

CITY OF GLEN COVE

MINUTES

CITY COUNCIL MEETING

JANUARY 13, 2026

Mayor Panzenbeck called the meeting to order at 7:30 p.m. and asked Ryan Montasano to lead those assembled in the Pledge of Allegiance.

PRESENT: Mayor Panzenbeck, Councilpersons Zozzaro, Perrone, Farnan, Fugazy Scagliola, Ktistakis and Maccarone

ABSENT: None

ALSO PRESENT: City Attorney, Tip Henderson and City Clerk, Tina Pemberton

PUBLIC HEARING:

To discuss entering into a renewal franchise agreement with Cablevision Systems Long Island Corp.

Mayor Panzenbeck stated:

“I move to close tonight’s Public Hearing”.

Councilman Farnan seconded the motion.

The motion was unanimously approved.

Mayor Panzenbeck moved that the Minutes of December 23, 2025 be approved and adopted.

Councilman Ktistakis seconded the motion.

The motion was adopted by a vote of six (6) ayes and one (1) abstention, with Councilman Perrone abstaining.

Mayor Panzenbeck moved that the Minutes of January 1, 2026 be approved and adopted.

Councilman Ktistakis seconded the motion.

The motion was unanimously adopted.

Mayor Panzenbeck moved that the Warrants be approved as paid:

Payroll	12/31/2025	A	General Fund		\$0.00
		F	Water Fund		
		DEC OT	A	General Fund	\$0.00
			F	Water Fund	
Warrant	2601	A	General Fund	\$466,102.55	\$472,142.55
		F	Water Fund	\$6,040.00	
		H	Capital Fund		
		MS	Insurance		
		TA	Agency		
		TE	Trust		
Virtual		A	General Fund		\$0.00

F	Water Fund
H	Capital Fund
TA	Agency

Utilities	A	General Fund	\$0.00
	F	Water Fund	
	H	Capital Fund	
	TE	Trust	
Wires	A	General Fund	\$0.00
	F	Water Fund	
	H	Capital Fund	
	TE	Trust	

Other

Date:	Vendor:	Reason:	Amount:
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Councilwoman Fugazy Scagliola seconded the motion.
The motion was unanimously adopted.

Mayor Panzenbeck stated:

“I move to amend language of Local Law 6A to:”

Local Law 6A

WHEREAS, in June 2023, Cedar Swamp Developers, LLC, (“Cedar Swamp”) made application to the City Council for a change of zone permitting a transit-oriented mixed-use development on the south side of the Glen Street railroad station; and

WHEREAS, on January 12, 2024, the City Council referred Cedar Swamp’s application to the Planning Board for a recommendation on Cedar Swamp’s application for a change of zone; and

WHEREAS, on May 7, 2024, the Planning Board made its recommendation to the City Council suggesting consideration of modifications to the change of zone application; and

WHEREAS, in June 2024, Cedar Swamp submitted a revised change of zone application for a transit-oriented mixed use development; and

WHEREAS, as part of its change of zone application, Cedar Swamp offered the City Council community benefits in an amount of \$750,000 to address infrastructure issues facing the City including, among other things, water infrastructure impacted by the proposed project; and

WHEREAS, upon reviewing the May 7, 2024 recommendation of the Planning Board, the relevant portions of the City’s 2024 adopted Comprehensive Plan and Cedar Swamp’s revised change of zone application and offer of community benefits, and after holding a public hearing on a proposed change of zone on December 10th and December 23rd, 2024;

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby adopts Local Law 01-2026, amending the I-2 zoning district designation of the MTA park and ride on the south side of the MTA railroad right-of-way along the west side of Cedar Swamp Road and the first two tax lots south of the MTA railroad right-of-way along the west side of Cedar Swamp Road, which lots are identified on the Nassau County Land and Tax Map as Section 21, Block H, Lots 264 and 312, adding these lands to the Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON) District, and amending the text of §280-73.4 (Orchard Neighborhood Redevelopment Incentive Overlay [RIO-ON] District) of the Code of the City of Glen Cove to add a new use identified as, “Glen Street Station Transit Oriented Development” (TOD)

providing for mixed-use commercial and residential structures by special use permit of the City Planning Board.

(See Attached Local Law 01 -2026); and

BE IT FURTHER RESOLVED, the City is hereby authorized to accept the community benefits offer from Cedar Swamp in the amount of \$750,000 as set forth in a formal letter from its counsel, Kathleen Deegan Dickson, dated January 9, 2026, which sum is to be deposited into the City's general fund, and no building permits shall issue in furtherance of Cedar Swamp's proposal until the community benefits have been received.

Councilman Farnan seconded the motion.

Motion was adopted by a vote of six (6) ayes and one nay, with Councilman Zozzaro voting nay.

Mayor Panzenbeck offered Resolution 8A and moved for its adoption.

Resolution 8A

617.12 (b)
State Environmental Quality Review (SEQR)
Resolution Adopting EAF Parts 2 and 3, Adopting Negative Declaration and Authorizing
Filing of Same

Name of Action: Glen St Station Local Law

Whereas, the City of Glen Cove proposes a local law to implement a recommendation of the City's 2024 Smart Growth Comprehensive Plan to allow Transit Oriented Development near the Glen Street Train Station. The local law enlarges the boundaries of the Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON) District to include the area between the current RIO-ON and the Glen Street Station. The local law also provides for Transit Oriented Development as a new incentive use by special use permit of the Planning Board in the RIO-ON District; and

Whereas, the City Council has prepared a Full Environmental Assessment Form Part 1 detailing the relevant provisions of the proposed local law and received draft EAF Parts 2 and 3 prepared by its Professional Planner, Maximilian Stach, AICP of Nelson Pope Voorhis (hereafter, "NPV") on or about November 22, 2024; and

Whereas, the City Council has considered its Full Environmental Assessment Form (EAF) Part 1 for the action, the draft EAF Parts 2 and 3 prepared by its Professional Planner as well its adopted 2024 City of Glen Cove Smart Growth Comprehensive Plan with Sustainability Element and the Generic Environmental Impact Statement and Environmental Findings Statement for same; and

Whereas, by letter dated November 7, 2024, the City Council transmitted the proposed local law to the Nassau County Planning Commission pursuant to General Municipal Law 239-1 and -m; and

Whereas, the Nassau County Planning Commission responded to the City's notice on December 12, 2024, recommending the action for local determination;

Whereas, on or about December 12, 2025 NPV submitted revised and edited SEQR materials (including a draft revised Part 2, draft Part 3, draft Part 3 attachment, and draft Negative Declaration) in response to the Council's adjustment of the regulations incorporating a minor increase in maximum residential density from 50 to 55 units per acre with up to a 10% density bonus (where 75% of units are affordable), concluding that such increase did not effect the Planner's earlier determination that a significant adverse impact was unlikely to result; and

Now, therefore, be it resolved, the City Council for the City of Glen Cove hereby declares itself as lead agency, there being no other agencies involved in the action; and

Be it further resolved, the City Council classifies this action as Type 1; and

Be it further resolved, the City Council adopts the EAF Part 2 as prepared by the City's Professional Planner, which identifies the following areas of environmental concern:

- Impact on Groundwater; and
- Impact on Aesthetic Resources; and
- Impact on Transportation; and

Be it further resolved, the City Council adopts the EAF Part 3 as prepared by its Professional Planner, which sets forth the City Council's assessment of the likely magnitude of impacts, the geographic scope of impacts, the duration of impacts, the probability of impacts occurring, the number of people affected by potential project impacts and other relevant considerations of environmental consequences that are likely to occur as a result of the action; and

Be it further resolved, that based upon the EAF Part 3 and other relevant project submissions, the City Council hereby adopts a Negative Declaration of Environmental Significance indicating that significant adverse environmental impacts are unlikely and that an Environmental Impact Statement shall not be required; and

Be it further resolved, the City Council authorizes the Mayor to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action, including the filing of the Negative Declaration in the City Clerk's office and publishing of notice in the Environmental Notice Bulletin.

Councilman Farnan seconded the motion.

Councilman Perrone stated:

"I move to table Resolution 8A."

Councilman Zozzaro seconded the motion.

Motion was defeated by a vote of two (2) ayes and five (5) nays, with Councilpersons Farnan, Fugazy Scagliola, Ktistakis, Maccarone and Mayor Panzenbeck voting nay.

Resolution 8A was adopted by a vote of four (4) ayes and three (3) nays with Councilpersons Zozzaro, Perrone and Fugazy Scagliola voting nay.

Mayor Panzenbeck offered Local Law 6A and moved for its adoption.

Local Law 6A

WHEREAS, in June 2023, Cedar Swamp Developers, LLC, ("Cedar Swamp") made application to the City Council for a change of zone permitting a transit-oriented mixed-use development on the south side of the Glen Street railroad station; and

WHEREAS, on January 12, 2024, the City Council referred Cedar Swamp's application to the Planning Board for a recommendation on Cedar Swamp's application for a change of zone; and

WHEREAS, on May 7, 2024, the Planning Board made its recommendation to the City Council suggesting consideration of modifications to the change of zone application; and

WHEREAS, in June 2024, Cedar Swamp submitted a revised change of zone application for a transit-oriented mixed use development; and

WHEREAS, as part of its change of zone application, Cedar Swamp offered the City Council community benefits in an amount of \$750,000 to address infrastructure issues facing the City including, among other things, water infrastructure impacted by the proposed project; and

WHEREAS, upon reviewing the May 7, 2024 recommendation of the Planning Board, the relevant portions of the City's 2024 adopted Comprehensive Plan and Cedar Swamp's revised change of zone application and offer of community benefits, and after holding a public hearing on a proposed change of zone on December 10th and December 23rd, 2024;

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby adopts Local Law 01-2026, amending the I-2 zoning district designation of the MTA park and ride on the south side of the MTA railroad right-of-way along the west side of Cedar Swamp Road and the first two tax lots south of the MTA railroad right-of-way along the west side of Cedar Swamp Road, which lots are identified on the Nassau County Land and Tax Map as Section 21, Block H, Lots 264 and 312, adding these lands to the Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON) District, and amending the text of §280-73.4 (Orchard Neighborhood Redevelopment Incentive Overlay [RIO-ON] District) of the Code of the City of Glen Cove to add a new use identified as, "Glen Street Station Transit Oriented Development" (TOD) providing for mixed-use commercial and residential structures by special use permit of the City Planning Board.

(See Attached Local Law 01 -2026); and

BE IT FURTHER RESOLVED, the City is hereby authorized to accept the community benefits offer from Cedar Swamp in the amount of \$750,000 as set forth in a formal letter from its counsel, Kathleen Deegan Dickson, dated January 9, 2026, which sum is to be deposited into the City's general fund, and no building permits shall issue in furtherance of Cedar Swamp's proposal until the community benefits have been received.

Councilman Ktistakis seconded the motion.

Local Law 6A was adopted by a vote of four (4) ayes and three (3) nays with Councilpersons Zozzaro, Perrone and Fugazy Scagliola voting nay.

Mayor Panzenbeck offered Resolutions 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N and 8O and moved for their adoption.

Resolution 8B

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE CABLEVISION FRANCHISE RENEWAL AGREEMENT BETWEEN THE CITY OF GLEN COVE AND CABLEVISION SYSTEMS LONG ISLAND CORPORATION

WHEREAS, Cablevision Systems Long Island Corp. ("Company") and the City Council of the City of Glen Cove (hereinafter the "City") have negotiated a renewal of the existing Franchise Agreement (hereinafter the "Renewal Agreement"); and

WHEREAS, pursuant to the City Chapter §C7-5 on December 18, 2025, December 25, 2025 and January 1, 2026, a legal notice was published in the Glen Cove Herald Gazette, the City's official newspaper, in reference to a public hearing on the Renewal Agreement scheduled to be held on January 13, 2026, at 7:30 P.M. at City Hall, 9 Glen Street, Glen Cove, N.Y.; and

WHEREAS, the City Council conducted a public hearing on January 13, 2026, at 7:30 P.M. at City Hall, 9 Glen Street, Glen Cove, N.Y., to consider the Renewal Agreement and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Renewal Agreement, or any part thereof; and

WHEREAS, pursuant to Part 617 of the implementing regulations pertaining to Article 8, (State Environmental Quality Review Act) (SEQR), it has been determined by the City Council that entering into the proposed Agreement does not require an environmental review.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Glen Cove

authorizes the Mayor of the City of Glen Cove to sign the Franchise Renewal Agreement between the City of Glen Cove and Cablevision Services Long Island Corporation for a term of ten (10) years commencing the “effective date” which is defined in the Renewal Agreement as the date the Renewal Agreement is granted a certificate of confirmation by the New York State Public Service Commission.

This Resolution shall take effect immediately.

Resolution 8C

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to enter into an agreement with New York State for the acceptance of an award in the total amount of \$10,320 for the City of Glen Cove Police Department's participation in the statewide Police Traffic Services Program.

Resolution 8D

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to accept Amendment No. 6 and the sum of \$340,000 as awarded by the County of Nassau Department of Human Services Office for the Aging, for our Title IIIB and Title IIIC-1 of the Older Americans Act Programs for Contract CQHS2000008 for the funding period of January 1, 2026 through December 31, 2026.

Funding: A7030-43801	Title III-B Transportation	\$130,000
Funding: A7030-43802	Title III-C-1 Nutrition	\$210,000

Resolution 8E

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to enter into annual agreements with various contractors for Senior Center, effective January 1, 2026 through December 31, 2026.

(CR/SC) (Proposed by Mayor Panzenbeck)

Sherri Meagher	Social Work Services for Senior Center
Funding: A7030-55438 (CDA) \$11,000	
Funding: A7030-55438 (City) \$13,428	
Funding: A7030-55439 (SAGE) \$13,428	\$37,856 Total

Resolution 8F

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to enter into an agreement with SingFit Prime, an online Musical Health Program, for the Senior Center Adult Day Program to participate, at a total cost of \$1,265, with dates to be determined in 2026.

Funding: A7035-55438 \$695 (NYSOFA)
A7035-55439 \$570 (SAGE)

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Resolution 8G

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to enter into an agreement with Law Office of Vincent Toomey, as special labor counsel for purposes of representing the City's interests in collective bargaining with PBA Union contract negotiations, with fees of \$330 per hour for partner time, \$250 per hour for associate attorney time and \$125, per hour for paralegal time.

Funding: A1420-55492

Resolution 8H

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to bind a municipal liability insurance policy with U.S. Specialty Insurance Company for certain coverages including general liability, law enforcement, public officials, employment practices, auto liability and excess liability at an annual premium amount of \$338,064 to be paid quarterly, effective for the period January 13, 2026 through January 13, 2027.

Funding: A1910-55950

Resolution 8I

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to accept the New York State Edward Byrne Memorial Justice Assistance Grant from the Bureau of Justice Assistance in the amount of \$39,120.00

Funding: H3120-52220-2403

Resolution 8J

BE IT RESOLVED, that the City Council hereby amends the Private Pay Policy and Suggested Voluntary Contribution pay structure for the Senior Center Adult Day Program adopted April 22, 2025, to provide that commencing January 14, 2026, newly enrolled participants in the Program will agree to an \$80/day fee billable to the participant's caregiver, and commencing May 1, 2026, all Program participants will agree to the same \$80/day fee billable to the participant's caregiver, additionally, the Program shall no longer have a Suggested Voluntary Contribution pay structure, and all fees shall be due monthly.

Resolution 8K

BE IT RESOLVED, that the City Council hereby approves Budget Transfers and Amendments as submitted and reviewed by the City Controller.

(See Attached)

Resolution 8L

BE IT RESOLVED, that the City Council hereby authorizes Deputy Chief Pietro DiMaggio and Lt. Brian Miller to attend the Command & Leadership Seminar in Valhalla, NY, at a cost of \$2,090.00

Funding: A3120-55442 & A3120-55441

Resolution 8M

BE IT RESOLVED, that the City Council hereby authorizes Chief Christopher Ortiz and Deputy Chief Pietro DiMaggio to attend the NYS Association Chiefs of Police Annual Training Conference in Lake Placid, NY, at a cost of \$2,774.00.

Funding: A3120-55442 & A3120-55441

Resolution 8N

BE IT RESOLVED, that the City Council hereby authorize employees of the Senior Center Adult Day Program to participate in Post - Acute Care Learning & Performance Solutions Training as provided through Relias LLC, at a total cost of \$1,095.79, with dates to be determined in 2026.

Funding: A7035-55442

Resolution 8O

BE IT RESOLVED, that the City Council hereby authorizes Tribute and Honor Foundation to erect twenty (20) lawn signs from January 24, 2026 through February 7, 2026, to advertise their annual "Tribute and Honor Awards" event.

Councilwoman Fugazy Scagliola seconded the motion.
Resolutions 8B, 8C, 8D, 8E, 8F, 8H, 8I, 8J, 8K, 8L, 8M, 8N and 8O were unanimously adopted.
Resolution 8G was adopted by a vote of six (6) ayes and one (1) nay, with Councilman Zozzaro voting nay.

Mayor Panzenbeck offered Resolution 9A and moved for its adoption.

Resolution 9A

BE IT RESOLVED, that Izaiha Jorge is hereby appointed as a part-time Youth Service Worker with Youth Services and Recreation at \$15.00 per hour effective January 14, 2026.

Funding: A7055-51120

Councilman Ktistakis seconded the motion.
Resolution 9A was unanimously adopted.

Mayor Panzenbeck offered Resolution 10A, 10B and 10C, and moved for their adoption.

Resolution 10A

BE IT RESOLVED, that the City Council hereby appoints the following persons to the Glen Cove Local Economic Assistance Corporation (GCLEAC), effective January 1, 2026 through December 31, 2026:

Pamela D. Panzenbeck
John Fielding
James J. Cappiello
David Jimenez
Thomas Scott
Lisa Travatello
Peter McCarthy

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Resolution 10B

BE IT RESOLVED, that the City Council hereby appoints the following persons to the Community Development Agency (CDA), for a term effective January 1, 2026 through December 31, 2026:

Pamela D. Panzenbeck
Nelson Rivera
Francine Koehler
Danielle Willis
Gigi Ferrante
Rocco Totino
Diane Bruschini

Resolution 10C

BE IT RESOLVED, that the City Council hereby appoints the following persons to the Planning Board for a term effective January 1, 2026 through December 31, 2028:

James Greenberg
Richard Maccarone
Ellen Pantazakos

Councilman Ktistakis seconded the motion.
Resolutions 10A and 10B were unanimously adopted.
Resolution 10C was adopted by a vote of six (6) ayes and one (1) abstention, with Councilman Maccarone abstaining.

There being no further business before the City Council, Mayor Panzenbeck moved to adjourn the meeting.

Councilman Ktistakis seconded the motion.

The motion was unanimously adopted, and the meeting adjourned at 10:00 p.m.

Tina Pemberton
City Clerk