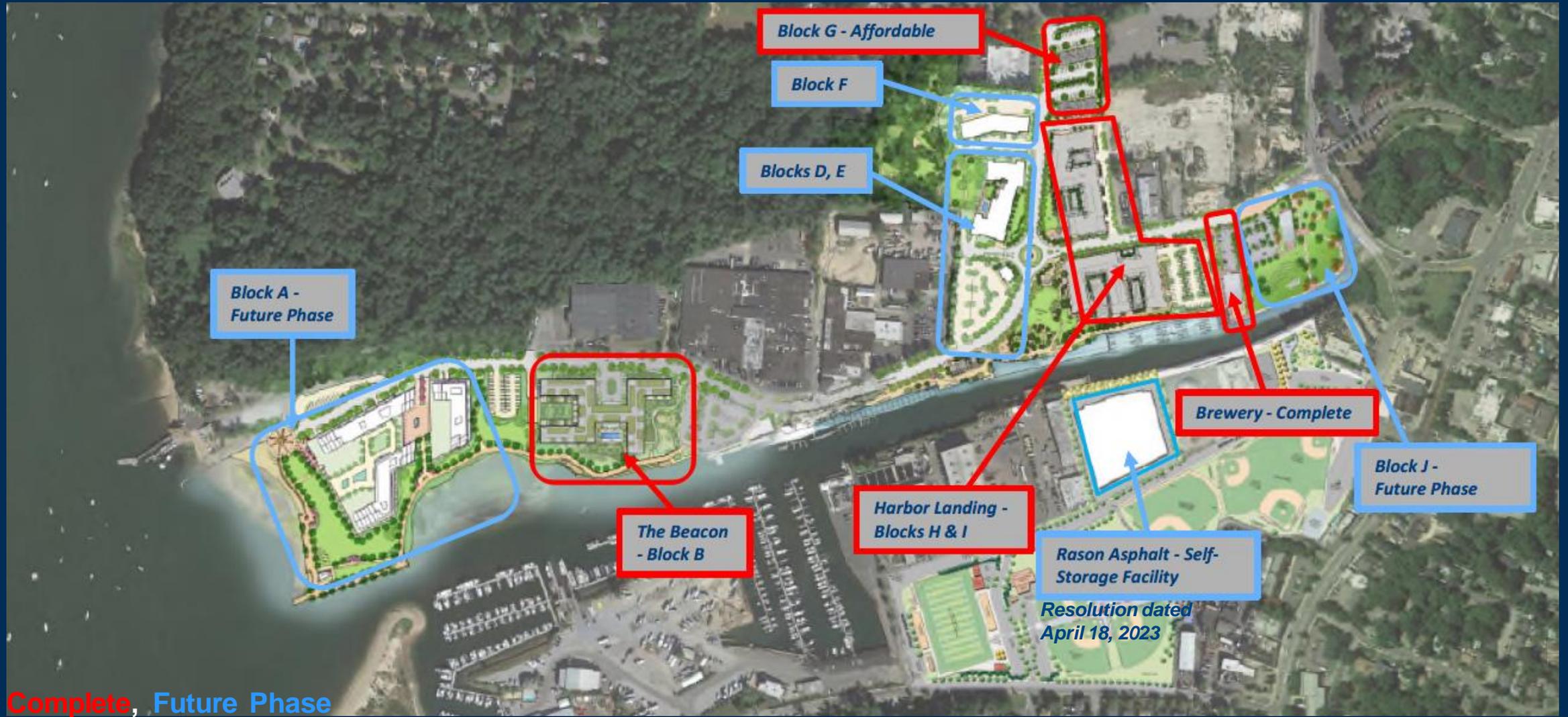


GARVIES POINT -
PUD AMENDMENT, BLOCKS D/E & F SITE PLAN AND
LOT LINE MODIFICATION APPLICATIONS

CITY OF GLEN COVE PLANNING BOARD MEETING - **CONTINUED PUBLIC HEARING**
NOVEMBER 9, 2023

GARVIES POINT – OVERALL SITE PLAN

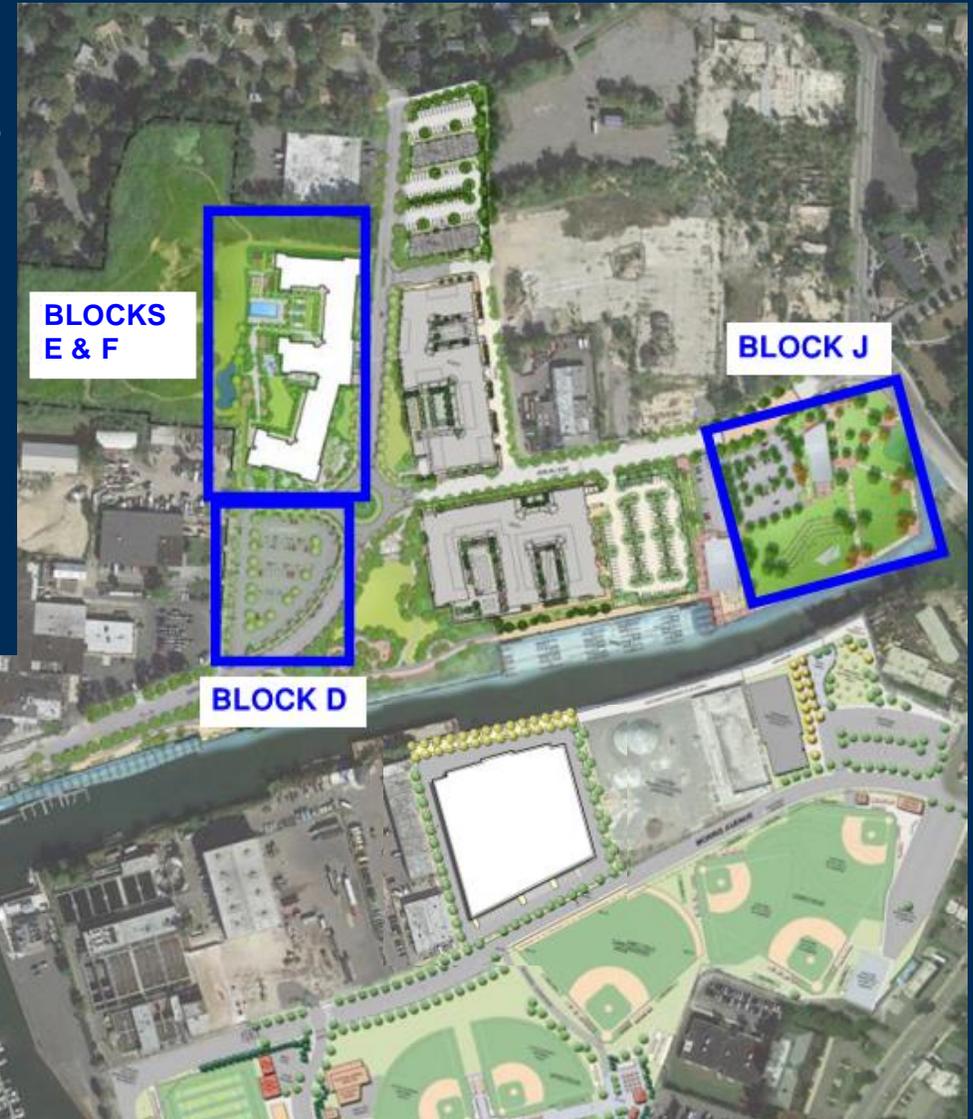


GARVIES POINT - PUD AMENDMENT

SECOND PUD AMENDMENT APPROVAL REFRESH

RESOLUTION DATED AUGUST 17, 2022

1. BLOCK A: Reconfiguration of the residential development into 3 phases, while maintaining the previously approved 346 condo units
2. BLOCK J: Reconfiguration of the development layout to provide additional parking and enhance open space
3. BLOCK D: Eliminate office building and replace with a parking lot
4. BLOCKS E & F: Combine Blocks E & F, 172 unit residential building, enclosed parking, restaurant and wellness center
5. WORKFORCE FOR SALE UNITS: Relocation of Block F 56 workforce for sale units to a future parcel with uncertain timing



GARVIES POINT - PROPOSED THIRD PUD AMENDMENT

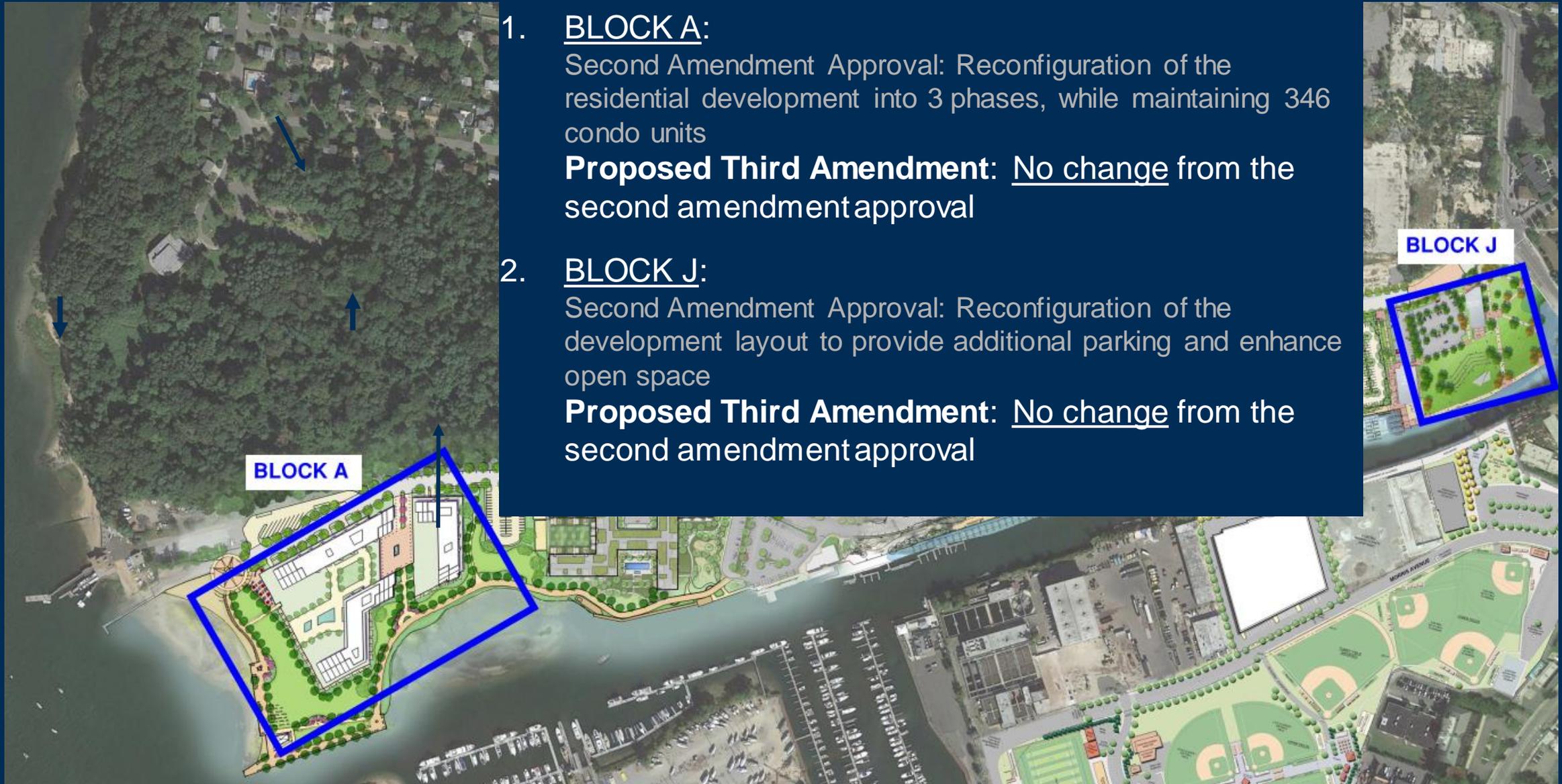
A result of the current economic environment, and NY State offering new programs and incentives supporting workforce for sale product allowing more certainty as to the timing and location of the Garvies Point workforce for sale building on Block F.

Block G – Workforce Rental Current Stats:

- 353 lottery applications received for the 55 units
- 55% of the marketed units are projected to be leased to current residents of Glen Cove and 1/3 of the applicants are in the surrounding towns – Locust Valley, Sea Cliff, and Glen Head

PROPOSED THIRD PUD AMENDMENT (BLOCKS A & J)

1. **BLOCK A:**
Second Amendment Approval: Reconfiguration of the residential development into 3 phases, while maintaining 346 condo units
Proposed Third Amendment: No change from the second amendment approval
2. **BLOCK J:**
Second Amendment Approval: Reconfiguration of the development layout to provide additional parking and enhance open space
Proposed Third Amendment: No change from the second amendment approval



PROPOSED THIRD PUD AMENDMENT (BLOCKS D, E & F)

3. BLOCK D:

Second Amendment Approval: Eliminate 50,000 SF office building and replace with a parking lot

Proposed Third Amendment: Maintain/reconfigure parking lot *consistent* with second amendment approval and introduce 2,500 SF retail kiosk building

4. BLOCKS E & F:

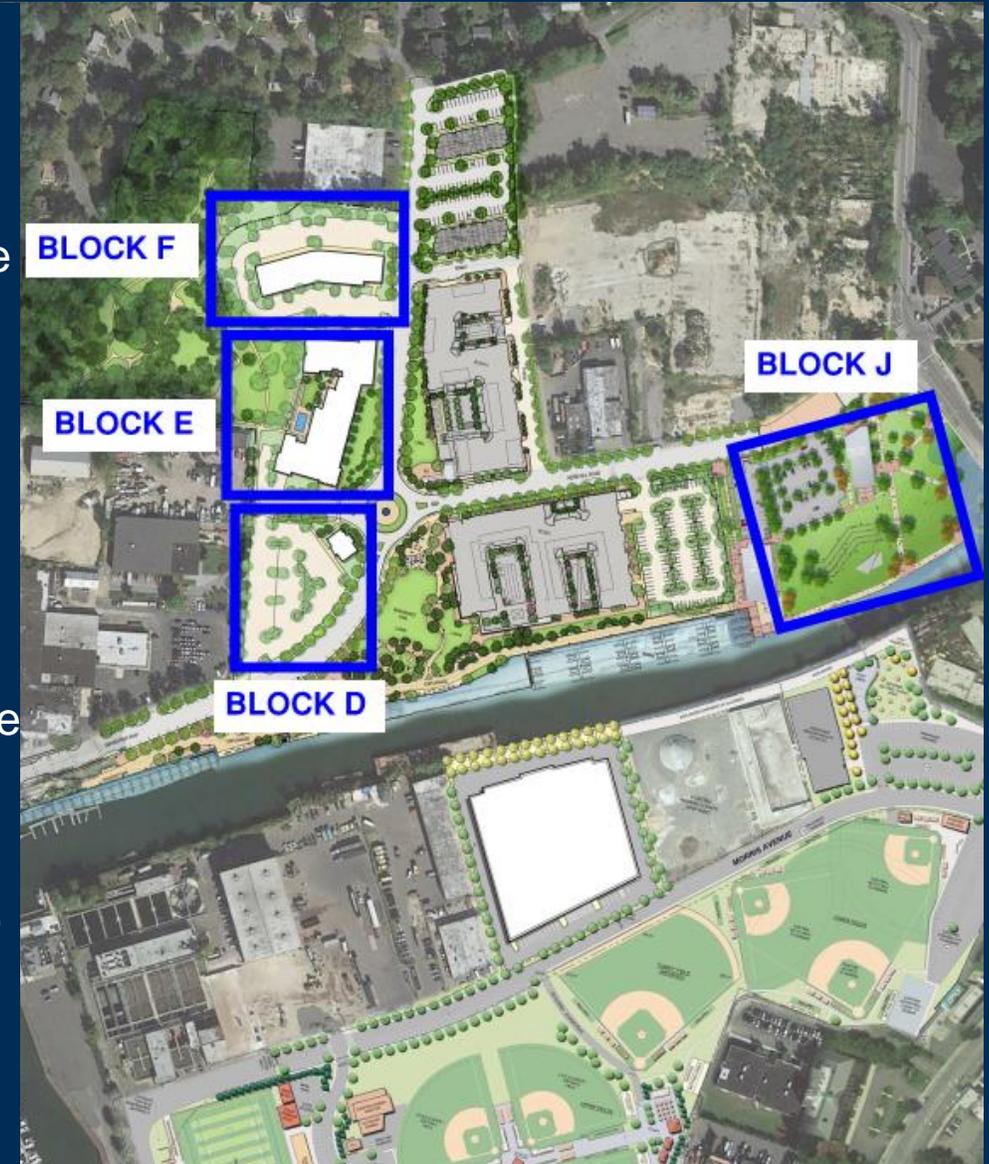
Second Amendment Approval: Combine Blocks E & F, 172 unit residential building, enclosed parking, restaurant and wellness center

Proposed Third Amendment: Revert to separate Blocks E & F *consistent* with previous PUD approvals; Block F as 56 unit workforce for sale building and Block E as 101 unit market rate rental building

5. WORKFORCE FOR SALE UNITS:

Second Amendment Approval: Relocation of Block F 56 workforce for sale units to a future parcel with uncertain timing

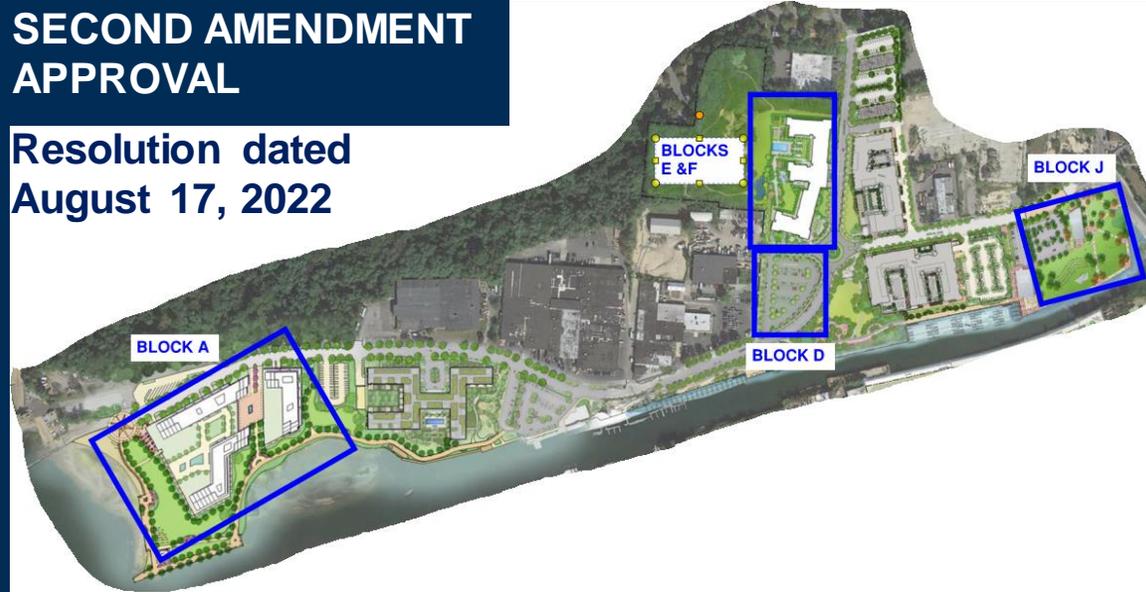
Proposed Third Amendment: Revert to providing 56 workforce for sale units on Block F *consistent* with previous PUD approvals



PREVIOUS PUD AMENDMENT APPROVALS VS PROPOSED THIRD AMENDMENT

SECOND AMENDMENT APPROVAL

Resolution dated August 17, 2022



Summary of Proposed Third PUD Amendment:

Block A: No change from Second PUD Amendment Approval

Block J: No change from Second PUD Amendment Approval

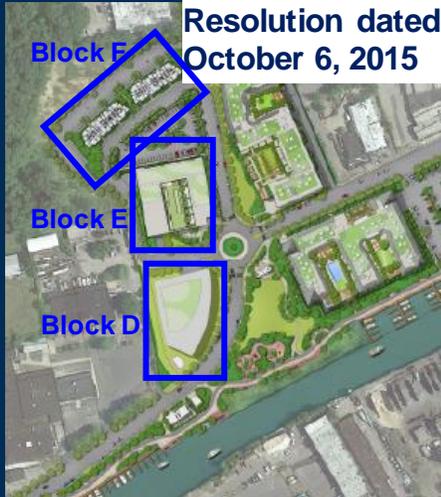
Block D: Eliminate 50,000 SF office building and add parking lot consistent with Second PUD Amendment Approval. Provide 2,500 SF retail kiosk

Block F: Provide 56-unit workforce for sale building consistent with previous PUD Approvals

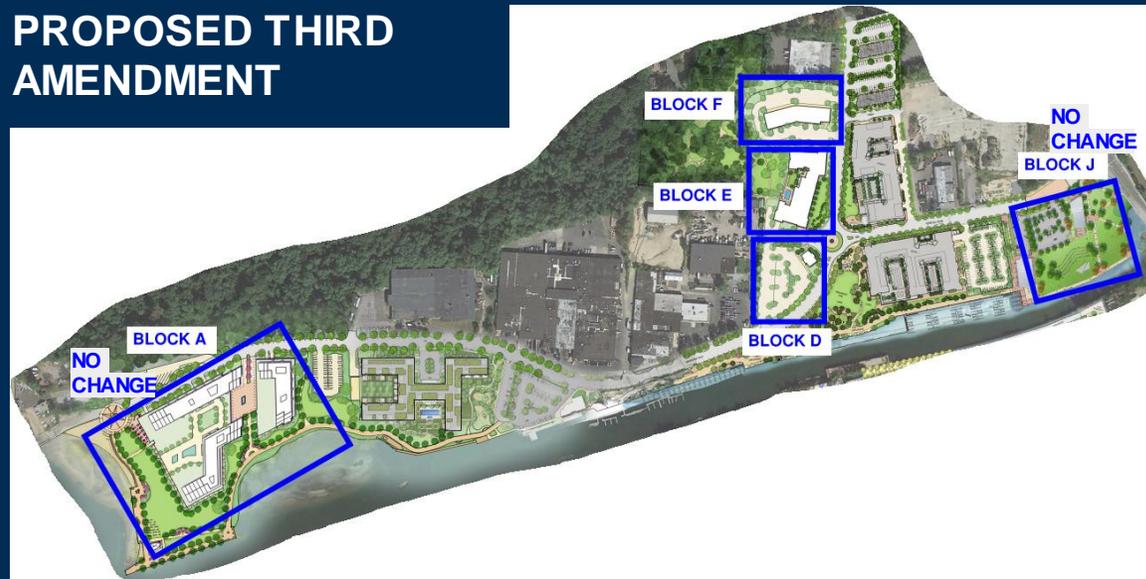
Block E: Provide 101-unit rental building consistent with previous PUD Approvals

2015 FIRST AMENDMENT APPROVAL

Resolution dated October 6, 2015



PROPOSED THIRD AMENDMENT



GARVIES POINT - BLOCKS D/E & F SITE PLAN

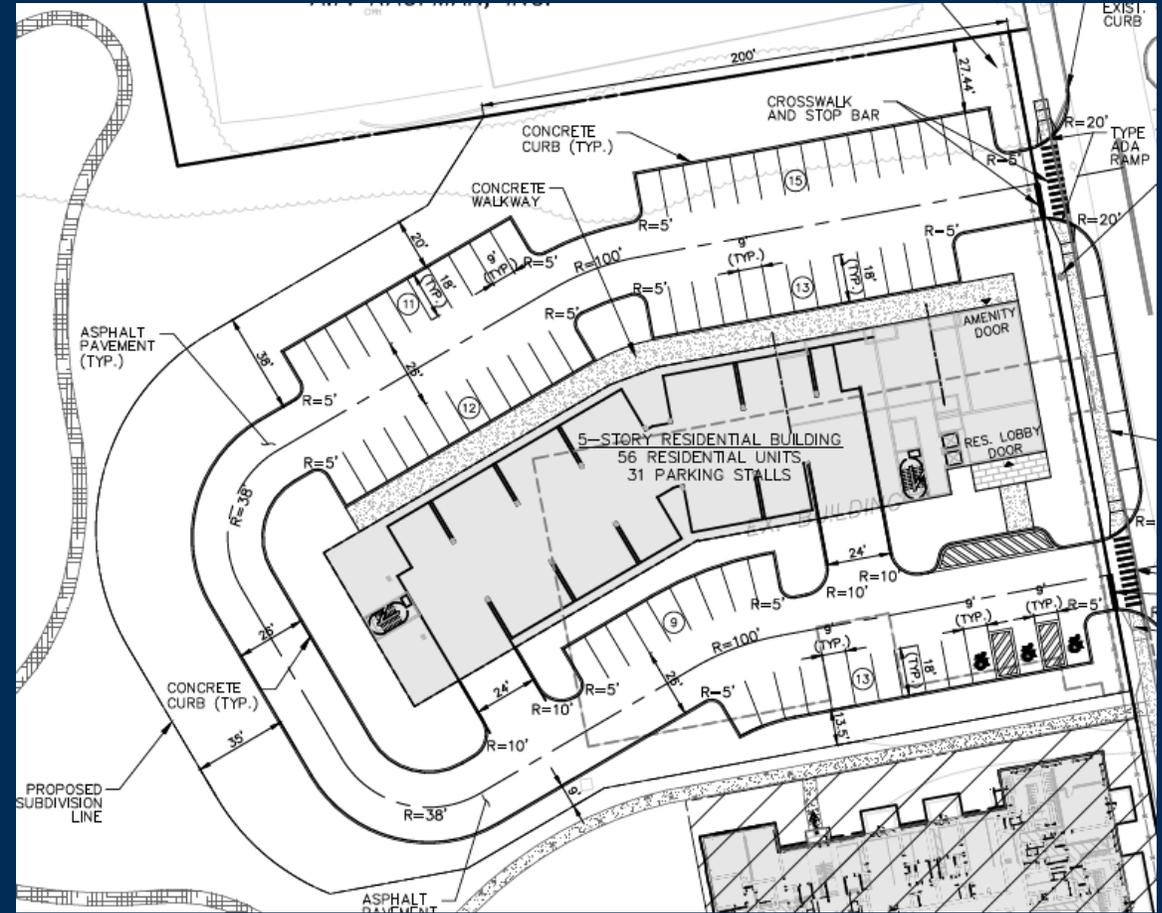
BLOCKS D/E & F OVERALL SITE PLAN



BLOCK F PROGRAM & SITE PLAN

Block F

- 56 Workforce For Sale Units
- 104 Parking Stalls (73 Surface, 31 Covered)
- 5 Stories, 71,264 GSF



GARVIES POINT - BLOCKS D/E & F LOT LINE MODIFICATION

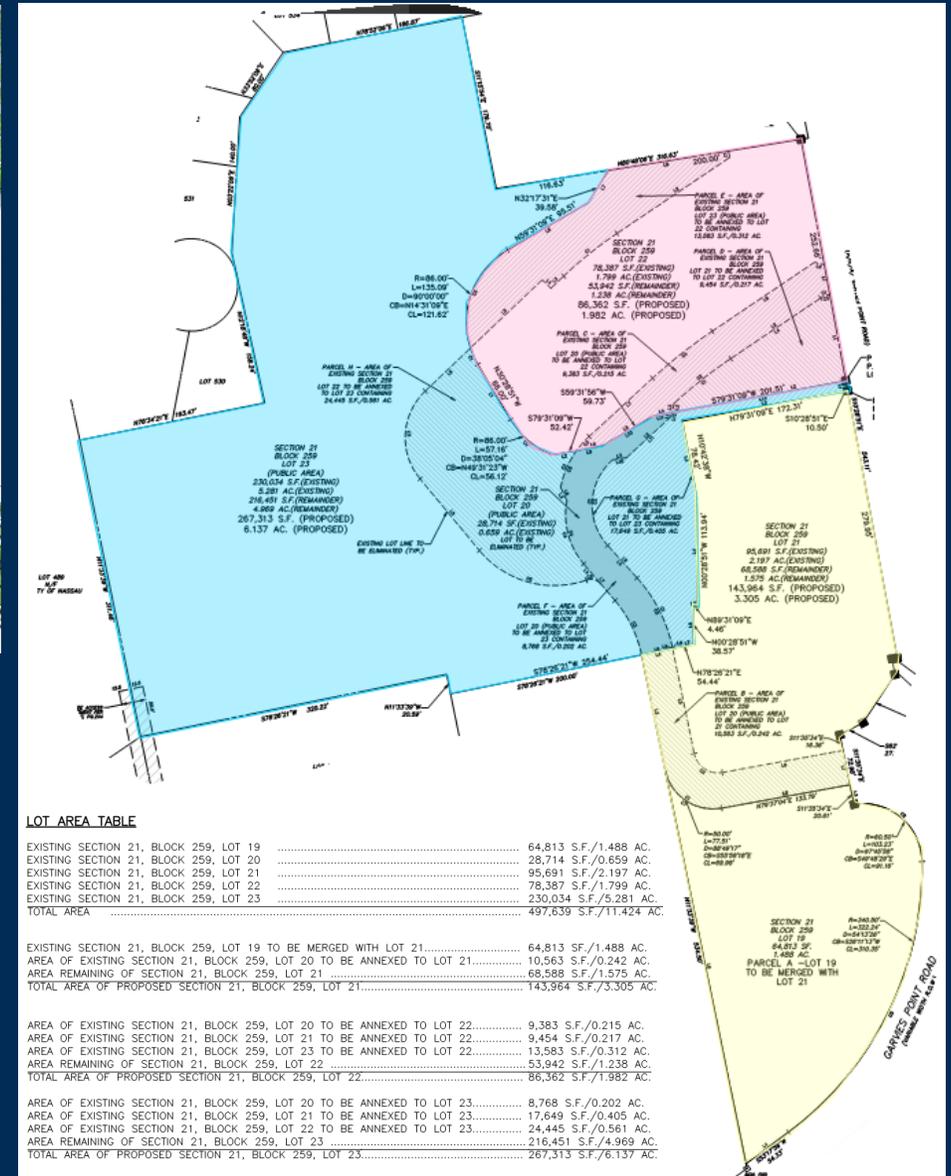
BLOCKS D/E & F LOT LINE MODIFICATION



LOT LINE MODIFICATION

(dotted lines represent current subdivision plan)

- Enhanced Connectivity to Garvies Point Preserve
- Increase in Public Space (Light Blue): 6.137 acres with direct connectivity to Dickson Street [Original PUD approval included 5.940 acres]
- Block F Site (Light Pink): 1.982 acres
- Blocks D/E Site (Light Yellow): 3.305 acres



THANK YOU

APPENDIX

APPENDIX – APPLICANT RESPONSES TO CONSULTANT MEMOS (9/21/23)

Garvies Point - Third PUD Amendment, Site Plan and Minor Subdivision Applications

9/21/2023

Applicant responses to Nelson + Pope Memorandum dated July 21, 2023 (Received 9/5/23), Cleary Consulting Memorandum dated July 28, 2023 (Received 9/5/23) and Saratoga Associates Memorandum dated July 28, 2023 (Received 8/18/23)

Nelson + Pope Memorandum dated July 21, 2023 (Received 9/5/23)

Item	Nelson + Pope Comment	Applicant Response
1	Component 1, Block A: The Applicant should clarify the changes from the 2022 approval and the current application.	No change.
2	Component 2, Block J: The Applicant should clarify and parking, building square footage, amenities, building and site reconfiguration to Blk. J that differ from the 2022 approval and the Brewery approval.	No change.
3	Component 3, Block D: Approximately 7 of the proposed parking stalls are located within the parking lot entrance driveways and may present the potential for vehicular conflicts with vehicles exiting and entering the parking lot and are recommended by N+P to be eliminated.	PS&S, Applicant's Civil Engineer, reviewed the submitted site plan further and agrees with N+P's recommendation. Reference attached updated Site Plan Drawing C1.05 dated 9/19/2023 which relocates 5 stalls along Road E and adds 2 stalls within Block D, maintaining the 142 total stalls.
4	Component 3, Block D: In the previous approvals the Board expressed concern about the number of parking stalls that would be available to the public. The current application appears to reduce the parking available to the public in the 2022 approval by approximately 25 stalls.	The 2022 approval included a total of 160 stalls at Block D, of which 93 required for the upscale restaurant and wellness center/spa. The remaining 67 for visitors, ferry parking, etc. This Third PUD Amendment includes 142 stalls at Block D, of which 73 are required for Block E. The remaining 69 for visitors, ferry parking, etc. This Third PUD Amendment provides 2 additional public stalls.
5	Component 3, Block D: The Applicant should clarify the modifications between the previous 2022 approval and the current application.	Parking lot reconfiguration and the addition of the retail kiosk building. Per the Minor Subdivision application package, Blocks D and E are proposed to be merged.
6	Component 5, Block F: The site plan submitted lacked sufficient detail for site plan review. The applicant should revise the Block F site plan to include sufficient detail for the Planning Board Review.	A separate Block F package was submitted to the City of Glen Cove and includes the detailed site plans. Please confirm the Consultant has reviewed the separate Block F site plan submission package.
7	Component 5, Block F: The Applicant should clarify the changes between the 2022 approval and the current application.	The 2022 approval included a 172 market rate rental building on the combined Blocks E and F - the 56 workforce for sale building was to be relocated to a future site. This Third PUD Amendment includes providing the 56 workforce for sale building on Block F, consistent with previous PUD approvals.
8	Component 6, Minor Subdivision D-E-F: The open space which was part of the combined Block E and Block F in the previous application appears now to be separate lot in the current application. As with the previous application, the open space has trails linked to the Garvies Preserve, Dickson Street and the Garvies Point Waterfront Development with a segment of the trail network appears to be ADA compliant.	The 2022 approval and previous PUD approvals include a separate lot for the open space. This Third PUD Amendment includes a separate lot for the open space shown at 6.137 acres and includes public connectivity to Dickson Street (between Blocks E and F) - reference the submitted Subdivision Map and Blocks D, E and F Subdivision Overlay. The original PUD approval included 5.940 acres (0.659 Public Road Lot 20 + 5.281 Public Space Lot 23). This Third PUD Amendment provides a slight increase in open space compared to the original PUD approval.
9	Provide an updated Consistency Analysis demonstrating consistency with the SEQRA Finding Statement and subsequent approvals.	Reference attached Technical Memorandum for Application for Third PUD Amendment, PUD D-E-F Site Plan Review, and Proposed Subdivision prepared by VHB dated September 21, 2023. As noted in the Conclusion, "It is the opinion of VHB that the program modifications contemplated by the Third PUD Amendment are consistent and compliant with the applicable conditions and thresholds, and would not result in any significant adverse environmental impacts beyond those that were previously identified, analyzed and mitigated as part of the Planning Board's previous approvals."
10	Provide an updated stormwater management analysis to show compliance with the prior NCDPW approvals and consistency with the Findings Statement and prior Planning Board approvals.	Reference attached Drainage analysis calculations prepared by PS&S revised 9/15/2023 and Proposed Drainage Area Map Drawing D-DA-1 prepared by PS&S revised 9/19/23 which are consistent and compliant with previous approvals.
11	Provide an updated Stormwater Pollution Prevention Plan (SWPPP)	Site specific drawings prepared by PS&S include soil erosion and sediment control plans and details (Drawings C-1.08, C-1.14, C-1.15) which provides various measures to protect Glen Cove Creek throughout construction. The SPDES for Parcel C (includes Blocks D, E and F) remains open with NYS DEC - reference NYS DEC permit NYR11C789 submitted 9/29/2017 for Garvies Point Phase II Construction. Applicant's Environmental Engineer, PW Grosser, has confirmed with NYS DEC that a new permit will not be required.

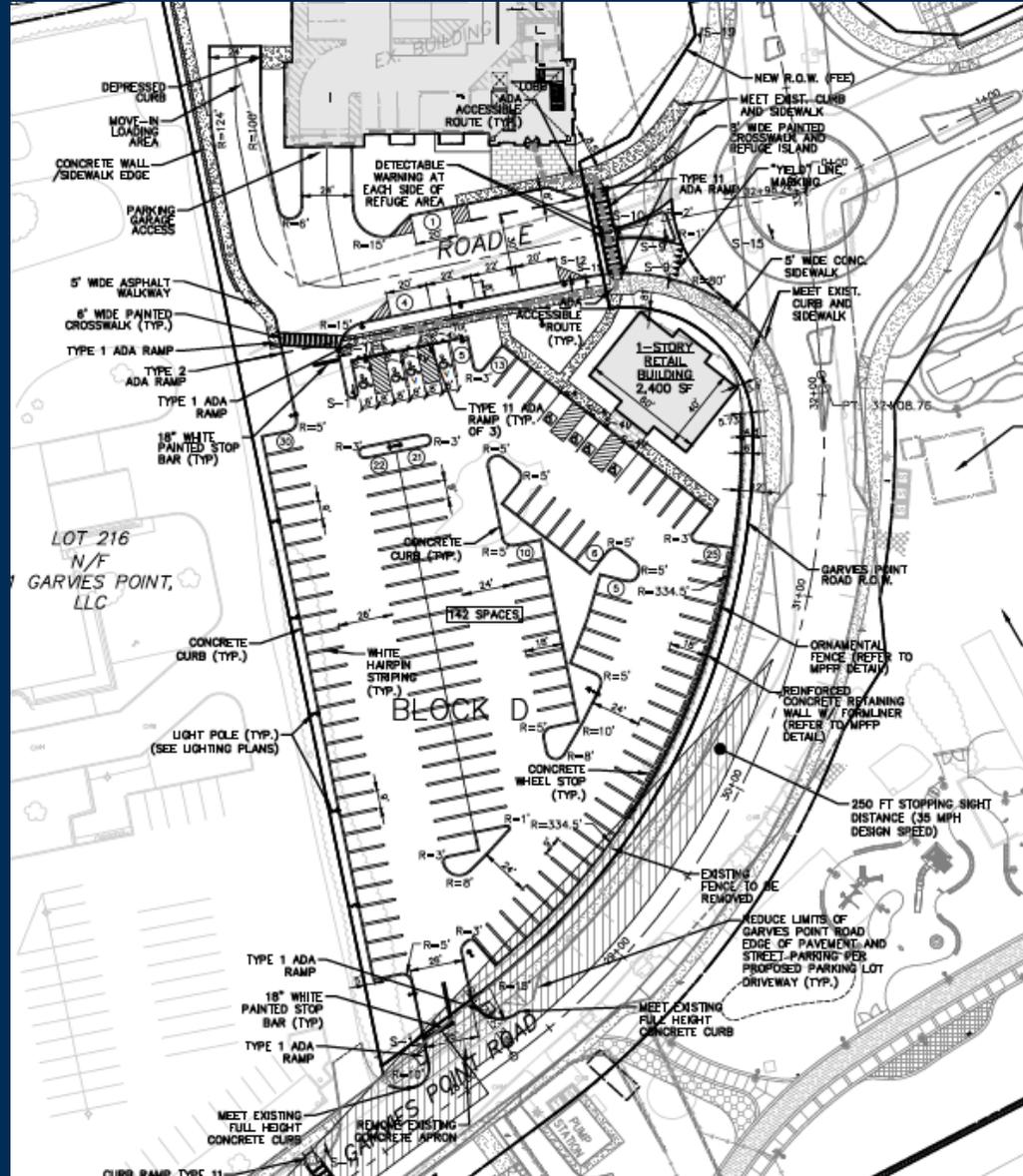
APPENDIX – APPLICANT RESPONSES TO CONSULTANT MEMOS (9/21/23)

Cleary Consulting Memorandum dated July 28, 2023 (Received 9/5/23)		
Item	Cleary Consulting Comment	Applicant Response
1	I.1. Block A: what changes (if any) are proposed from the 2022 approval?	No change.
2	I.2 Block J: what changes are proposed from the 2022 approval?	No change.
3	I.2 Block J: Has the size of the amphitheater been changed?	No change.
4	I.2 Block J: Clarify the change in the number of parking spaces. Has access to the parking lot changed?	No change.
5	I.2 Block J: Significant effort was invested in the brewery site plan and all associated improvements, including parking, pedestrian circulation and waterfront access. Are any changes proposed?	No change.
6	While the majority of the elements of this 3rd amendment were included in the previous approval, several notable changes warrant careful review to ensure that their impacts do not exceed any thresholds previously established by the Planning Board. Should the amendments result in any new or significantly altered impacts, then a supplemental SEQR environmental review would be required.	Reference attached Technical Memorandum for Application for Third PUD Amendment, PUD D-E-F Site Plan Review, and Proposed Subdivision prepared by VHB dated September 21, 2023. As noted in the Conclusion, "it is the opinion of VHB that the program modifications contemplated by the Third PUD Amendment are consistent and compliant with the applicable conditions and thresholds, and would not result in any significant adverse environmental impacts beyond those that were previously identified, analyzed and mitigated as part of the Planning Board's previous approvals."
7	II. Block D: Are the 23 off-street parking spaces that are being eliminated being replaced elsewhere within the project?	The 2022 approval included a total of 160 stalls at Block D, of which 93 required for the upscale restaurant and wellness center/spa. The remaining 67 for visitors, ferry parking, etc. This Third PUD Amendment includes 142 stalls at Block D, of which 73 are required for Block E. The remaining 69 for visitors, ferry parking, etc. This Third PUD Amendment provides 2 additional public stalls.
8	II. Block D: Is a tenant for the retail building known?	A tenant is not known at this time.
9	II. Block D: Are any changes to access points to the parking area proposed?	No change.
10	II. Block D: Details of building architecture, landscaping, lighting and signage around the retail building are required, as this is a particularly prominent and visually important location.	The architecture and landscaping of this retail kiosk building will be consistent with and complement the adjacent Garvies Point residential buildings. Following the Planning Board approvals of the Third PUD Amendment, Site Plan and Minor Subdivision applications, a complete permit drawing set will be issued to the City of Glen Cove's building department for review and approval.
11	II. Block D: How will the parking spaces be allocated (private parking, general public parking, ferry parking, etc).	This Third PUD Amendment includes 142 stalls at Block D, of which 73 are required for Block E. The remaining 69 for visitors, ferry parking, etc. The 73 stalls closest to the Block E building will be reserved for the Block E residents. The remaining 69 stalls will be allocated to Block E building visitors, Garvies Point visitors, ferry parking, etc and the Applicant will work closely with the City of Glen Cove.
12	II. Block E: Clarify that the unit mix continues to conform to the density thresholds previously approved.	The Block E unit mix is comprised of 12 - studios, 35 - 1 bedrooms, 46 - 2 bedrooms and 8 - 3 bedrooms; total 101 units. Reference Drawing CC.10 Building & Unit Matrix as prepared by BHC Architects included in this application.
13	II. Block E: Will the restaurant and spa used be replaced elsewhere within the project?	The restaurant at Block A remains in the Project. The addition of the retail kiosk building at Block D is included in this Third PUD Amendment and Site Plan applications.
14	II. Block E: Are any changes to the previously approved amenities proposed, particularly the trail system connecting to the Garvies Point Preserve?	Trail system connecting to the Garvies Point Preserve is provided in this Third PUD Amendment, Site Plan and Minor Subdivision applications. The residential building amenities remain consistent with the adjacent Garvies Point residential buildings.
15	II. Block F: Clarify if there are any changes to the previous building footprint?	The 2022 approval included a 172 market rate rental building on the combined Blocks E and F - the 56 workforce for sale building was to be relocated to a future site. This Third PUD Amendment includes providing the 56 workforce for sale building on Block F, consistent with previous PUD approvals. The building layout and program is included in the application package as prepared by BHC Architects; 71,264 Total GSF, 10 - 1 bedrooms, 38 - 2 bedrooms, 8 - 3 bedrooms; total 56 units.
16	II. Block F: Clarify why the site plan denotes the area of Block F as "not in contract".	There are separate site plan application packages for Block D/E and Block F that were submitted. In the Block D/E site plan package, the Block F section is hatched/grayed out. In the Block F site plan package, the Block E section is hatched/grayed out. This formatting is included to show the limits of the project included in each of the separate site plan applications.

APPENDIX – APPLICANT RESPONSES TO CONSULTANT MEMOS (9/21/23)

Item	Cleary Consulting Comment	Applicant Response
17	III. Minor Subdivision Application: Clarify the reason for the proposed subdivision.	The minor subdivision is required to allow for the configuration of Blocks D, E and F (parking and buildings) and the Public Open Space (including public access and connectivity to Dickson Street) included in this Third PUD Amendment and Site Plan Applications.
18	III. Minor Subdivision Application: Clarify the configuration of the three lots.	Reference the submitted Subdivision Map and Blocks D, E and F Subdivision Overlay prepared by PS&S included with the Minor Subdivision Application. Block F is proposed as 1.982 AC. Block D/E is proposed as 3.305 AC. Open Space, including public access and connectivity to Dickson Street, is proposed as 6.137 AC.
19	IV. Consistency with SEQR Findings Statement: As was done for previous submissions, a SEQR impact comparison must be provided to ensure compliance with the Findings Statement.	Reference attached Technical Memorandum for Application for Third PUD Amendment, PUD D-E-F Site Plan Review, and Proposed Subdivision prepared by VHB dated September 21, 2023. As noted in the Conclusion, "it is the opinion of VHB that the program modifications contemplated by the Third PUD Amendment are consistent and compliant with the applicable conditions and thresholds, and would not result in any significant adverse environmental impacts beyond those that were previously identified, analyzed and mitigated as part of the Planning Board's previous approvals."
Saratoga Associates Memorandum dated July 28, 2023 (Received 8/18/23)		
Item	Cleary Consulting Comment	Applicant Response
1	Block A: The memos provided to SA note reconfiguration of Block A. However, the imagery provided is conceptual in nature, so no comments are offered at this time.	There is no change to Block A from the 2022 PUD Amendment approval.
2	Block J: The image provided from the PUD presentation is conceptual in nature. The imagery provided does not appear to differ significantly from the previously reviewed plans for this area.	There is no change to Block J from the 2022 PUD Amendment approval.

APPENDIX – BLOCK D PARKING CONFIGURATION UPDATE (9/21/23)



APPENDIX – DRAINAGE STORAGE CHART (9/21/23)



Paulus, Sokolowski and Sartor Engineering, PC
 3 Mountainview Road
 Warren, NJ 07059
 Tel: 732-560-9700

Drainage Storage Required/Provided per Nassau County

Date: 4/22/2014
 Last Rev.: 8/8/2016, 2/2/2017, 1/9/2020, 2/3/2020, 2/17/2021, 10/20/2022, 11/7/2022, 9/15/2023
 PROJECT NO.: 03610-0002
 PROJECT NAME: **Garvies Point**
Garvies Point Waterfront Redevelopment - PHASE I
 PROJECT TOWN: City of Glen Cove, NY
 PREPARED BY: GY

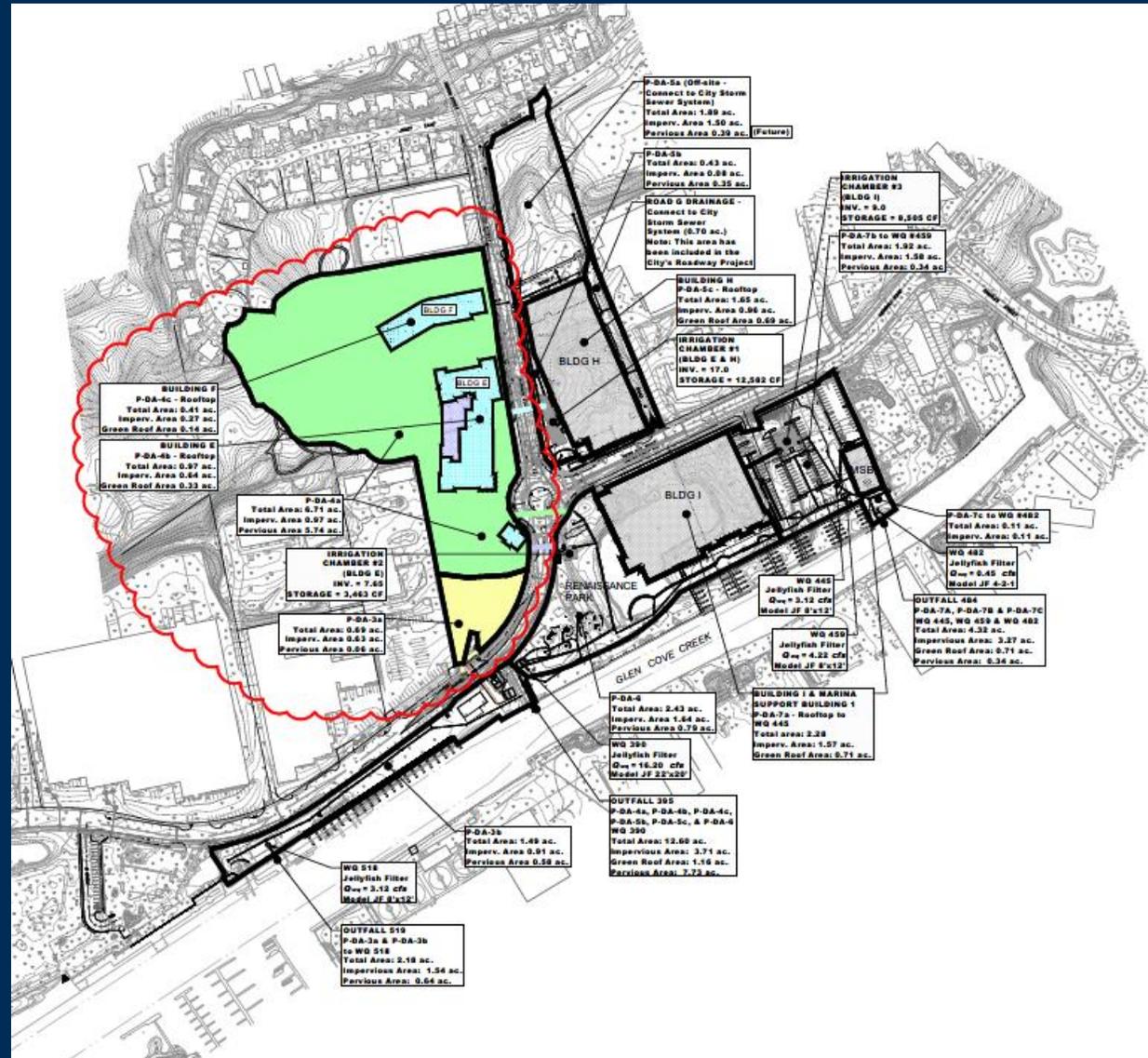
	P-DA-3a	P-DA-3b	Total P-DA-3 (3a & 3b)	P-DA-4a	P-DA-4b (Rooftop E)	P-DA-4c (Rooftop F)	Total P-DA-4 (4a, 4b & 4c)	P-DA-5a ⁸	P-DA-5b	P-DA-5c (Rooftop H)	Total P-DA-5 (5a, 5b & 5c)	P-DA-6	P-DA-4, 5 & 6	P-DA-7a (Rooftop I & MSB 1)	P-DA-7b	P-DA-7c	Total P-DA-7 (7a, 7b & 7c)	Total Phase I Project Site (3, 4, 5, 6 & 7)	Total Project Site (Ph I & Ph II)
Pervious Area (sq. ft.)	2,558	25,270	27,828	249,986	14,375	6,098	249,986	16,990	15,230	30,060	32,220	71,500	353,706	30,930	14,680		14,680	396,214	674,293
Green Roof (sq. ft.)														50,533			30,930	81,463	181,885
Impervious Area (Incl imper. roof)	27,442	39,630	67,072	42,253	27,983	11,705	81,941	85,340	3,500	41,820	110,860	34,350	226,951	68,500	68,900	4,970	142,370	436,393	784,802
Total Area (sq. ft.)	30,000	64,900	94,900	292,239	42,358	17,803	352,400	82,330	18,730	71,880	172,940	105,850	631,190	99,430	83,580	4,970	187,960	914,070	1,640,980
Total Area (ac.)	0.69	1.49	2.18	6.71	0.97	0.41	8.09	1.89	0.43	1.65	3.97	2.43	14.49	2.28	1.92	0.11	4.32	20.98	37.67
Weighted Coefficient (C)	0.89	0.70	0.76	0.39	0.80	0.80	0.46	0.82	0.42	0.75	0.75	0.51	0.55	0.81	0.84	0.95	0.83	0.83	0.63
2" Storage of Rainfall (ft.)	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167	0.167
Storage Required (V = A x C x 2")																			
Total Water Quality (WQv) Required	4,473	7,538	12,011	19,189	5,629	2,361	27,179	11,195	1,316	9,127	21,637	9,014	57,830	13,423	11,643	787	25,853	95,695	173,132
Irrigation Required (cf):					3,530	1,484				5,990				8,286					
Irrigation Provided (cf):						3,463				12,582				16,045	8,505		8,505	24,550	51,885
WQ Treated with Rain Garden (cf):									1,090			1,600		2,690				2,690	6,170
Volume To be Treated by Jellyfish (cf)			12,011											41,785	13,423	11,643	787		
Ca = WQv/A (inches)			1.52											0.79	1.62	1.67	1.90		
CR ₁ -R003(10'-0" P-10Q2+10Q2d+1.22 Qa P1)q			95											85	96	97	99		
(a)P			0.048											0.177	0.037	0.031	0.009		
Q _u			660											640	660	660	660		
Converted to Q_{wg} (cfs)			3.41											11.51	3.81	3.31	0.22		
Q_{wg} Provided (cfs)			3.12											16.20	3.12	4.22	0.45		
Volume provided with Jellyfish (cf.)			10,982											58,806	10,982	14,854	1,584	27,421	97,209
Total Water Quality (WQv) Provided			10,982											77,541			35,926	124,449	251,853
Water Quality Units ID (Jellyfish Filter)			WQ518		Treated	Treated				Treated				WQ390	WQ 445	WQ459	WQ482		
Jellyfish Unit and Model Number			JF 8'x12'											27'x20'	JF 8'x12'	JF 8'x12'	4'φ		
Bypass Flow																			
Routed flow (Q = C x A x 4.8 in/hr)			7.94											38.23	8.87	7.70	0.52		
Bypass flow (cfs)			4.53											26.72	5.75	4.39	0.30		
Bypass Capacity (cfs)			8.00											165.00	8.00	8.00	2.50		
Total Capacity (cfs)			11.12											180.42	11.12	12.22	2.95		
Equivalent Rainfall																			
Total Water Quality (WQv) Required (2")	4,473	7,538	12,011	19,189	5,629	2,361	27,179	11,195	1,316	9,127	21,637	9,014	57,830	13,423	11,643	787	25,853	95,695	173,132
Total Water Quality (WQv) Provided			10,982											77,541			35,926	124,449	251,853
Equivalent Rainfall (inches)			1.83											2.68			2.78	2.60	2.91
Water Quality (WQv) Required (1.5")	3,355	5,654	9,009	14,392	4,221	1,771	20,385	8,396	987	6,845	16,228	6,760	43,373	10,068	8,732	590	19,390	71,771	129,849
WQ Provided by Rain Garden & Jellyfish			10,982											61,496			27,421	99,899	199,968
Equivalent Rainfall (inches)			1.83											2.13			2.12	2.09	2.31
Outfall ID			OF 519											OF 395			OF 484		

Includes Rooftop E & H

References / Notes:

- Impervious Coefficient (C_a) = 0.95, Pervious Coefficient (CP) = 0.30, Pervious Roof Coefficient (CP) = 0.50
- Surface area is including 1" thick walls
- Nassau County Department of Public Works Drainage Requirements
 Storage Volume = Area x Coefficient x Runoff Storage
- Water and wetland areas are not included in drainage area calculations since they cannot be captured
- Required irrigation volume based on 1" rainfall for building area (Full impervious area, no green roof reduction)
- Water quality volume (c.f.) and equivalent rainfall (inches) provided per watershed and outfall.
- Jellyfish water quality flow provided based on as-built calculations by manufacturer
- Runoff from Block G drainage area (P-DA-5a) was connected to City storm system as approved by the City of Glen Cove in January 2020.

APPENDIX – DRAINAGE STORAGE PLAN (9/21/23)



APPENDIX – APPLICANT RESPONSES TO CONSULTANT MEMOS (10/19/23)

Garvies Point - Third PUD Amendment, Site Plan and Minor Subdivision Applications		10/19/2023
Applicant responses to Nelson + Pope Memorandum dated October 9, 2023 and Cleary Consulting E-mail dated October 10, 2023		
Nelson + Pope Memorandum dated October 9, 2023		
Item	Nelson + Pope Comment	Applicant Response
A.1	General: Include, on the appropriate sheets, the following Tables and Charts that had been included on Phase I and Phase II Plans. a. Parking Summary (Chart A), b. Parking Provided (Chart B), c. Public Parking Chart, d. Flexibility Compliance Chart	Reference attached revised Drawings C1.01 Cover Sheet dated 10/13/23 prepared by PS&S. The tables and charts have been updated accordingly.
A.2	General: The Phase I SWPPP was revised with the inclusion of Amendment 9 to include the construction of Blocks D, E and F as shown in the 2nd PUD and Site Plan approval. It is our understanding that a Notice of Termination was submitted for the Phase I SWPPP and is no longer active. The applicant has the following options with respect to the current application: a. Reopen the Phase I SWPPP and file an amendment to reflect the current proposal, b. Amend the Phase IIb SWPPP to include Blocks D, E and F, c. Prepare Phase IIb SWPPP to cover the Block D, E and F construction. It is our recommendation that the Applicant submit a separate SWPPP for Blocks D, E and F (referred to as Phase IIb on the 1st PUD Amendment) to avoid reopening the completed Phase I work to SWPPP monitoring and inspections. While the Applicant can amend the open Phase IIa SWPPP, we recommend keeping the Blk D, E and F SWPPP separate. Since the Applicant's Engineer has already furnished the stormwater computations showing compliance with the SEQRA findings and NCDPW approval. It is N+P's recommendation that the Board consider making approval and filing of the Blk D, E and F SWPPP prior to the commencement of any construction activity related to the Blk D, E and F construction a condition of the Board's Site Plan approval.	The Applicant will submit a separate SWPPP for Blocks D, E and F. The Applicant further agrees with N+P's recommendation to make approval of these applications and add a resolution condition to the Site Plan regarding the SWPPP to be in place prior to construction commencement which is a standard requirement of the Building Permit.
B.1	Blk D and E Parking: a. While the revised Blk D and E driveway parking configuration eliminates the stalls situated in the Blk D entrance driveway aisles, reconfiguration to include parking on the southside of Road E creates potential vehicular conflicts within Road E, the Building E garage and service driveways, and the Road E intersection with the roundabout. These two stalls should be relocated. N+P and the Applicant's Engineer have been in communication regarding the parking lot reconfiguration, and we anticipate a satisfactory solution to be presented in the next resubmission for the Board's consideration. b. Section 1106 of the NYS Building Code states that where there is more than one parking facility, the number of required handicap parking stall shall be computed separately. The Blk D parking lot has stalls allocated for "public use" and stalls allocated for the residents of Blk E. The number of handicap parking stall provided in the Blk D parking lot and the Blk E garage shall not be less than the computed required amount as computer under Sections 1106.1 and 1106.2 (Residential Occupancy R-2). N+P recommends the Applicant and their Engineer review the handicap parking computation as it may assist in the elimination of the southside Road E parking.	Reference attached revised Drawing C1.05 Site Plan dated 10/10/23 prepared by PS&S.
B.2	Blk D and E Utility Plan: a. Confirm that the horizontal and vertical utility clearances, including sanitary and water comply with NCDPW and NCHD requirements.	PS&S has confirmed the Drawings and notes comply with NCDPW and NCHD requirements.

APPENDIX – APPLICANT RESPONSES TO CONSULTANT MEMOS (10/19/23)

B.3	Blk E Rain Garden - Detail & Planting Plan: a. N+P recommends the rain garden planting schedule be revised as follows: i. Rudbeckia hirta is a short-lived plant, replace with a longer living one like Rudbeckia fulgida, ii. Panicum amarum is a dune grass and very aggressive, replace with Panicum virgatum cultivar that will not spread like Shenandoah or Orient or other, iii. Euonymus kiautschovicus is being considered for the invasive list, please replace it with another plant. b. There appears to be an area in the middle of the rain garden that is not planted. Appropriate native planting should be added to the unvegetated area as the area is intended to be "dry" except during rain fall events.	Reference attached Drawing L1.03 Landscaping - West Plan dated 10/16/23 prepared by Steven Dubner Landscaping, Inc. The planting schedule and rain garden layout have been updated accordingly.
B.4	Blk D Site Area Lighting: a. Provide site lighting intensity distribution plan.	Reference attached Drawing C1.08A Lighting Plan dated 10/13/23 prepared by PS&S.
C. 1	Blk F Parking: a. No Handicap stalls are shown in the garage. Please review the NYS Building Code Handicap parking requirements and location to confirm if handicap stalls (van accessible) are required in both the garage parking area and the outdoor parking area. If required to be distributed between the two parking areas, please distribute accordingly.	BHC has confirmed that two handicap stalls are required in the garage. Reference attached revised Drawing 01 dated 2023.10.10 prepared by BHC.
C.2	Blk F Utility Plan: a. Confirm that the horizontal and vertical clearances, including sanitary and water comply with NCDPW and NCHD requirements.	PS&S has confirmed the Drawings and notes comply with NCDPW and NCHD requirements.
C.3	Blk F Site Area Lighting: a. Provide site lighting intensity distribution plan.	Reference attached Drawing C1.08A Lighting Plan Building F dated 10/13/23 prepared by PS&S.

Cleary Consulting E-mail dated October 10, 2023

Item	Cleary Consulting Comment	Applicant Response
1	Lighting Plan - make sure you detail any building mounted lighting on the new retail building. As one comes around the roundabout, we don't want any glare, etc.	Reference attached Drawing C1.08A Lighting Plan dated 10/13/23 prepared by PS&S.
2	The parking table should be updated to accurately reflect the current plan.	Reference attached revised Drawings C1.01 Cover Sheet dated 10/13/23 prepared by PS&S. The tables and charts have been updated accordingly.

APPENDIX – BLOCKS D&E PARKING TABLES (DRAWING C1.01) (10/19/23)

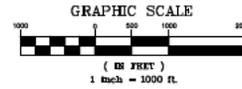
ZONE SCHEDULE: CITY OF GLEN COVE ZONE: MW-3 MARINE WATERFRONT-3 DISTRICT PLANNED UNIT DEVELOPMENT (PUD) #280-73.2		
DESCRIPTION	REQUIRED	PROVIDED FOR PHASE IIB
MIN. AREA	25.0 CONTIGUOUS ACRES (C(3))	PHASE IIB PROPERTIES BLOCKS D, E & F = 11.42 AC. (LOTS 10, 11, 12, 13, & 14)
MAX. RESIDENTIAL DENSITY	20 UNITS/ACRE; 10% OF UNITS SHALL BE WORKFORCE HOUSING (C(3)(B)(1))	BLOCKS D & E: 101 UNITS/9.43 AC. = 10.7 UNITS/ACRE ⁽¹⁾
MAX. BUILDING HEIGHT	125 FT ABOVE HIGH POINT OF GARVIES POINT ROAD PLUS 18" = ELEVATION 142.42' (NAVD 88)	BLDG E: ELEV. 80.58' (OR 57.58' ABOVE GARAGE ELEV)
MIN. DISTANCE BETWEEN PRINCIPAL STRUCTURES	TO BE DETERMINED BY THE PLANNING BOARD (C(3)(B)(3))	N/A – ONLY BUILDING E IS BEING SUBMITTED AT THIS TIME
MIN. DISTANCE BETWEEN STRUCTURE/PARKING AREA AND MHW OR BULKHEAD	30 FT OR REDUCED/ELIMINATED BY THE PANNING BOARD (C(3)(B)(5))	N/A – PROJECT LIMITS ON NORTH SIDE OF GARVIES POINT ROAD
MIN. PUBLIC OPEN SPACE	25% OF OVERALL PUD SITE. (C(3)(B)(6))	BLOCK A + B = 12.6 AC. FERRY TERMINAL = 0.6 AC. CRESCENT PARK = 1.5 AC. RENAISSANCE PARK = 2.5 AC. MARINA PARK = 1.4 AC. ARTS + CULTURE PARK = 4.1 AC. BLOCK E + F = 6.1 AC. TOTAL (PH I, II & III) = 28.8 AC. (58.1% OF PHASE IIB PROPERTIES) (51.5% OF PHASE I, II & III PROPERTIES)
PARKING	SEE CHART A	SEE CHART B

(1) RESIDENTIAL DENSITY ASSOCIATED WITH PHASE IIB APPLICATION; OVERALL PHASE II VALUE TO BE MODIFIED AS SITE PLAN APPLICATIONS ARE SUBMITTED FOR FUTURE BUILDINGS WITHIN PHASE I PROPERTIES

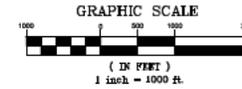
FLEXIBILITY COMPLIANCE CHART

PUD Consistency/Flexibility Compliance Chart												
Completed - PUD Site Plan Application - Block G												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	0	55	4	16	29	6	55	0	N/A	91	
Completed - PUD Site Plan Application - Phase I												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	3,055	365	0	208	177	0	385	0	N/A	653	
Completed - PUD Site Plan Application - Phase II - Building B												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	0	167	0	36	102	29	0	167	N/A	312	
This PUD Site Plan Application - Phase II - Block D and Building E												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	2,400	101	12	35	46	8	101	0	N/A	236	
This PUD Site Plan Application - Phase II - Building F												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	0	56	0	19	38	8	0	56	N/A	104	
Aggregate Total												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
N/A	N/A	5,455	764	16	305	392	51	541	223	N/A	1,396	
Maximum Permitted by SEQRA Findings												
Gross SF	Commercial SF			Bedroom Mix					Rental	Condo	Hotel Rooms	Parking
	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br					
2,225,680	50,000	25,000	1,100	N/A	N/A	253	560	869	125	3,263		

Note: This application includes Land Development Improvement for Phase II, Block D and E. Amended Site Plan approval to be submitted for remainder of Phase 2 buildings as a future (separate) application.



ZONING MAP



KEY PLAN



PARKING SUMMARY (CHART A)

Block	Planned Uses	Zoning Requirements/Consistency with Findings	Parking Required	Proposed Planned Inventory			ADA Spaces			
				Private Off-St	Public On-St	Total	Surplus/Deficit	Req'd	Prov.	
East Parcel Res/Comm. Uses										
Block G	55 rental/workforce units	1.85/Unit	91	91		91	0	4	6	
Block H (includes 10 spaces on Road F)	177 rental units	1.85/Unit	293	321		321	16	8	8	
Block I	3,055 retail units	1/200 sq retail	12			12	-12	8	8	
Block J	208 rental units	1.85/Unit	344			344				
Block D*	2,400 retail	1/200 sq retail	10			10				
Block E*	101 rental units	1.85/Unit	167			167	59	7	10	
Block F	56 condo units	1.85/Unit	104	104		104	0	3	5	
Block J + Brewery	5,780 restaurant	0.019 sq retail	110			110	-63	4	4	
	2,540 sq brewery	1/274 sq brew.	10	81		91				
	6,250 retail	1/200 sq retail	24			24				
Subtotal - Res/Commercial			1165	1165		1165		0	34	41
Public Uses										
Transient Marina & Anglers Marina	84 slips	0.63 per slip	53			53				
Accessible Park	11 acres	2.62 per acre	29			29				
Subtotal - Public			82		110	110	28	5	5	
Total East Side			1247	1165	110	1275	28	39	46	
West Parcel Res/Comm. Uses										
Block A1	136 condo units	1.85/Unit	252	291		291	39	7	7	
Block A3	135 condo units	1.85/Unit	250	314		314	-50	8	8	
Block A2	6,000 sq restaurant	0.019 sq retail	14			14				
Block B	75 condo units	1.85/Unit	139	151		151	12	6	6	
Block B	167 condo units	1.85/Unit	309	312		312	3	8	9	
Subtotal - Residential			1064	1068		1068	4	29	30	
Public Uses										
Accessible Park	7.9 acres	2.62 per acre	21			21				
Sunset Beach	1.4 acres	8 per acre	12			12				
Subtotal - Public			33		166	166	133	7	13	
Total West Side			1097	1068	166	1234	137	36	43	
Totals			2344	2233	276	2509	166	75	89	

Note: Parking tabulation is representative of the full PUD Development (Phase I, Phase II and future Block J)

*Block D & E
Required: 167 (Bldg E) + 10 (Retail) = 177
Provided: 167 (Bldg E) + 69 (Public) = 236
ADA Required: 4 (Bldg E) + 3 (Public) = 7
ADA Provided: 7 (Bldg E) + 3 (Public) = 10

PARKING PROVIDED (CHART B)

Block/Street	Description	On-Street and Public Off-Street Spaces		Off-Street and Private On-Street Spaces	Total proposed	Landbanked Spaces	Total Proposed + Landbanked	
		Proposed	Proposed					
E Road F	Road F				10			
E Road E	Road E				2			
E Block E	Block E Garage				94			
E Block D	D Surface Lot				140			
E Block F	Block F Surface				104			
E Block G	Block G lot				91			
E Block I	I Surface Lot				119			
E Block I	I Garage				213			
E Block H	H Garage				311			
E Block J	J Surface Lot				53			
E Block J	Brewery Surface Lot				28			
E Dickson St	Along Block E	10						
E Dickson St	Along Block F		3					
E Dickson St	Along Block G		5					
E Dickson St	Along Block H		15					
E Garvies Pt Rd	Angler's Club to Traffic Circle		24					
E Garvies Pt Rd	Angler's Club to Road D		48					
E Herb Hill Rd	Along Block H		5					
E Herb Hill Rd	Along Block J		0					
SUBTOTAL EAST PARCEL			110		1165	1275	0	1275
W Block B	B Garage				312			
W Block A	A Garage				756			
W Garvies Pt Rd	West from Road D		95				0	
W Garvies Pt Park	Transient Surface Lot		52				39	
W Road A	Sunset Park Road		0					
W Road D	Road D		19				20	
SUBTOTAL WEST PARCEL			166		1068	1234	59	1293
TOTAL			276		2233	2509	59	2568

Note: Valet spaces are excluded from the total since they are a weekday alternate. Boat Trailer spaces are not included in inventory.

Public Parking Summary:

	On-Street and Public Off-Street Spaces Proposed	On-Street and Public Off-Street Spaces + Landbanked
East:		
Garvies Pt Rd	72	
Herb Hill, Dickson block D	38	
	69	
Total	179	
West:		
Garvies Pt Rd	95	
Roads D and Garvies Point Park	71	130
Total	166	
All Garvies Pt Rd	167	
All public on-street parking	205	205
All public off-street parking	140	199
All public parking	345	404

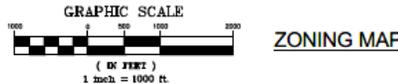
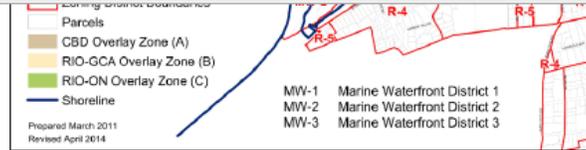
APPENDIX – BLOCK F PARKING TABLES (DRAWING C1.01) (10/19/23)

ZONE SCHEDULE: CITY OF GLEN COVE ZONE: MW-3 MARINE WATERFRONT-3 DISTRICT PLANNED UNIT DEVELOPMENT (PUD) #280-73.2		
DESCRIPTION	REQUIRED	PROVIDED FOR PHASE IIB
MIN. AREA	25.0 CONTIGUOUS ACRES (C(3))	PHASE IIB PROPERTIES BLOCKS D, E & F = 11.42 AC. (LOTS 10, 11, 12, 13, & 14)
MAX. RESIDENTIAL DENSITY	20 UNITS/ACRE; 10% OF UNITS SHALL BE WORKFORCE HOUSING (C(3)(B)(1))	BLOCK F: 56 UNITS/1,982 AC. = 28.25 UNITS/ACRE ⁽¹⁾
MAX. BUILDING HEIGHT	125 FT ABOVE HIGH POINT OF GARVIES POINT ROAD PLUS 18" ELEVATION 142.42' (NAVD 88)	BLDG F: ELEV. 88.00' (NAVD 88) (OR 50.0' ABOVE GARAGE ELEV)
MIN. DISTANCE BETWEEN PRINCIPAL STRUCTURES	TO BE DETERMINED BY THE PLANNING BOARD (C(3)(B)(3))	N/A – ONLY BUILDING F IS BEING SUBMITTED AT THIS TIME
MIN. DISTANCE BETWEEN STRUCTURE/PARKING AREA AND MHW OR BULKHEAD	30 FT OR REDUCED/ELIMINATED BY THE PLANNING BOARD (C(3)(B)(5))	N/A – PROJECT LIMITS ON NORTH SIDE OF GARVIES POINT ROAD
MIN. PUBLIC OPEN SPACE	25% OF OVERALL PUD SITE. (C(3)(B)(6))	BLOCK A + B = 12.6 AC. FERRY TERMINAL = 0.6 AC. CRESCENT PARK = 1.5 AC. RENAISSANCE PARK = 2.5 AC. MARINA PARK = 1.4 AC. ARTS + CULTURE PARK = 4.1 AC. BLOCK E + F = 6.1 AC. TOTAL (PH I, II & III) = 28.8 AC. (58.1% OF PHASE IIB PROPERTIES) (51.5% OF PHASE I, II & III PROPERTIES)
PARKING	SEE CHART A	SEE CHART B

(1) RESIDENTIAL DENSITY ASSOCIATED WITH PHASE IIB APPLICATION; OVERALL PHASE II VALUE TO BE MODIFIED AS SITE PLAN APPLICATIONS ARE SUBMITTED FOR FUTURE BUILDINGS WITHIN PHASE II PROPERTIES

PUD Consistency/Flexibility Compliance Chart											
Completed - PUD Site Plan Application - Block G											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
N/A	N/A	0	55	4	16	29	3br	6	55	0	N/A
Completed - PUD Site Plan Application - Phase I											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
N/A	N/A	3,055	385	0	208	177	0	385	0	N/A	653
Completed - PUD Site Plan Application - Phase II - Building B											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
N/A	N/A	0	167	0	36	102	29	0	167	N/A	312
This PUD Site Plan Application - Phase II - Block D and Building E											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
N/A	N/A	2,400	101	12	35	46	8	101	0	N/A	236
This PUD Site Plan Application - Phase II - Building F											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
N/A	N/A	0	56	0	10	38	8	0	56	N/A	104
Aggregate Total											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
2,225,680	50,000	25,000	1,100	NA	NA	253	550	869	125	3,253	
Maximum Permitted by SEQRA Findings											
Commercial SF											
Gross SF	Office	Retail/Other	Dwelling Units	0br	1br	2br	3br	Rental	Condo	Hotel Rooms	Parking
2,225,680	50,000	25,000	1,100	NA	NA	253	550	869	125	3,253	

Note: This application includes Land Development improvements for Phase II, Block D and E. Amended Site Plan approval to be submitted for remainder of Phase 2 buildings as a future (separate) application.



PARKING SUMMARY (CHART A)

Block	Planned Uses	Zoning Requirement/Consistency with Findings	Parking Required	Private/Off-St	Proposed Planned Inventory		ADA Spaces		
					Public/On-St	Total	Surplus/Deficit	Req'd	Prov.
East Parcel Res/Comm. Uses									
Block G	55 rental workforce units	1.85 /unit	91	91		91	0	4	6
Block H (includes 10 spaces on Road F)	177 rental units	1.85 /unit	283	321	321	16	8	8	
Block I	3,055 sf retail	1/285 sf retail	12	344	332	-12	8	8	
Block J	208 rental units	1.85 /unit	344	332	332	-12	8	8	
Block D*	2,400 sf retail	1/285 sf retail	10	236	236	59	7	10	
Block E*	101 rental units	1.85 /unit	167				0	3	5
Block F	66 condo units	1.85 /unit	104	104	104	0	3	5	
Block J + Brewery	5,780 sf restaurant	0.019 /sf rest.	110						
	2,540 sf brewery	1/274 /sf brew.	10	81	81	-63	4	4	
	6,290 sf retail	1/285 sf retail	22						
Subtotal - Res/Commercial			1165	1165	1165	0	34	41	
Public Uses									
Transient Marina & Anglers Marina	84 slips	0.63 per slip	53						
Accessible Park	11 acres	2.62 per acre	29						
Subtotal - Public			82	110	110	28	5	5	
Total East Side			1247	1165	110	1275	28	39	46
West Parcel Res/Comm. Uses									
Block A1	136 condo units	1.85 /unit	252	291	291	-39	7	7	
Block A3	135 condo units	1.85 /unit	250	314	314	-60	8	8	
Block A2	6,000 sf restaurant	0.019 /sf rest.	114						
Block B	75 condo units	1.85 /unit	139	151	151	12	6	8	
Block B	167 condo units	1.85 /unit	309	312	312	3	8	9	
Subtotal - Residential			1064	1068	1068	4	29	30	
Public Uses									
Accessible Park	7.8 acres	2.62 per acre	21						
Sunset Beach	1.4 acres	8 per acre	12						
Subtotal - Public			33	166	166	133	7	13	
Total West Side			1097	1068	166	1234	137	36	43
Totals			2344	2233	276	2509	165	75	89

Note: Parking tabulation is representative of the full PUD Development (Phase I, Phase II and future Block J)
*Block D & E
Required: 167 (Bldg E) + 10 (Retail) = 177
Provided: 167 (Bldg E) + 60 (Public) = 226
ADA Required: 4 (Bldg E) + 3 (Public) = 7
ADA Provided: 7 (Bldg E) + 3 (Public) = 10

PARKING PROVIDED (CHART B)

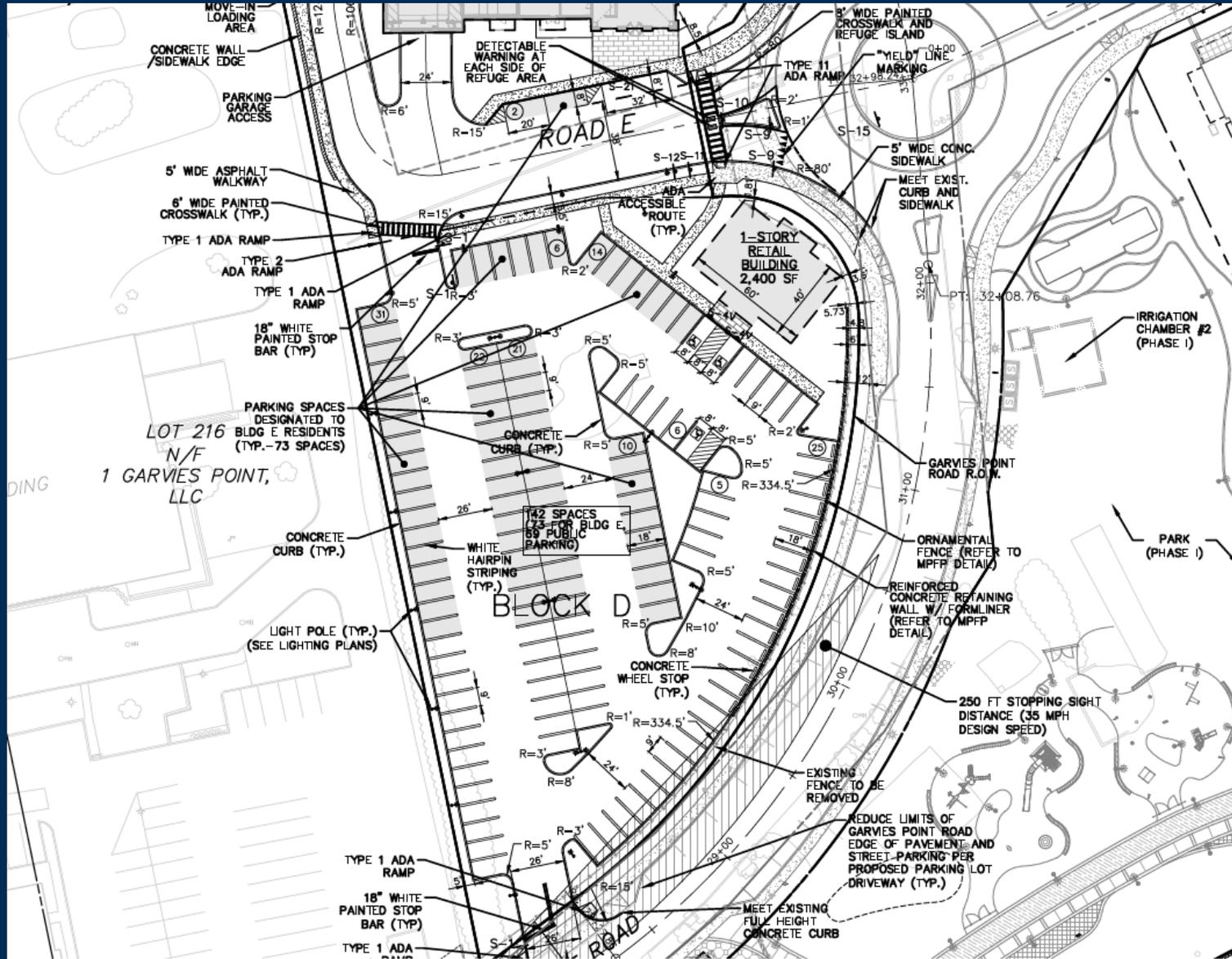
Block/Street	Description	On-Street and Public Off-Street Spaces Proposed	Off-Street and Private On-Street Spaces	Total proposed	Landbanked Spaces	Total Proposed + Landbanked
E Road E	Road E		2			
E Block E	Block E Garage			94		
E Block D	D Surface Lot			140		
E Block F	Block F Surface			104		
E Block G	Block G lot			91		
E Block I	I Surface Lot			119		
E Block I	I Garage			213		
E Block H	H Garage			311		
E Block J	J Surface Lot			53		
E Block J	Brewery Surface Lot			28		
E Dickson St	Along Block E	10				
E Dickson St	Along Block F	3				
E Dickson St	Along Block G	5				
E Dickson St	Along Block H	15				
E Garvies Pt Rd	Angler's Club to Traffic Circle	24				
E Garvies Pt Rd	Angler's Club to Road D	48				
E Herb Hill Rd	Along Block H	5				
E Herb Hill Road	Along Block J	0				
SUBTOTAL EAST PARCEL		110		1165	1275	0
W Block B	B Garage			312		
W Block A	A Garage			756		
W Garvies Pt Rd	West from Road D		95		0	
W Garvies Pt Park	Transient Surface Lot		52		39	
W Road A	Sunset Park Road		0			
W Road D	Road D		19		20	
SUBTOTAL WEST PARCEL			166	1068	1234	59
TOTAL		278	2233	2509	59	2568

Note: Valet spaces are excluded from the total since they are a weekday alternate. Boat Trailer spaces are not included in inventory.

Public Parking Summary:

	On-Street and Public Off-Street Spaces Proposed	On-Street and Public Off-Street Spaces + Landbanked
East:		
Garvies Pt Rd	72	
Herb Hill, Dickson	38	
Block D	69	
Total	179	
West:		
Garvies Pt Rd	95	
Roads D and Garvies Point Park	71	130
Total	166	
All Garvies Pt Rd	167	
All public on-street parking	205	205
All public off-street parking	140	199
All public parking	345	404

APPENDIX – BLOCK D PARKING SITE PLAN UPDATE (10/19/23)



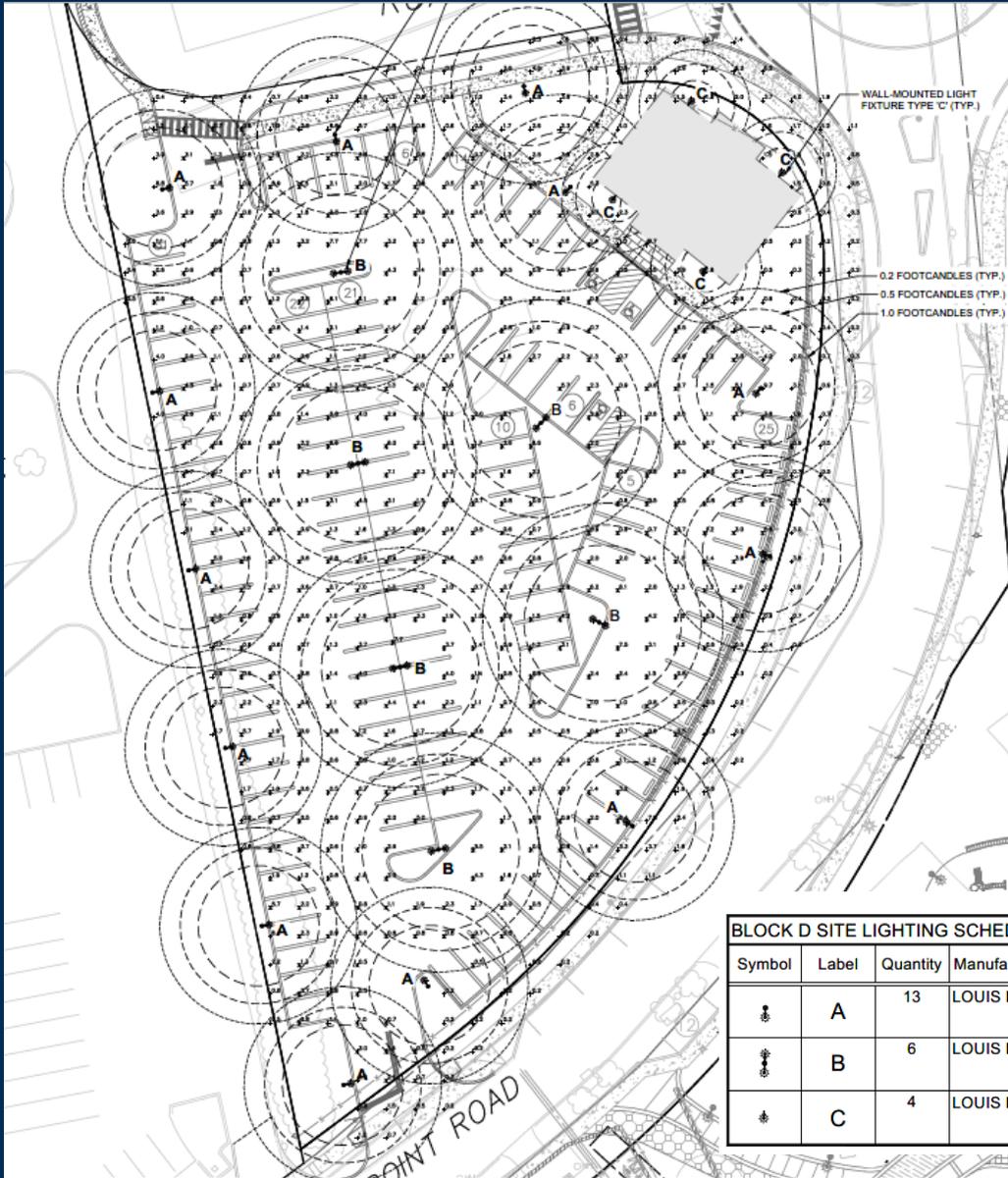
APPENDIX – BLOCK E LANDSCAPING RAIN GARDEN UPDATE (10/19/23)



WEST PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
5	AMELANCHER CANADENSIS	AMELANCHER CANADENSIS	8'-10' HT.
5	AMELANCHER 'AUTUMN BRILLIANCE'	AMELANCHER 'AUTUMN BRILLIANCE'	8'-10' HT.
10	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8'-10' HT.
7	CLUMP RIVER BIRCH	BETULA NIGRA	8'-10' HT.
2	RED MAPLE 'OCTOBER GLORY'	ACER RUBRUM 'OCTOBER GLORY'	3-3.5' CAL.
13	WHITE PIN OAK	QUERCUS PALUSTRIS	3-3.5' CAL.
SHRUBS			
150	ILEX GLABRA 'DENSE'	ILEX GLABRA 'DENSE'	2-2.5' HT.
19	ILEX VERTICILLATA	ILEX VERTICILLATA	2-2.5' HT.
29	SUMMERSWEET	CLETHRA ALNIFOLIA	2-2.5' HT.
95	NORTHERN BAYBERRY	MYRICA PENNSYLVANICA	3-4' HT.
PERENNIALS, GRASSES & GROUNDCOVERS			
854	BLACK EYED SUSAN	RUDEBECKIA FULGIDA	1 GAL.
300	IRIS VERSICOLOR	IRIS VERSICOLOR	1 GAL.
136	JUNCUS SSP.	JUNCUS SSP.	1 GAL.
2,266	LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM	3 GAL.
1,010	SWITCHGRASS	PANICUM VIRGATUM	3 GAL.
1,997	PURPLE LOVE GRASS	ERAGROSTIS PECTINACEA	1 GAL.
195	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL.
400	SWEET FLAG	ACORUS CALAMUS	1 GAL.

APPENDIX – BLOCK D LIGHTING PLAN (10/19/23)



STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	1.60 fc	7.70 fc	0.50 fc	15.3:1	3.2:1
Sidewalks	1.50 fc	6.00 fc	0.30 fc	20.0:1	5.0:1

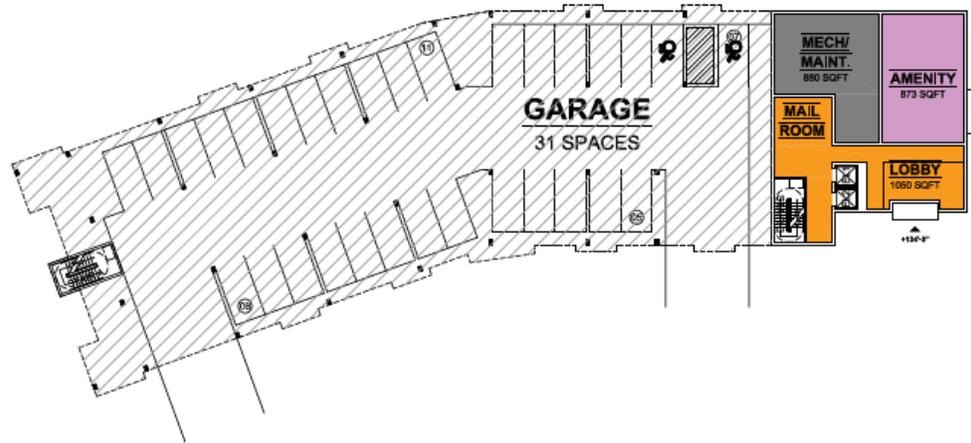
NOTE:
1. LIGHT PHOTOMETRY AND CALCULATIONS FOR ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

BLOCK D SITE LIGHTING SCHEDULE										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	A	13	LOUIS POULSEN	NYP/59W LED/4000K/120-277V/ WHITE/TRIDIM 0-10V/ RSA-5"-125'-15'/WHT	LED POLE-MOUNTED LUMINAIRE-SINGLE FINISH: WHITE, TEMPERATURE: 4000 K	LED	16'	8,053	0.9	59
⊕	B	6	LOUIS POULSEN	NYP/59W LED/4000K/120-277V/ WHITE/TRIDIM 0-10V/TWIN/ RSA-5"-125'-15'/WHT	LED POLE-MOUNTED LUMINAIRE-TWIN FINISH: WHITE, TEMPERATURE: 4000 K	LED	16'	8,053	0.9	59
⊕	C	4	LOUIS POULSEN	NYH-W/A-19/MEDIUM/120V/WHITE/ 4000K	LED WALL-MOUNTED LUMINAIRE COLOR: WHITE, TEMPERATURE: 4000 K	LED	12'	1,239	0.9	15

APPENDIX – BLOCK F PARKING LEVEL PLAN UPDATE (10/19/23)

UNIT MIX				
PARKING LEVEL	ONE BED	TWO BED	THREE BED	TOTAL
PARKING LEVEL 00	00	00	00	00
FIRST LEVEL 01	08	02	02	11
SECOND LEVEL 03	10	02	02	15
THIRD LEVEL 03	10	02	02	15
FOURTH LEVEL 03	10	02	02	15
TOTAL	10	38	08	56

BUILDING GSF	
	SQFT
LOBBY LEVEL	03,383
GARAGE ONLY (14,510)	
FIRST LEVEL	16,767
SECOND LEVEL	17,038
THIRD FLOOR	17,038
FOURTH LEVEL	17,038
TOTAL	71,264



BHC
ARCHITECTS



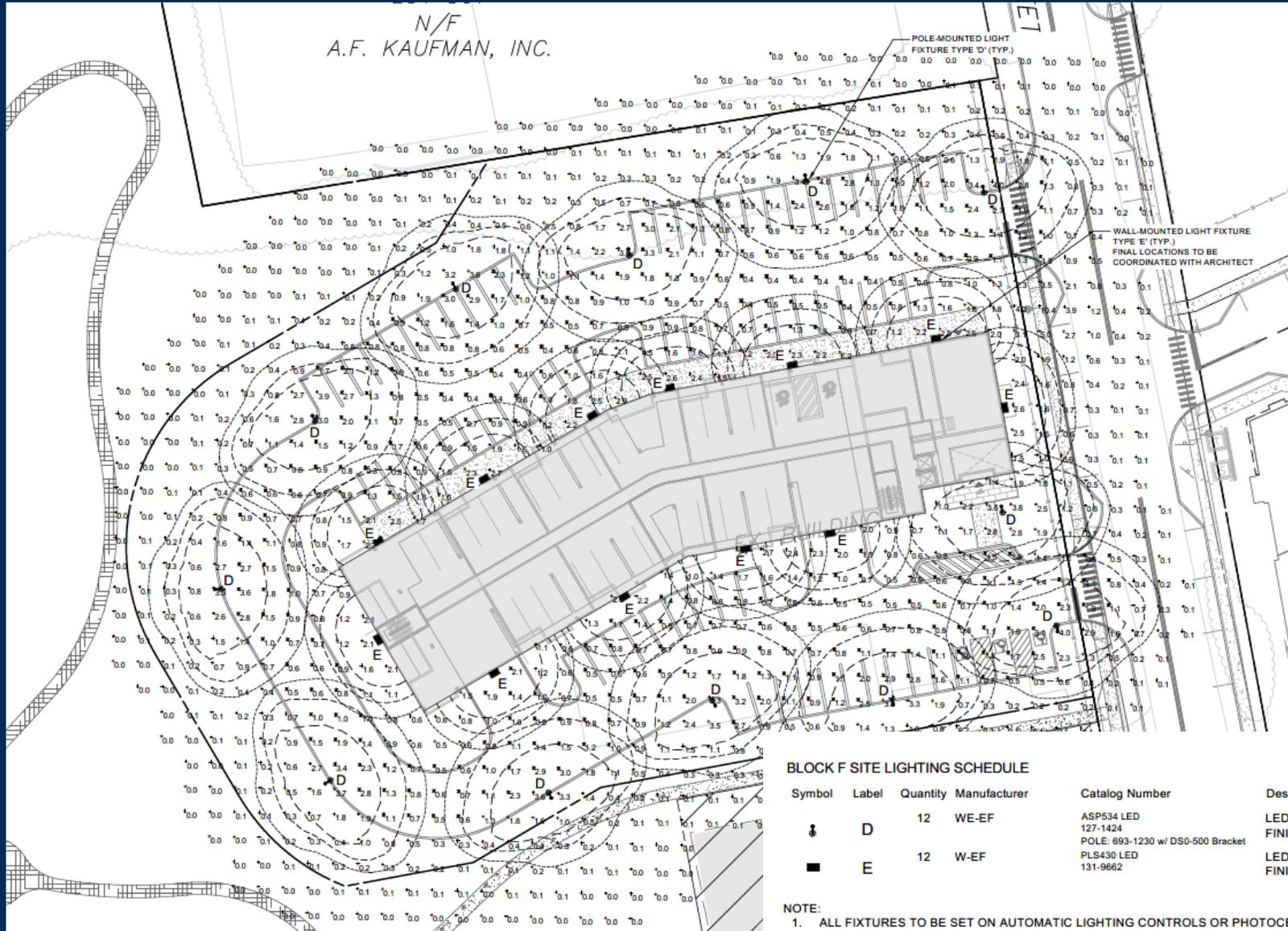
PARKING LEVEL

GARVIES POINT - PARCEL 'F'
DICKSON STREET, GLEN COVE, NY
2023.10.10

GGV

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APPENDIX – BLOCK F LIGHTING PLAN (10/19/23)



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	1.20 fc	4.00 fc	0.40 fc	10.0:1	3.0:1
Sidewalks	1.90 fc	2.70 fc	0.70 fc	3.9:1	2.7:1

NOTE:
1. LIGHT PHOTOMETRY AND CALCULATIONS FOR ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

BLOCK F SITE LIGHTING SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lumens Per Lamp	Light Loss Factor	Wattage
⬇	D	12	WE-EF	ASP534 LED 127-1424 POLE: 693-1230 w/ DS0-500 Bracket	LED POLE-MOUNTED LUMINAIRE-SINGLE FINISH: BLACK, TEMPERATURE: 4000 K	LED	16'	5,026	0.9	54
■	E	12	W-EF	PLS430 LED 131-9662	LED WALL-MOUNTED LUMINAIRE FINISH: BLACK, TEMPERATURE: 4000 K	LED	15'	2,877	0.9	41

NOTE:
1. ALL FIXTURES TO BE SET ON AUTOMATIC LIGHTING CONTROLS OR PHOTOCCELL OPERATIONS FOR DUSK TO DAWN LIGHTING AND DIMMING CAPABILITIES.

APPENDIX – BLOCKS D & E LANDSCAPE RENDERED PLAN



APPENDIX – BLOCK D RETAIL KIOSK RENDERING 1



View from Roundabout

APPENDIX – BLOCK D RETAIL KIOSK RENDERING 2



View from Simpkins Park / Playground

APPENDIX – BLOCK D RETAIL KIOSK RENDERING 3



View in Block D Parking Lot

THANK YOU
