Timothy Tenke
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CITY OF GLEN COVE

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

TO: BOARD OF ZONING APPEALS

DATE: JULY 11, 2019

SUBJECT: MEETING ON THURSDAY, July 18, 2019
AT 7:30 P.M. AT COUNCIL CHAMBERS, CITY HALL

FROM: ROSA RIZZO

PUBLIC HEARINGS

CASE # 13 - 2019 12 Lincoln Place, Glen Cove, NY
Rose Militano c/o Peter Morra, Esq.

CASE # 12– 2019 12 Valley Road, Glen Cove, NY
John Paul Foschi

CASE # 11 – 2019 4 St. Rocco Place, Glen Cove, NY
Giovanni Sachetta

Cc: Mayor Timothy Tenke
John Chase, Esq.
Richard Summa, DBD

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

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Zoning Board of Appeals on Thursday, July 18, 2019 at 7:30 p.m. at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, New York, when all interested persons will be given an opportunity to express their views.

CASE # 13 12 Lincoln Place, Glen Cove, NY

The hearing will be on the application of Rose Militano residing at 12 Lincoln Place, Glen Cove N.Y. which seeks Variances from Sections 280-30 and 280-58 (B)(5) of the Glen Cove Zoning Code to maintain an existing exterior wood staircase with less than the required rear yard setback. Applicant is proposing a rear yard setback of 5'3" feet where 30' feet is the minimum required. The subject property is located 12 Lincoln Place, Glen Cove, N.Y., designated on the Nassau County Land & Tax Map as Section 31, Block 15, Lot 115. The property is located in the City's R3-A One Family Residence District.

CASE # 12 18 Valley Road, Glen Cove, NY

The application of John Paul Foschi, residing at 18 Valley Road, Glen Cove, N.Y. which seeks a Variance from Section 280-30 (A) of the City Code to alter a nonconforming building in such a manner as to increase its nonconformance by adding to the footprint. Applicant is proposing a 200 sq.ft. rear addition to the existing dwelling on a lot with 21,786 sq. ft. where the minimum lot area is 2 acres (80,000 sq. ft). in the R1-A Two Acre Residence District. The subject property is designated on the Nassau County Land & Tax Map as Section 31, Block 31, Lot 5.

CASE # 11 St. Rocco's Bakery

The hearing will be on the application of Giovanni Sacchetta, owner of St. Rocco's Bakery located at 4 St. Rocco's Place Glen Cove, N.Y. Said property is designated as Section 22, Block 2, Lots 246 & 247 on the Land and Tax Map of Nassau County and located in the City's R-4 One & Two-Family Residence District.

Applicant seeks the following permit and variances for said property:

1) Permit pursuant to Section 280-30 of the City Code to alter a pre-existing nonconforming commercial bakery in a residential district by increasing the footprint of the non-conforming building;

2) Variance from Section 280-59(B)(7) of the City Code to allow for a rear yard setback for the principal building of 12'6" where the minimum required setback is 30 feet;

3) Variance from Section 280-59(B)(12) of the City Code to allow for coverage of 3,535 sq. ft. for the principal use where the maximum permitted coverage is 2,498 sq. ft.;

4) Variance from Section 280-59(D)(4) of the City Code to allow for one trellis gazebo only to be 15 feet and 10 feet from the respective front property lines and for a second trellis gazebo only to be 15 feet from the front property line where the minimum required distance to the front property line is 65 feet.;

5) Variance from Section 280-45(N)(1) of the City Code to allow for 3,143 sq. ft. (31.5%) of paved coverage where the maximum permitted coverage is 1998.6 sq. ft. (20%); and

6) Variance from Section 280-59(F) of the City Code to allow for only 13 parking spaces where the minimum required off-street parking spaces is 23 spaces.

The above applications are on file at the City offices located at 9 Glen Street, Glen Cove, NY where it may be seen during regular business hours of the usual business days until the time of the hearing.

Dated:
JULY 11, 2019

BY ORDER OF THE BOARD OF ZONING APPEALS
OF THE CITY OF GLEN COVE
TERI MOSCHETTA, CHAIRPERSON