

# CASE IN POINT: Garvies Point



In 2008, PS&S got involved with the Garvies Point (formerly known as Glen Isle) project, a site located along the Glen Cove Creek and Hempstead Harbor on Long Island's North Shore. The firm provided comprehensive civil/site services for the Environmental Impact Statement phase of the 56-acre waterfront redevelopment project. The subject site is a former Brownfield which was heavily contaminated over many years. The very companies that had been vital to the area's economic and industrial prosperity had, over time, done tremendous damage to the area's natural environment. But the city of Glen Cove had a dream. That dream was to take an abandoned and polluted waterfront and return it to the people of Glen Cove.

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Now, six years after the Long Island office secured this project, PS&S continues to work with the project's developers on this massive job, providing site/civil and surveying services for this redevelopment project. The financial crisis, a change in ownership and the approval process caused major delays, but now the owners and developers are aiming for a 2015 groundbreaking for a job that will take seven to ten years to complete.

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“This is a very complex project,” said Patti Ruskan, the site’s project manager. Patti, who was recently promoted to company Principal and Civil Engineering Vice President, is deeply invested in the success of this project.



“Incorporating the latest Smart Growth principles into the project design was crucial. The Best Management Practices applied to the design of this project include green roofs, landscaped open spaces, dry wells, infiltration basins and rain gardens. This design will meet all applicable regulatory requirements.” The PS&S project team is also working with the city of Glen Cove on the design of the adjacent and integrated Garvies Point Road Reconstruction Project, which includes significant infrastructure design and coordination in order to maintain services to the existing properties during construction while upgrading the infrastructure to accommodate the proposed redevelopment project.



“The idea is to have this beautiful village within a city,” said PS&S Principal Keith Samaroo. “It’s what many towns are striving for – a walkable downtown with something for everyone.” The waterfront property is proposed to be a mixed-use development including public-accessible open space, public parks, bicycle/pedestrian connectors, new intermodal transit connection, a

luxury hotel with conference center, residential units, office space, cultural uses, retail space, restaurants, new marina slips and a new waterfront esplanade and boardwalk.

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