

CHAPTER 3

LAND USE: TARGET SUSTAINABLE DEVELOPMENT TO GROWTH AREAS

Page 18

Reversing the trends of suburban sprawl by concentrating growth in downtowns/centers, underutilized commercial areas, and within planned redevelopment areas will reduce the impacts associated with growth, such as traffic congestion, energy consumption, and carbon emissions. At the same time, the rational concentration of growth will help to foster neighborhood revitalization, healthy and walkable communities, as well as establish the new paradigm for an economically and environmentally sustainable future.

Page 37

BROWNFIELDS

Brownfields are properties whose reuse or redevelopment may be complicated from the presence of contamination. There are over 3,600 known and at least 6,800 potential brownfield sites in Nassau County. Transforming blighted brownfields in downtowns and commercial centers could generate enough momentum and investment to revitalize entire neighborhoods. Most importantly the redevelopment of brownfields removes contaminants, making the property safer and preventing the spread of harmful pollutants to adjoining properties, groundwater, and surface water.

The County seeks to facilitate the remediation and redevelopment of brownfield properties, in an effort to reduce development pressure on open space, create jobs, and increase the tax base. Both the federal and State governments offer programs to leverage local municipal and private investment in the cleanup and redevelopment of brownfields. Currently, over 1,723.6 acres in Nassau County are being remediated and redeveloped with funding assistance from the federal and State government (see Figure 3-8).

Page 37

Federal Municipality Assessment and Cleanup Grants

Federal Municipality Assessment and Cleanup Grants, administered by the US Environmental Protection Agency, supply funding for brownfields inventories, planning, environmental review, **testing and assessment of contamination**, community outreach, **and cleanup of contaminated sites**. Several communities noted below have participated in the Assessment and Cleanup Grant program.

- (2004 and 2006) City of Glen Cove: **Awarded two separate grants of \$200,000 each to further the cleanup efforts at the Doxey and Gladsky Properties.**
- (2003) Village of Hempstead: Awarded funds to investigate hazardous substances
- (2003) Hamlet of Roosevelt: Awarded funds to investigate hazardous substances (2003)
- **(1998, 2003) City of Glen Cove: Awarded \$50,000 and \$200,000 for Phase I and Phase II site assessments for various locations in the community.**
- (2000) Town of North Hempstead: Awarded an assessment grant to investigate up to 8 brownfields in the Hamlet of New Castle.

US EPA Brownfields Showcase Community

Showcase Communities are selected by the Brownfields National Partnership to demonstrate that through cooperation, federal, state, local, and private efforts can be concentrated around brownfields to restore these sites, stimulate economic development, and revitalize communities. Through its designation as a Showcase Community, the City of Glen Cove received additional funding to revitalize a 214 acre area of environmentally challenged and underutilized properties straddling Glen Cove Creek into a mixed-use commercial and residential center with a focus on water-dependent uses.

Glen Cove Waterfront – City of Glen Cove

Historically the City of Glen Cove's waterfront served as a center for heavy industry and manufacturing, and was a center of employment. Currently almost a quarter of the City's 214 acre Waterfront Revitalization Area is vacant due to the collapse of the manufacturing sector and the presence of industrial contamination which prevented redevelopment. These properties, classified as State Superfund sites, National Priority List sites, and hazardous waste storage sites, have been the subject of over \$100 million in environmental remediation efforts by all levels of government. Redevelopment is being pursued by the City in partnership with a private redevelopment firm. The City Planning Board has approved a Planned Unit Development of over 50 acres with a mix of uses to return the waterfront to public benefit and spur economic development (see Figure 3-12). The area represents a significant portion of the City's commercial tax base as well as its largest stretch of developable land.

The redeveloper's plans for the WRA include 860 residential units; a 250 suite luxury hotel including banquet and meeting facilities, a luxury spa, and restaurant; 50,000 sq. ft. of office space; 25,000 sq. ft. of retail space and restaurants; 85 new boat slips; trolleys servicing nearby bus and rail stations; and approximately 20 acres of accessible public open space along the waterfront and adjacent to the Garvies Point Preserve. The new residential development represents an 8% increase in housing stock city-wide, and will contain a workforce housing component. The redevelopment of the WRA is expected to create approximately approximately 800 new permanent jobs, primarily in the hospitality and service sectors.

The open space network would provide for a continuous esplanade and open space ribbon along the entire length of the north side of Glen Cove Creek, connecting the project site to Glen Cove's Downtown. Additionally the esplanade will expand the city's greenway, which currently includes Garvies Point Preserve and Morgan Park. The WRA will also include the City's first-ever dedicated commuter ferry to Manhattan, which will be folded into the City's existing parking and transit operations.

Page 55

Waterfronts

Nassau County is bordered to the north by Long Island Sound and to the south by the Atlantic Ocean. Together, the northern and southern boundaries of the County comprise nearly 188 miles of scenic coastline. The majority of this coastline, however, is privately owned and not accessible to the public. Coastal parks tend to be smaller facilities with beaches, docks, wetlands and marshes. In North Hempstead, there are plans to connect waterfront pathways and link facilities. The City of Glen Cove's Waterfront Revitalization Area contains a Planned Unit Development area of over 50 acres on the north side of Glen Cove Creek, in which the entire shoreline is preserved as a publicly accessible pedestrian esplanade and passive park, and contains Nassau County's only planned ferry terminal. The pedestrian network will link Garvies Point preserve, the waterfront, and the City's downtown, and represents the first time that the Creek's shoreline has been accessible to the public. Where private parcels intervene, kayak and small boat blue ways are being proposed, for example, there is an Environmental Bond Act

project ongoing in the Village of Freeport for a blueway trail along the County's south shore. The coastline is one of Nassau County's greatest assets, and increasing opportunities for public enjoyment is encouraged.