

Village of Great Neck

BUILDING DEPARTMENT

DR. PEDRAM BRAL, Mayor
BARTON SOBEL, Deputy Mayor
ANNE MENDELSON, Trustee
NORMAN NAMDAR, Trustee
STEVEN HOPE, Trustee



LEN BARON, Superintendent
DENNIS FROMIGIA, Building Inspector
ROBERT MORDECAI, Construction Inspector

WELCOME

February 5, 2019

Fellow Residents,

Tonight's presentation by VHB brings us to yet another stage in our efforts to re-vitalize our downtown business corridors – an effort that has been ongoing for several years. As will be detailed by others, the presentation is one more part of this Board's attempt to respond to your concerns, in that the excellence of our residential areas is not matched by equal excellence along our two main business corridors. Tonight we hope to continue our dialogue with you about ideas that might address that imbalance; ideas that might strengthen our tax base, re-vitalize our downtown, and incentivize the kind of development that will be good for our residents.

Please listen with an open mind. We know that change can be hard to accept, but change is needed and we are committed to manage the change - so that all will benefit. Please give us your feedback. We are in what is called the "public comment period," a period of time that continues through our public hearing on February 19. We welcome your comments if you wish to speak and we welcome your comments in writing, if you prefer not to speak. Attached to this handout is a form for your written comments.

Finally, in order that we have time to hear from everyone and so that we can provide accurate and thorough responses, we will not be answering questions tonight. Instead, we will review all of your questions and comments and post responses on our website in the forthcoming days.

Thank you in advance for your courtesy in listening, for your comments, and for your support of our village.

Pedram Bral, Mayor

Encl

Timeline

- 2013 Zoning Study completed with recommendations to revitalize the Middle Neck Road Corridor
- 10/07/2014 Local Laws 6, 7, 8, 9, 10, 11 & 12 amend zoning code, creating Incentive Zoning (Article XXXI), incentive procedures and incentive overlay districts
- 2014-2017 Revitalization does not occur
- Community input suggests that “more needs to be done” and that the Village take further steps to incentivize the kind of development that will benefit the community
- 11/21/2017 Petition received - over 400 signatures seeking a better mix of housing accommodations, than is currently available
- 11/21/2017 VHB is retained to advise the Village as to how the village might respond to the residents’ development concerns
- 03/06/2018 VHB makes preliminary presentation to BOT
- 03/21/2018 Mayor forms Citizens’ Advisory Committee (CAC)
- Village, CAC & VHB work together gathering residents’ views, studying existing conditions, determining “where we are,” and “where we want to go”
- 09/11/2018 VHB delivers “Draft Corridor Study” to BOT
- 11/14/2018 VHB delivers “Final Corridor Study” with initial findings and recommendations to Village
- Nov-Dec 2018 Working with Village Building Dept and VHB, Village Counsel drafts possible zoning changes that would implement Corridor Study recommendations
- 12/18/2018 Village considers VHB’s initial Environmental Assessment Form addressing Corridor Study recommendations and draft zoning changes, and determines a “Positive Declaration” under SEQRA.
- 01/14/2019 VHB briefs the CAC regarding the DGEIS
- 01/15/2019 VHB delivers “complete” DGEIS to Village, and Village accepts the DGEIS as ready for public dissemination and public comment.
- Village determines to hold a public hearing on the draft zoning changes, and sets the public hearing for February 19

Summary of Proposed Zoning Changes:

1. The zoning map would be altered to identify the location of the “Middle Neck Road” and “East Shore Road” Corridors and to identify the Incentive Zones that would together constitute new “overlay districts.” See, e.g., proposed 575-2.
2. “Assisted Living” would be added both as an “as of right” use in the existing “Mixed Use” District of the Village, and – together with affordable workforce housing, ground floor commercial use and public amenities (e.g., improvements to public access) – identified as presumed “community benefits” in the new Corridor Incentive Districts. See, e.g., proposed 575-117.A.6, 575-286 and 575-287.B.4.
3. Restrictions would be placed on the incentives that the BOT could grant, even if a “community benefit” were to be provided. Should the incentives offered be insufficient, an applicant would be required to seek relief from the Zoning Board of Appeals. See, e.g., proposed 575-288.
4. It is proposed that the BOT be enabled to relax parking restrictions in the Middle Neck Road area on a case-by-case basis, and such relaxation would be favored when infrastructure-oriented improvements or other community benefits are proposed. See 575-288.H
5. All applicants seeking the advantage(s) of Incentive Zoning must follow the incentive zoning procedures, which will include a public hearing. See 575-289

Summary of Zoning, Incentive Zoning and Related Terms

“Zoning” is a responsibility assigned to Village Boards of Trustees (“BOTs”) by NYS law to “regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces ... and the location and use of buildings, structures and land for trade, industry, residence or other purposes.”

“Incentive zoning” is a special kind of zoning, which offers **“incentives”** (see definition below) when specific physical, social, or cultural benefits will, be provided to the community.

“Incentives” are “adjustments” to the otherwise applicable zoning restrictions on population density, area, height, open space, use or other provisions of the existing zoning code. Incentives can only be granted by the BOT.

“Incentive Overlay” is a means by which incentives can be offered in addition to the as-of-right regulations.

A **“community benefit”** is a “benefit” thought to be of value to the community (e.g, open space, housing for low/moderate income, parks, elder care, day care or other specific physical, social or cultural amenity) by the BOT, and which allows the BOT to grant an “incentive.”

“SEQRA” is New York's State Environmental Quality Review Act, which requires all state and local government agencies to consider environmental impacts equally with social and economic factors during discretionary decision-making.

A **“Generic Environmental Impact Statement” (“GEIS”)** is required by the SEQRA and must be prepared before enacting any draft zoning legislation, which “may have significant effect on the environment.” It evaluates – *generically* – the kinds of impacts that the proposed zoning might entail. It is not designed to be specific to any particular property or project.

A **“Draft GEIS” (“DGEIS”)** is first prepared for public comment, and responds to draft incentive zoning legislation. The DGEIS is the subject of tonight’s (Feb 5) presentation by VHB.

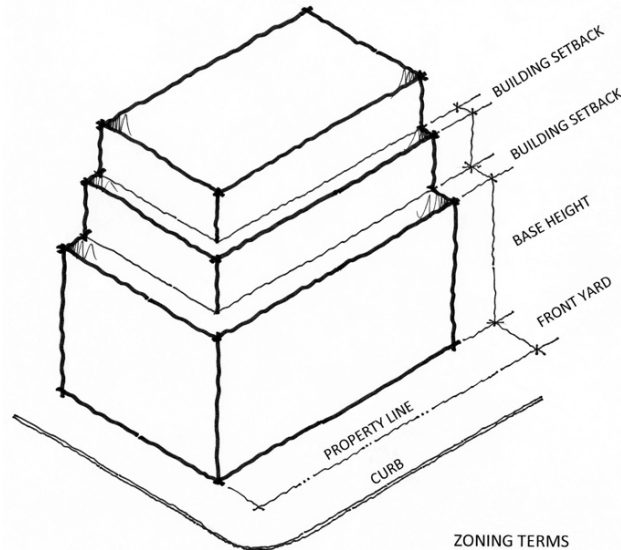
A **“Final GEIS” (“FGEIS”)** is prepared only after the public comment period is over (Feb 19 in this case), and then only if the legislation is adopted. A FGEIS often takes the form of a DGEIS with a “supplement” addressing any material comments and/or proposed legislation changes made during the public comment period. The supplement may include transcripts of public hearings, written public comments and responses to material comments.

“VHB” is the consulting firm commissioned by the Village (not by any Developer) to advise the Village on what zoning changes might help village residents entice Developers to build in a way that most helps the residents. It is also the author of the “Corridor Study” Report and the DGEIS.

The **“Corridor Study”** is a report prepared by and delivered to the Village by VHB in 2018 that evaluated and recommended various zoning changes to the Middle Neck Road and East Shore Road “Corridors” that were intended to encourage the development of properties (along those corridors) in ways that would benefit the Village.

Zoning Terms

“**Base Height**” is the maximum permitted height of the Front Wall of a building before any required Building Setback.



“**Building Setback**” is the portion of a building that is horizontally set back above the Base height before the total height of the building is achieved.

“**Density**” is a regulation that limits development by restricting land use intensity. The restriction is expressed as a ratio of the maximum number of dwelling units per acre.

“**Front Wall**” is any wall facing a public street.

“**Front Yard**” is a yard across the full width of the lot extending from the front line of the building to the front line of the lot.

Great Neck Citizen's Advisory Committee

Summary of Key Recommendations

PROVIDE DIVERSE HOUSING OPTIONS

INCENTIVIZE RETAILERS – TO COME TO OUR AREA

INCENTIVIZE DEVELOPERS – WHO SHARE OUR VISION

INCENTIVIZE COMMERCIAL DEVELOPMENT (OFFICE BUILDINGS)

SIMPLIFY / EXPEDITE APPROVAL PROCESS(ES)

REDUCE PARKING REQUIREMENTS

CREATE ELECTRIC SHUTTLE(S)

IMPROVE STREETSCAPE

DEVELOP COMMUNITY AMENITIES

(SUCH AS A WATERFRONT ESPLANADE, CULTURAL /
RECREATION CENTERS, ETC.)

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COMMENTS

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