. GOLDSON: Because I mean, you know,
9 back in the '80s, people weren't using public
10 transportation, and I use public transportation a
11 lot, and I think it's pretty adequate, I mean,
12 efficient for this area. So you know, that's --

13 MAYOR PANZENBECK: Mm-hmm.

14 MR. GOLDSON: I cycle, I use public
15 transportation.

16 MAYOR PANZENBECK: Mm-hmm.

17 MR. GOLDSON: So I don't know, I was
18 just wondering, like, where did this revitalization,
19 really, where it wants to go.

20 MAYOR PANZENBECK: Well --

21 MR. GOLDSON: Is it retail?

22 Entertainment? Because --

23 MAYOR PANZENBECK: Well, we're trying
24 very hard to revitalize our downtown. It's very
25 difficult to get stores to open up here. We have a

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2 brand new store up the street, a beautiful clay
3 shop. We're getting another new store, a retail
4 store, I don't want to say what it is, I don't know
5 if you'll like it, but I'm excited about it, it's
6 going to be up on School Street. But we're trying
7 very hard to get new businesses to come, and we
8 support all new businesses. This gentleman, your
9 neighbor, is trying to get a theater open. It's
10 just a question of space, and we're trying to find a
11 landlord who's willing to work with the money that
12 you want to spend.

13 So revitalization is tough, but we try
14 to create a lot of things to get people to come
15 outside and do things and be out and be together.

16 MS. FANGMANN: I guess I'll just add to
17 that.

18 MAYOR PANZENBECK: We've got a lot of
19 great restaurants coming in.

20 MS. FANGMANN: I think all the concepts
21 that you outlined, it's been called a lot of
22 different buzzwords over the years in planning: new
23 urbanism, smart growth, sustainability, but I do
24 feel that if you look at the draft Comprehensive
25 Plan that's up on the website right now, that all of

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2 those concepts are strongly recommended at this time
3 in the plan, and I think some of what the mayor is
4 talking about is, you know, the implementation piece
5 of it, which has been mentioned.

6 There is an implementation matrix in the
7 plan, and again, please read the plan. I think
8 we've covered all those recommendations in the plan
9 that were mentioned in terms of going back to that
10 new urbanist-type smart growth flavor of, you know,
11 going back to the strong downtown setting and the
12 quality of life. But again, you know, read the
13 plan, let us know if we missed anything and reach
14 out.

15 MAYOR PANZENBECK: And a lot of
16 downtowns are comprised of personal service type
17 businesses now. They really are not, if you go to,
18 like, very nice downtowns, there really are not a
19 lot of shops. Like, we have Trubee Hill, just a
20 beautiful shop that's there, and we would love to
21 get more shops like that.

22 MR. HOBSON: Right, I mean, shopping is
23 not my thing, entertainment would be my thing.

24 MAYOR PANZENBECK: Mm-hmm.

25 MR. HOBSON: But you know, again, I just

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went to a concert, and I paid \$168 for a seat that was in the ceiling, so you know, I just --

MAYOR PANZENBECK: Okay.

MR. GOLDSON: I would like to see it.

MAYOR PANZENBECK: Okay.

MR. GOLDSON: I really would like to see it.

MAYOR PANZENBECK: Okay.

We're having Bat Boy in June or July in Morgan Park. When is that Spiro? We're having a play in Morgan Park in June.

MR. TSIRKAS: Father's Day weekend.

MAYOR PANZENBECK: Father's Day weekend; it is? I don't think so. Yeah, okay, okay.

MR. TSIRKAS: And it's free, not \$170.

MR. GOLDSON: Thank you.

MAYOR PANZENBECK: Okay, thank you, it's free.

Next?

I know your name but you still have to say your name.

MR. MOLL: Hi, I'm Christopher Moll, Eldridge Place.

I own Jazz Hands Children's Theater. We

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2 just finished our ninth season. I have over 200
3 kids in my program.

4 We just did a show last weekend, and
5 we're doing another one this weekend. We did
6 Beauty and the Beast in January, and we brought
7 1,000 -- we sold 1,000 tickets. That's a thousand
8 people who went to the middle school, and then went
9 out into the city and bought flowers for their kids,
10 took them to lunch, had parties after.

11 I'm looking to open a space in downtown
12 Glen Cove to revitalize. You talk about
13 entertainment, whenever I tell anybody it who's
14 lived in Glen Cove or lived on Long Island, they
15 always talk about the theater that was here.

16 MAYOR PANZENBECK: Mm-hmm.

17 MR. MOLL: And it was from like the '20s
18 or something, and it went through all these
19 different lives, and by the end, it was a rock
20 concert. People would go see Def Leppard there,
21 they would come from everywhere to see these
22 concerts. This is what I'm trying to do. We have
23 all these beautiful restaurants, we have all these
24 amazing shops, Trubee Hill, all of it, and those
25 thousand people will come to downtown Glen Cove, and

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2 MAYOR PANZENBECK: It's okay.

3 MS. HURSTON I'm hearing Christopher,
4 and I --

5 MAYOR PANZENBECK: Say your name again.

6 MS. HURSTON: Audre Lynn Hurston, 25
7 Jackson.

8 I get -- Glen Cove has a reputation for
9 being a talented place. Our school district is
10 third year in a row blue ribbon, and I direct Glen
11 Cove's Got Talent, it's a fun thing to do every
12 year. We're coming up on our decennial, that's --
13 we're looking to make that a nice big celebratory
14 kind of thing, and our kids don't show this talent
15 out of nowhere. There is a lot of talent here, and
16 I think that's something that we could build on if
17 you want to use the word hook. I don't like that in
18 this context, but everybody knows what that means,
19 and I think for some place like Glen Cove that has
20 so much talent, and everybody's so enthusiastic
21 about it, like they just started taking audition
22 tapes for Downtown Sounds.

23 MAYOR PANZENBECK: Mm-hmm.

24 MS. HURSTON: So I think that is really
25 a place to build from. We already have the

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2 foundation for it. We have the talent. We have the
3 people who work with talent, and we have the
4 enthusiasm, and so to not kind of lean into that, to
5 me, is a wasted opportunity.

6 MAYOR PANZENBECK: Thank you.

7 Anybody else?

8 MR. DIMAGGIO: How are you doing?

9 My name is Carlo DiMaggio. I am one of
10 the managers/owners of 210 Glen Street, it's a
11 shopping center with Wendy's, and I'm sure you guys
12 know it well.

13 Number one, I would just like to say
14 that I appreciate, as a person who works in Glen
15 Cove and owns a property in Glen Cove, any changes
16 that helps improve the community, helps bring
17 business here, makes it more fun to work, more fun
18 to live here. So I appreciate the work that you
19 guys are doing.

20 My request is, as the manager of that
21 shopping center, we have a supermarket called La
22 Placita. It's a -- it's been there for probably a
23 decade or more. It's a family-owned business, and
24 we -- they've been trying to, for about a year and a
25 half to expand their -- to the next store over.

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2 We've been doing everything we can, and they've been
3 doing everything they can in order to expand that
4 space. They service the -- not only the Latin
5 community, but you know, as we talk about
6 transportation, a lot of people have been talking
7 about public transportation, it's the closest
8 probably shopping center to the train station there.
9 There used to be King Kullen, and as another
10 competitor to, you know, in the shopping --
11 supermarket space, that's no longer here.

12 So basically, requesting that this be
13 expanded, if you guys can, as part of the reform to
14 add a bigger shopping center.

15 MAYOR PANZENBECK: Yeah, I think I got a
16 letter from you.

17 MR. DIMAGGIO: Yeah, probably.

18 MAYOR PANZENBECK: Yeah, someone
19 hand-delivered a letter to my office.

20 MR. DIMAGGIO: Okay, so hopefully, maybe
21 someone in my office, but yeah, that's basically our
22 request, and again, this used to be a shopping
23 center, it's Bohack, so we're just kind of asking
24 for it to kind of be reverted back to what it was,
25 and just for that allowance to happen. I know it is

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2 not zoned for a supermarket as-of-right now and
3 would need a variance or a special permit. So we're
4 kind of requesting that, especially because it's
5 been about a year and-a-half that --

6 MAYOR PANZENBECK: You've been
7 requesting it for a year and-a-half?

8 MR. DIMAGGIO: Yeah, since -- well, they
9 have been personally, and --

10 COUNCILMAN MACCARONE: Mayor?

11 MAYOR PANZENBECK: This isn't really
12 a -- that's a different topic.

13 COUNCILMAN MACCARONE: But Mayor, it
14 kind of goes into the recommendations as a property
15 owner.

16 MAYOR PANZENBECK: Mm-hmm.

17 COUNCILMAN MACCARONE: What I think he's
18 talking about, and I've spoken, I don't believe you,
19 to your brother --

20 MR. DIMAGGIO: Yeah.

21 COUNCILMAN MACCARONE: -- cousin, and I
22 spoke to Mr. Henderson about it. I think La
23 Placita, even though everyone views it as a
24 supermarket is not actually a supermarket. It's
25 because it's --

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2 MAYOR PANZENBECK: I call it a grocery
3 store.

4 COUNCILMAN MACCARONE: Because of its
5 size, and I think there's something in the code that
6 prevents in that area grocery stores, and by
7 expanding, I think it has to be defined as a grocery
8 store.

9 MAYOR PANZENBECK: Yeah.

10 COUNCILMAN MACCARONE: So I think he's
11 basically making the recommendation --

12 MAYOR PANZENBECK: We talked about that
13 today.

14 COUNCILMAN MACCARONE: -- for that area
15 that it be open to looking into the zone there as
16 far as, are grocery stores completely outlawed in
17 that section of the town? Because I think right
18 now, they kind of are, and I think that's the issue
19 that they're having if I'm not correct.

20 MS. FANGMANN: And we received that
21 letter, I think it was yesterday.

22 MAYOR PANZENBECK: Yeah.

23 MS. FANGMANN: And we did provide that
24 to our consultants, and what I will say is they've
25 already started looking at the issue and will

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2 State your name even though I know what
3 it is.

4 MR. BUDRAITIS: Peter Budraitis,
5 Sherwood Road.

6 First of all, kudos to the developers of
7 the plan. The plan was very thorough. Not only did
8 it provide a really good guideline for looking ahead
9 in Glen Cove, I think a lot more than the 2009 plan
10 did, but the 275 page document also provided quite a
11 bit of information and statistics about Glen Cove
12 itself which really aided me when I went through the
13 document, and I did go through pretty much the whole
14 document, and there are some things that I'd just
15 like to note that I had some concerns about.

16 My biggest concern, really, is the
17 density in Glen Cove, you know, I think -- what did
18 John say? You know, we've always had this concept,
19 if you build it, they will come, and that hasn't
20 necessarily been the case. We -- and we've done,
21 like, a tremendous amount of building. We built
22 about 1,041 units down by the waterfront. That one
23 project increased the population of Glen Cove by
24 almost 10 percent. Another 10 percent added to the
25 town.

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2 I've heard rumors that they -- are they
3 still making the pilot payments?

4 MAYOR PANZENBECK: Well, it's not them,
5 it's the bond. No, the pilot payments have stopped.

6 MR. BUDRAITIS: Okay, so there were a
7 number of facts that were pointed out that I'd just
8 like to mention.

9 MAYOR PANZENBECK: I just would like to
10 tell you that they are 98 percent, though, all of
11 those buildings.

12 MR. BUDRAITIS: But are we receiving the
13 taxes from it?

14 MAYOR PANZENBECK: The rental ones?

15 MR. BUDRAITIS: Are we receiving the tax
16 benefits of it?

17 MAYOR PANZENBECK: We're discussing that
18 right now.

19 MR. BUDRAITIS: Okay, well, part of the
20 concern is because some of the density, we keep
21 offering a lot of incentives for people to come in,
22 and we're told, we'll increase the tax base --

23 MAYOR PANZENBECK: Correct.

24 MR. BUDRAITIS: -- lessen the burden on
25 residents. But in the end, it's not. My taxes

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2 never went down in Glen Cove.

3 MAYOR PANZENBECK: They probably never
4 will, either.

5 MR. BUDRAITIS: Yeah, no matter how much
6 we build.

7 MAYOR PANZENBECK: You know, no matter
8 what.

9 MR. BUDRAITIS: No matter how much we
10 build. You know, some facts about Glen Cove that I
11 thought were interesting, I'm going to skip -- Glen
12 Cove has the largest share of high-density housing
13 in the county. So our density is pretty above
14 average to begin with, and we have 20 percent fewer
15 single family units in Glen Cove.

16 Glen Cove is also below the poverty
17 level for the rest of the city. That's, you know,
18 something I'd like to see a little bit more
19 addressed in the Comprehensive Plan, how we can fix
20 some of that. The average, adjusted for inflation,
21 the city decreased \$10,000 in the average household
22 income since the last survey, and Glen Cove has more
23 than twice of Nassau County's share of families
24 below the poverty level. So part of my concern is,
25 we're doing all this revitalization, but our poverty

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2 level is going up significantly.

3 As far as the density goes, I saw, you
4 know, page 71, I see all the projects that are
5 potential or underway or almost underway, and it's
6 about 615 new units, including the -- down at the
7 North Shore Triangle. So that alone is adding
8 another 5 percent to our population.

9 MAYOR PANZENBECK: Mm-hmm.

10 MR. BUDRAITIS: We keep talking about,
11 you know, improving the downtown, vitalizing the
12 downtown, and all the benefits that -- all this
13 additional residential will have, you know, we just
14 built how many units? I think 146 units down at the
15 Village Square, but the -- I thought interesting
16 that the plan points out that conversations with
17 downtown Glen Cove stakeholders, including the BID
18 and Chamber of Commerce, the majority of people who
19 dine or shop in Glen Cove are local residents. But
20 it appears that the completion and occupation of
21 Village Square had little impact on the downtown
22 activity to date.

23 MAYOR PANZENBECK: Mm-hmm.

24 MR. BUDRAITIS: So we had 146 units in
25 there, but it didn't really seem to have any impact

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2 on the downtown. So it's not necessarily
3 translating to more patrons, and it does seem that a
4 lot of the businesses that we want -- when we're
5 attracting more people and more businesses, we say,
6 bring them to Glen Cove, but it seems like there's a
7 small envelope of businesses that actually profit.
8 I think restaurants, you know, probably the most.
9 We get more density, more restaurants, you know,
10 acquire, but the other businesses, I don't know.
11 Except nail salons, let's not forget.

12 MAYOR PANZENBECK: And dog groomers.

13 MR. BUDRAITIS: Huh? And dog groomers
14 and you know, a lot of the service industry.

15 MAYOR PANZENBECK: Mm-hmm.

16 MR. BUDRAITIS: But for a business like
17 mine, you know, the photography studio, Glen Cove
18 has not really provided a very good opportunity in
19 terms of business from the community or honestly in
20 the city, and the economic climate, in general. My
21 sales have gone down tremendously in the last year
22 as the demographics has changed so drastically, and
23 a lot of people will say, well, the photo industry's
24 down in general, nobody's -- but that's not the
25 case. Professional Photographers of America did

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2 fill vacant storefronts, and you know, you've done a
3 job, you talk about a lot of the new businesses that
4 you attract into Glen Cove, and I think it's great
5 to see so many new businesses. In my work with
6 Delia, I'm at quite a number of ribbon cuttings.

7 MAYOR PANZENBECK: Mm-hmm.

8 MR. BUDRAITIS: But we don't seem to
9 talk about why those businesses are vacant for
10 people to move in. So many of the ribbon cuttings
11 that I've been at with Delia are -- I'm at for the
12 second time.

13 So there's a lot of vacancies in Glen
14 Cove. Businesses are not lasting a long time. I
15 can count quite a few businesses that opened up
16 three years ago that are no longer here today. So
17 yeah, you're filling storefronts, you're filling
18 storefronts that were left vacant by other
19 businesses and simply couldn't work the economic
20 environment in Glen Cove.

21 I'm skipping over a bunch of stuff.

22 MAYOR PANZENBECK: Okay.

23 MR. BUDRAITIS: One thing, we talked
24 about the public transportation quite a bit, and the
25 residents around, but one thing that I found

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2 otherwise. You know, there was an accident on Glen
3 Cove Road, and it just backed up cars forever. So
4 the more we keep increasing density -- one thing
5 that this plan doesn't have, and I don't see the way
6 to even address it is, and it does mention right in
7 their statement, their vision statement, is reducing
8 traffic congestion. So I'd like to hear some ideas
9 of what they can do to reduce traffic congestion,
10 especially Glen Cove --

11 MAYOR PANZENBECK: Anywhere people want
12 to live or compare our community to, want us to be
13 like Huntington, Babylon. They have a tremendous
14 amount of traffic, more than we even have, so --

15 MR. BUDRAITIS: Yeah, but the difference
16 with them is they have multiple arteries in and out
17 of town --

18 MAYOR PANZENBECK: Not necessarily.

19 MR. BUDRAITIS: -- for their traffic.

20 We have one. The only -- well, two. Heading
21 westbound, the only thing you do is take Glen Cove
22 Road, and heading the other way, all you can do is
23 take 106/107 which is a one lane road.

24 So because we're on a peninsula, that
25 does set us apart from Huntington, Northport and a

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2 lot of these other towns that don't have the volume
3 of a 28 or 30,000 -- 30,000 population city with so
4 many people trying to get out of Glen Cove, you
5 know.

6 I also thought it was interesting to do
7 with some of our demographics is only 18 percent of
8 the workforce in Glen Cove lives in Glen Cove.
9 Eighty, 82 percent of the people that work in Glen
10 Cove live in another town, live outside Glen Cove.

11 So I know -- I'm coming to the end of my
12 time, but the traffic is the biggest concern that I
13 have, and the -- when is enough going to be enough
14 is my real question, and building more and more and
15 more. We talked about the Avalon, when they built
16 the Avalon, over how that -- that was like 2003, we
17 were talking about, that was the Queensification of
18 Glen Cove, and now look at how many other
19 multi-story buildings, you know, we're putting up.
20 When is enough enough? You know Glen -- it's the
21 City of Glen Cove, but at what point do we want to
22 stop being like a big city?

23 So you know, that -- that's one of my
24 biggest concerns.

25 MAYOR PANZENBECK: Are you hearing this,

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2 Frank?

3 MR. FISH: Yes.

4 MAYOR PANZENBECK: Okay.

5 MR. BUDRAITIS: And you know, and my
6 other concern is, you know, how do you go about
7 attracting new businesses to town?

8 MAYOR PANZENBECK: Yeah.

9 MR. BUDRAITIS: Now you say you have
10 some control, a gentlemen was talking about, or
11 somebody was talking about the Staples Center in
12 terms of, you know, it's the landlords that come in,
13 and the landlords that decide. That's going to be
14 how many, I don't have the number here handy, but
15 the number of units that are going in there for
16 residential, doesn't the city have to approve how
17 many residential units go in there?

18 MAYOR PANZENBECK: That's in front of
19 the Planning Board, and that is not approved. So
20 don't assume that it will be, and usually --

21 MR. BUDRAITIS: No, I understand that.

22 MAYOR PANZENBECK: Usually they'll come
23 in and ask for something, and they're -- they bring
24 it down, bring it down, bring it down until it's
25 settled.

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2 MR. BUDRAITIS: But they're mentioned
3 here specifically, and the number of units in the
4 Comprehensive Plan. So obviously, you know, whether
5 it's where it is through the CDA or whoever, it's
6 already included as projected in the Comprehensive
7 Plan, which is what leads me to, you know, do you
8 have to include it? Can you just say we're not
9 going to let that many more --

10 MAYOR PANZENBECK: We don't know
11 where -- we don't know where that is going to end up
12 at this time.

13 MR. BUDRAITIS: Okay.

14 MAYOR PANZENBECK: I mean, so many -- so
15 many people come and try to start projects and they
16 don't come to fruition, believe me.

17 MR. BUDRAITIS: I understand. My
18 concern is how many people are succeeding with
19 projects and how many in the last 10 to 15 years,
20 how many new projects, residences, buildings and
21 everything else keep growing up in Glen Cove.

22 MAYOR PANZENBECK: Okay.

23 MR. BUDRAITIS: So --

24 MAYOR PANZENBECK: All right.

25 MR. BUDRAITIS: Ladies and gentlemen of

1 MAY 14, 2024

2 the --

3 MAYOR PANZENBECK: Thank you.

4 MR. BUDRAITIS: Thank you, very much.

5 MAYOR PANZENBECK: Thank you.

6 But you didn't get to speak yet, Nancy.

7 Okay.

8 MS. SLEZAK: I just wanted to follow-up
9 with Mr. Budraitis spoke about.

10 As a real estate broker, I do both
11 residential and commercial properties, and when
12 bringing to the downtown, which I did two years ago
13 and last year on Glen Street, it took paper this
14 thick of papers, \$6,250 was the application fee. I
15 do real estate in other towns, as well. It's \$100,
16 and it's two or three pages. So we have to do
17 something.

18 MAYOR PANZENBECK: We've been working to
19 make that easier.

20 COUNCILMAN MACCARONE: Grace, Grace --

21 MAYOR PANZENBECK: We've been looking to
22 make that easier.

23 COUNCILMAN MACCARONE: No, but Mayor, we
24 already addressed this.

25 MAYOR PANZENBECK: Yeah.

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2 COUNCILMAN MACCARONE: We changed the
3 code for the downtown two years ago, two and a half
4 years ago.

5 MS. SLEZAK: No, because I still went
6 through it.

7 COUNCILMAN MACCARONE: Grace, we had
8 this conversation.

9 MS. SLEZAK: I know you were making a
10 change to the code, I'm aware of that.

11 COUNCILMAN MACCARONE: You were part of
12 it, you should.

13 MS. SLEZAK: I was part of it, exactly.

14 COUNCILMAN MACCARONE: My point is,
15 you're 100 percent right but that was one of my
16 biggest gripes, and I know better than anybody, and
17 we've substantially relieved the public of that
18 burden.

19 MS. SLEZAK: And what is it actually
20 now?

21 COUNCILMAN MACCARONE: Well, what we did
22 was we -- we had an archaic code that specifically
23 states in different sections of the code, as you
24 know, what a permitted use is, what a prohibited use
25 is.

1 MAY 14, 2024

2 MS. SLEZAK: Mm-hmm.

3 COUNCILMAN MACCARONE: And it was
4 archaic.

5 MS. SLEZAK: Exactly.

6 COUNCILMAN MACCARONE: So we had to
7 reinvent that, and we've added substantial uses, we
8 took out uses that you probably will never see again
9 because they were from 50 years ago. We've redone a
10 lot of that over the last two and a half years, a
11 substantial amount, so that you're seeing -- that's
12 why you're not seeing so many applications before
13 the Planning Board, specifically, just for a
14 special-use permit saying I want to open a dog
15 groomer, but I can't because it's not mentioned in
16 the plan. So I need a special-use permit that's
17 going to cost me \$25,000 all in all between
18 architectural plans, and site plan approval and all
19 that stuff.

20 MS. SLEZAK: Right.

21 COUNCILMAN MACCARONE: So, I didn't mean
22 to cut you off, but what I was saying is we have
23 already addressed that in the downtown.

24 MS. SLEZAK: I know it's been addressed,
25 and I know I was kind of a catalyst at it because of

1 MAY 14, 2024

2 stores. I have eight saying they will paint but
3 it's just not as simple as it seems, like, oh, yeah,
4 everybody's dying to do it, because they don't want
5 to spend money.

6 MAYOR PANZENBECK: They don't.

7 COUNCILWOMAN FUGAZY SCAGLIOLA: And
8 there's other reasons, too, that's one reason. But
9 I'm just saying that we are working on some of these
10 things we hear, and we hear you, and we agree with
11 you.

12 MAYOR PANZENBECK: Right, we agree with
13 you.

14 MS. SLEZAK: A little more uniformity
15 would be so much more attractive.

16 COUNCILWOMAN FUGAZY SCAGLIOLA: Agreed.

17 MAYOR PANZENBECK: Well, you think that,
18 but that's our taste, and we can't push that on
19 everybody, either.

20 MS. SLEZAK: But there must be something
21 wrong with Glen Street if people don't come.

22 MAYOR PANZENBECK: We have two buildings
23 with landlords that we need to get --

24 MS. SLEZAK: Yeah, I brought people, I
25 brought people --

1 MAY 14, 2024

2 MAYOR PANZENBECK: I know, I know.

3 MS. SLEZAK: -- as you know, you've come
4 to all the openings, but we need more is what I'm
5 saying, and I think just cleaning it up with white
6 paint is the most cost-effective.

7 MAYOR PANZENBECK: The issue is, though,
8 we don't own the buildings, and we can't just put
9 white paint. We can recommend --

10 MS. SLEZAK: Okay.

11 MAYOR PANZENBECK: -- but it's up to
12 them to do.

13 COUNCILWOMAN FUGAZY SCAGLIOLA: Like a
14 lot of --

15 MAYOR PANZENBECK: We're kind of getting
16 off topic.

17 MS. SLEZAK: How do other towns have
18 more uniformity? They even have uniformity in
19 signage, they have uniformity in --

20 MAYOR PANZENBECK: Yeah, we've been
21 working on trying to do that.

22 MS. SLEZAK: That would be great.

23 MAYOR PANZENBECK: -- newer things, but
24 it's very difficult to do it with --

25 MS. SLEZAK: Okay, I just wanted to

1 MAY 14, 2024

2 I found a report from 2022 is the last report that I
3 have from our drinking water quality report. Like I
4 said, again, federal says it's okay, but it's not.
5 So I highlighted some of the things --

6 MAYOR PANZENBECK: Okay.

7 MS. SOBECK: -- that I see here. I
8 don't know when our water was tested last aside from
9 the 2022, but also --

10 MAYOR PANZENBECK: Our water gets tested
11 pretty regularly.

12 MS. SOBECK: But they're not testing,
13 it's not mandatory to test for these. That's the
14 problem.

15 MAYOR PANZENBECK: All right.

16 MS. SOBECK: Chromium is not mandatory,
17 any of these things are not mandatory.

18 MAYOR PANZENBECK: Right.

19 MS. SOBECK: Which is a problem because
20 you don't -- they really don't show up in our
21 reports.

22 MAYOR PANZENBECK: Let me -- I have a
23 wonderful water guy, and we will go over that with
24 him, and he'll give me the information because I'm
25 not a water expert.

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2 So there are businesses coming to town.
3 Of course, there are vacancies, but hopefully, if we
4 have more buzz in the town, then people will be more
5 likely to rent the spaces.

6 MAYOR PANZENBECK: We've been lucky that
7 when something closes, something opens.

8 MS. MAYREIS: Yes.

9 MAYOR PANZENBECK: And we have the
10 ribbon cutting for Mad Chicken.

11 MS. MAYREIS: Yes.

12 MAYOR PANZENBECK: On Friday.

13 MS. MAYREIS: Thank you.

14 MAYOR PANZENBECK: Okay.

15 Okay, okay, Koorosh.

16 MR LIEBOWITZ: Hello, everyone, Koorosh
17 Liebowitz, 80 Eastland Drive, Morgan's Island, born
18 and raised.

19 MAYOR PANZENBECK: Like all of us up
20 here, like a lot of us up here.

21 MR. LIEBOWITZ: Hello, everyone.

22 So I look around, and I would imagine
23 I'm probably the, so I just, more just giving my
24 comment.

25 Reading through the plan and somewhat

1 MAY 14, 2024

2 MR. BUDRAITIS: I know.

3 MAYOR PANZENBECK: And we have an entire
4 agenda.

5 MR. BUDRAITIS: I understand.

6 MAYOR PANZENBECK: Okay.

7 MR. BUDRAITIS: In terms of the agenda,
8 I'd like to maybe suggest that you don't hold public
9 hearings on the same night --

10 MAYOR PANZENBECK: Well, we kind of have
11 to.

12 MR. BUDRAITIS: -- as the Council
13 meeting.

14 MAYOR PANZENBECK: We kind of have to.

15 MR. BUDRAITIS: First of all, what he
16 said, you know, it's great to see somebody, it's an
17 anomaly, but I live in the house I grew up in. I've
18 had my studio in Glen Cove and my business in Glen
19 Cove for almost 40 years, and I went to school
20 locally, too. So you see more and more people that
21 say that, that have come into Glen Cove and stayed
22 in Glen Cove. It will be under three minutes.

23 Again, I'd like to give kudos to the
24 company that put together this plan, and there are a
25 couple of things that I left out that I recognize

1 MAY 14, 2024

2 customers come from outside of Glen Cove, probably
3 more than that, and I've not gotten any customers
4 from any of these new developments.

5 But my concern also is, you know, I
6 mentioned earlier the pilot program with the
7 waterfront, and you know, we gave an awful lot of
8 money away for projects that they had agreed in
9 their contract to pay for, and those pilots have
10 stopped to a large extent, and now our school
11 district is --

12 MAYOR PANZENBECK: Temporarily, they're
13 not stopped forever, so --

14 MR. BUDRAITIS: Hmm?

15 MAYOR PANZENBECK: They're not stopped
16 forever.

17 MR. BUDRAITIS: Okay.

18 MAYOR PANZENBECK: We're working on
19 that.

20 MR. BUDRAITIS: But my concern is that
21 right now, from what I understand, the school
22 districts are being forced to dip into some of their
23 reserves to compensate for the pilots that aren't
24 being paid. So that's a whole other --

25 MAYOR PANZENBECK: That's another --

1 MAY 14, 2024

2 MR. BUDRAITIS: A whole other
3 discussion.

4 MAYOR PANZENBECK: That's not part of
5 the plan.

6 COUNCILMAN MACCARONE: I just have a
7 quick question because obviously the pilots are down
8 at the waterfronts and RXR, but I repeatedly see,
9 every time someone, like, someone posts on Facebook
10 that the store is empty, what's next; right? And
11 you get the comments, oh, it's going to be a nail
12 salon, and the next thing I see every time is, and
13 they're going to get a tax incentive. What tax
14 incentive has anybody ever got other than RXR? Like
15 what other business have -- has this city ever given
16 tax incentives to?

17 MAYOR PANZENBECK: He's talking about
18 pilots.

19 MR. BUDRAITIS: You know, well, the
20 pilots or whatever -- you know, you're right I can't
21 think of any off the top of my head.

22 MAYOR PANZENBECK: It's the little small
23 businesses don't get the pilots, so --

24 MR. BUDRAITIS: It's the RXR --

25 COUNCILMAN MACCARONE: No, of course, no

1 MAY 14, 2024

2 COUNCILWOMAN FUGAZY SCAGLIOLA: Thirty,
3 it's was 30 years, it's a 30 year pilot. That's
4 not --

5 MR. BUDRAITIS: For 30 years. So you
6 know, that goes to kind of my answer to that, too,
7 that was another one. They're just being put on the
8 tax rolls now. That's crazy.

9 I do confess, though, I do remember I
10 had one customer and that was from Avalon that came
11 in, but yeah.

12 Thank you, very much.

13 MAYOR PANZENBECK: Thank you.

14 So I move to close tonight's Public
15 Hearing A.

16 May I have a second?

17 COUNCILWOMAN FUGAZY SCAGLIOLA: Second.

18 MS. PEMBERTON: Danielle Fugazy
19 Scagliola.

20 Will the Clerk please poll the Council?

21 MS. PEMBERTON: Councilman Zozzaro?

22 COUNCILMAN ZOZZARO: Aye.

23 MS. PEMBERTON: Councilwoman Silverman?

24 COUNCILWOMAN SILVERMAN: Yeah, I want to
25 thank the public for the lively discussion tonight

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MAY 14, 2024

C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, DEBBIE BABINO, a certified Shorthand Reporter in the State of New York, do hereby certify:

That the foregoing is a true and accurate transcript of my stenographic notes.

IN WITNESS WHEREOF, I have set my hand on this 26th day of May, 2024.

Debbie Babino, Certified Reporter

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