

# VISION LONG ISLAND SMART TALK

September 23rd - 29th, 2017



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## Glen Cove Revitalization Advances as RXR Purchases Final Parcel



Glen Cove downtown revitalization reaches a pinnacle moment as RXR obtains last parcel necessary to begin construction. This comes just shortly after demolition to the rest of the site began earlier this month. The Village Square project in downtown Glen Cove is finally moving forward thankfully without the need for eminent domain. The project formerly known as the Piazza was planned and approved by the Jobco Organization and then sold to RXR.

RXR had acquired all but one parcel necessary to gain full control of the 2.5-acre site. The rest of the four-building office and retail complex that is part of the project, has sat mostly vacant and fenced off for years. The missing parcel belonged to All Island Real Estate Holdings LLC which is owned by Dr. Joseph Onorato. Dr Onorato was reluctant to turn over the property because it is also home to his own dermatology and plastic-surgery practice that had been on the parcel for nearly a decade. He expressed his concerns for his business as being in the heart of the downtown added convenience for his patient base.

RXR was able to negotiate an arrangement with All Island where they would cover the costs of his temporary relocation to a nearby space and return to the site once the project was complete. This was a much more enticing offer for Dr. Onorato, unlike eminent domain which was considered as a solution to move forward for a similar project at that site by the previous developer. Dr. Onorato called his agreement with RXR a “fair solution”.

Also, on the same day as demolition begin, the Glen Cove planning board unanimously approved an amended site plan for Village Square. The amended plan includes 146 apartments in a single four- to five-story building, with about 15,600 square feet of retail space at ground level and a 16,000-square-foot public plaza to be deeded to the city and used for concerts, holiday celebrations and other events.

Mayor Reggie Spinello spoke to the project’s recent advancements saying , “Ten years in the making, this project is very important — obviously it’s the basis for the revitalization of the downtown...This is another great step for Glen Cove”.

Vision supported the project at numerous public hearings and it also received a Smart Growth Award. This pending mixed use development and plaza space will truly revitalize Glen Cove’s business district and we are happy to see it moving forward.

For more on this story, visit [Newsday](#) or the [LI Herald](#).