

Reginald A. Spinello
Mayor

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CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, NY 11542-4106

August 8, 2014

TO: BOARD OF ZONING APPEALS
FROM: LOIS STEMCOSKY
SUBJ: MEETING ON THURSDAY, AUGUST 21, 2014 AT
7:30 p.m. AT COUNCIL CHAMBERS

A. PUBLIC HEARINGS (see attached notice)

CASE #5-2014 - THOMAS R. FLYNN
4 Flower Lane

CASE #6-2014 - MANILU HOLDINGS CORP.
73 Cedar Swamp Road

B. RESERVED DECISIONS -

CASE #2-2014 - CIRIACO & ANTONETTA GENUA
3 Frost Pond Road

CASE #3-2014 - 100 SEA CLIFF AVENUE
100 Sea Cliff Avenue

CASE #4-2014 - YOUNG ADULT INSTITUTE
18 Lamarcus Avenue

cc: Mayor Reginald Spinello
John M. Chase, Esq.
Richard Summa, DBD

CITY OF GLEN COVE
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Board of Zoning Appeals on Thursday, August 21, 2014, at 7:30 p.m., at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, N.Y., when all interested persons will be given an opportunity to express their views on the following applications:

Case #5-2014 - THOMAS R. FLYNN -

Applicant proposes to construct a rear roofed over addition for a patio cover at 4 Flower Lane, Glen Cove, N.Y., as shown on the Nassau County Land & Tax Map as Section 31, Block 60, Lot 22, and exceeds the allowable lot coverage permitted in the R-3A Single Family Residence District.

Case #6-2014 - MANILU HOLDINGS CORP. -

Applicant proposes to construct a one-story, 2,500 s.f. convenience store at 73 Cedar Swamp Road, Glen Cove, N.Y., as shown on the Nassau County Land & Tax Map as Section 22, Block 20, Lots 6&7, lying within the B-2 Peripheral Commercial District and denied for proposed signage as follows:

- (1) One sign with less than the required distance from the front property line.
- (2) Two illuminated directional signs containing proprietor logo with less than the required minimum distance from front and side property lines and only one such sign is permitted by Code.
- (3) One wall sign to be illuminated for more than the permitted amount of hours per day; and

Applicant has not provided any off street loading area for the proposed use where one loading space is required at a minimum.

Dated; August 7, 2014

BY ORDER OF THE BOARD OF
ZONING APPEALS OF THE
CITY OF GLEN COVE
STUART GROSSMAN, CHAIRMAN