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June 9, 2020

City of Glen Cove Planning Board
Glen Cove City Hall
9 Glen Street
Glen Cove, New York 11542

Attn: John DiMascio, Chairman

***RE: The Villa at Glen Cove
Application for Amended Site Plan Review
Livingston Development Corp., Applicant
Section 21, Block 244, Lots 55, 60, 61, 66 and 67
Section 21, Block 38, Lots 152, 196, 202 and 203***

Dear Chairman DiMascio and Members of the Board:

Please be advised that this office is co-counsel with Patrick W. Hoebich, Esq., in representing Livingston Development Corp. and 135 Glen Cove Avenue Corp. in this matter. Livingston Development Corp. is the applicant herein, and 135 Glen Cove Avenue Corp. is the owner of the property known as Section 21, Block 244, Lots 55, 60, 61, and 66, and Section 21, Block 38, Lots 152, 196, 202 and 203, and is the owner of a vacant portion of Section 21, Block 244, Lot 67, formerly owned by the Glen Cove Boys and Girls Club at Lincoln House (the "BGC Parcel").

The enclosed amended plans are being submitted in support of an amendment to the approved site plan for the above-referenced site, which will not require any further density bonuses or waivers from the City Council. Accordingly, the applicant hereby withdraws the Planning Board application dated June 3, 2019 which sought amended site plan approval for a 216-unit rental plan to replace the previously-approved 176 unit residential plan. In addition, by letter to the City Council dated June 9, 2020 the applicant has also withdrawn the City Council application dated August 16, 2019, which sought an on-site recreational amenity bonus and a

waiver of the City's hillside protection provisions for the BGC Parcel to support the application for 216 units.

The within application seeks to amend the approved site plan for The Villa at Glen Cove ("The Villa") comprising 176 condominium units ("the Approved Plan") to permit 176-rental units as provided herein ("the Amended Plan"). Aside from the bulk reductions detailed below, the building footprints and layout of the Approved Plan are not changing.

While the unit count remains the same at 176, the Amended Plan provides, among other things, for a reduction in the number of bedrooms and a reduction in the height and number of stories of Buildings B through F. The Amended Plan will result in a net reduction of 42 bedrooms and the height of five of the six buildings (Buildings B through F) will be reduced by one or more stories each. In addition, the Amended Plan provides for a fully-compliant parking plan consisting of traditional self-parking at a rate of 2 spaces per unit as contemplated by the RIO-GCA regulations. The Amended Plan provides for a total of 352 on-site parking spaces, with all but seven of these spaces being situated in an underground parking structure, screened from view, as contemplated by the City Council in approving the density bonus for this project. In addition, the traditional self-parking layout will result in the elimination of the stacked valet parking program originally approved. .

In addition to reducing the height of Buildings B through F, the applicant also proposes to eliminate the private stair bulkheads and roof top terraces for these buildings (one stair bulkhead would remain on each building for fire and maintenance access), and to substantially reduce the size and number of stair tower bulkheads and rooftop terrace space on Building A. A general comparison between the Approved Plan and the Amended Plan is attached to this letter as Appendix A.

No density bonuses or waivers from the City Council are being sought for the Amended Plan. The recently-acquired BGC Parcel, which is vacant and predominantly cleared, will serve as additional land to be used for outdoor amenity space for the exclusive use of Villa residents. The BGC Parcel will remain pervious and will not be built upon. While the inclusion of this parcel adds an additional lot area of over a half-acre, no additional density bonuses or waivers are sought for this lot or the additional private amenity space it will provide.

This application will require that the Findings Statement adopted by the Planning Board in connection with the Approved Plan be amended to reflect the Amended Plan. Accordingly, the applicant has commissioned and submitted herewith a detailed report prepared by AKRF Environmental, Planning and Engineering Consultants, which analyzes the FEIS and Findings adopted with the Approved Plan as compared to the Amended Plan. This report is included herewith and concludes that the Amended Plan will not result in any new or different significant adverse environmental impacts as compared to the Approved Plan.

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Enclosed herewith are twelve (12) collated sets of the following documents submitted herewith in connection with this amended site plan application:

1. Application for Amended Site Plan Review;
2. Owner Disclosure Affidavit – 135 Glen Cove Avenue Corp.;
3. Applicant Disclosure Affidavit – Livingston Development Corp.;
4. List of deeds indicating source of title;
5. List of Names of Owners within 300ft prepared by North Coast Civil Engineering, last revised May 20, 2020;
6. 300' Radius Map prepared by North Coast Civil Engineering, last revised May 20, 2020;
7. Site Development Plans prepared by R&M Engineering, sheets SP-1 through SP-14 and PH-1, dated 4/10/2019, last revised April 29, 2020;
8. Architectural Plans prepared by Martin A. Passante, Architect, sheets A-001 through A-17, A-20, and A-24 through A-25, dated April 29, 2020; and
9. Memorandum of AKRF Environmental, Planning and Engineering Consultants, dated June 4, 2020.

Also enclosed is a check payable to the “City of Glen Cove” in the amount of \$750 as payment of the Board’s filing fee, and a check for \$3,500.00, as and for the required consultants’ escrow deposit.

Please schedule this matter on the next available Planning Board agenda for discussion.

Should you require any further information or documentation, or if you have any questions or comments regarding this matter, please do not hesitate to contact either of the undersigned.

Very truly yours,

LAW OFFICE OF PATRICK W. HOEBICH, P.C. FORCHELLI DEEGAN TERRANA LLP

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Enclosures

cc: John Chase, Esq.
Max Stach, AICP, Nelson Pope & Voorhis
Mayor Timothy Tenke
Greg Kalnitsky, City Attorney

APPENDIX A

Villas at Glen Cove

Project Summary Comparisons May 2020

	<u>Approved Condo Project</u>	<u>Proposed Amended Rental Project</u>	<u>Reduction/Change</u>
Number of Units	176	176	No change*
Density (units/acre)	37	32.7	4.3 units /acre reduction
Number of Bedrooms	320	278	Reduction of 42 bedrooms (- 13%)
Height (Stories)	Due to site grades, the number of stories within buildings varies. Note: Private stair bulkheads and roof terraces will be substantially reduced on Building A, and completely eliminated from Buildings B through F.		
Building A			No change
Building B			1 floor reduction
Building C			1 floor reduction
Building D			2 floor reduction
Building E			1 floor reduction
Building F			1 floor reduction
Parking Spaces	356 Valet/stacker	352 Self park	Fully concealed; code compliant
Lot area	4.31 [†] acres	4.89 [†] acres	Increase of .58 [†] acre ‡
Open Space	85,300 sf 42% more than code req'd (60,000 sf)	108,431 87% more than code req'd (57,900 sf)	23,131 sf increase

* The total residential square footage is being reduced by approximately 31,000 sf

† Glen Cove Acre per Code Section 280-6 (40,000 sf per acre)

‡ Passive recreation open space – not to be built on