



## **Developing Long Island: Garvies Point and Village Square**

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Glen Cove, NY The Glen Cove Community Development Agency (CDA) and Industrial Development Agency (IDA) have been capitalizing on the momentum of successfully implementing mixed-use redevelopment projects at the Glen Cove Creek Waterfront (Garvies Point) and downtown (Village Square), infusing over a billion dollars of public-private partnership, including over 1,200 residential units, over 28 acres of public amenities and open space, and the opening of new ground floor businesses. 55 of the units developed so far at the waterfront are affordable rental housing units at The Green, with 56 affordable condominium units planned for the next phase of the overall Garvies Point project.

Glen Cove's population grew by more than 5% from 2010 to 2020, primarily a result of these projects. In July 2024, the Glen Cove City Council unanimously adopted the City of Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements, built on a foundation of robust public support. The comprehensive plan recommends increasing opportunities for planned unit development at the waterfront and in early 2025, the Glen Cove City Council approved zoning changes that support the redevelopment of over 15 acres of brownfields at the former Konica Minolta industrial site, which will augment the over three decades of brownfield clean-up and redevelopment of 56 acres achieved at Garvies Point. The adopted zoning amendments at the Waterfront incentivize affordable and workforce housing, as well as housing for seniors and first responders. In the words of chairperson Pamela Panzenbeck (also city mayor), "The transformation we're seeing at the Waterfront and downtown reflects a bold vision for Glen Cove. Looking ahead,

Glen Cove is poised to lead the way in smart growth, turning challenges like brownfields into opportunities that will benefit generations to come — we're not just growing, we're redefining what a modern city can be and building a community where families will choose to put down roots." Glen Cove is continuing to move forward!

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