Timothy Tenke
Mayor

Phone: (516) 676-2000
Fax: (516) 676-0108
www.glencove-li.us

CITY OF GLEN COVE

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

TO: BOARD OF ZONING APPEALS

SUBJECT: MEETING ON THURSDAY, May 16, 2019
AT 7:30 P.M. AT COUNCIL CHAMBERS, CITY HALL

FROM: ROSA RIZZO

PUBLIC HEARINGS

CASE # 7 - 2019 12 Putnam Avenue, Glen Cove
Drew Chandler

CASE # 8 – 2019 125 Duck Pond Road, Glen Cove
James and Veronica Beard

CASE # 9 – 2019 116 Elm Avenue, Glen Cove
Michael Caruso

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, May 16, 2019, at 7:30 p.m., at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, New York.

Case # 7-2019
The hearing will be on the application of Drew Chandler, which seeks Variances from Sections 280-30 (A) and 280-58 (B)(6) of the Glen Cove Zoning Code to construct a new detached two car garage with less than the required lot width and lot coverage. Having an existing lot width of 50 feet when 65 feet is required and proposing lot coverage of 21.7% (1,521sq.ft.) where 20% (1,400sq.ft.) is the maximum permitted.

The subject property is located 12 Putnam Avenue, Glen Cove, N.Y., designated on the Nassau County Land & Tax Map as Section 21, Block 256, Lot 11. The property is located in the City's R3-A One Family Residence District.

Case # 8 -2019
The hearing will be on the application of James Beard, owner of a 4.69 acre parcel of land in the City known as 125 Duck Pond Road. Said property is designated as Section 23, Block 69, Lot 58 on the Land and Tax Map of Nassau County and located in the City's R-1 One Acre Residence District.

Applicant seeks the following variances for said property: 1) Variance from Section 280-30 of the City Code to alter a nonconforming building in such a manner as to increase its nonconformance by increasing the footprint and squaring off the two sides of the building; and 2) Variance from Section 280-55 of the City Code to allow for a minimum distance to the corner side property line of approximately 26 feet with an existing nonconforming distance of 11.5 feet where a 50 foot distance is required.

Case # 9- 2019
The hearing will be on the application of Michael Caruso, residing at 14 Scott Place, Glen Cove N.Y. which seeks Variances from Sections 280-59 (B)(2)(4)(6)(7) and (13) of the Glen Cove Zoning Code to construct a new two- family dwelling on a vacant lot with less than the required minimum lot area, lot width, minimum front and rear yard setbacks. Applicant is proposing a lot area of 6,112 sq. ft where 7,500 sq. ft. is required.

The location of the new dwelling is on Elm Avenue which has a proposed lot width of 27.10 ft where the minimum lot width shall be 75 ft or the prevailing whichever is greater. The minimum front yard shall be 20 ft or the prevailing front yard setback, whichever is greater. No prevailing data been submitted for lot width and front yard setback.
Applicant is also proposing a rear yard setback of 11.5 ft when 30 ft.is the minimum required. The proposed dwelling projects outside the sky exposure plane on the East, West and South Elevations.

The property is located 116 Elm Ave, Glen Cove, N.Y., designated on the Nassau County Land & Tax Map as Section 22, Block 8-1, Lot 1-2, 072 and located in the City's R4-A One- Two Family Residence District.

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

All interested parties will be given an opportunity to be heard.

Dated:
May 6, 2019

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