

CITY OF GLEN COVE PLANNING BOARD  
ADDENDUM TO APPLICATION FOR SITE DEVELOPMENT PLAN  
& SPECIAL USE PERMIT

Applicant: 115 Glen Street Property Owner LLC  
Premises: 115 Glen Street, Glen Cove, NY 11542  
NCTM: Section 23, Block 11, Lots 6-12, 134

The applicant herein is applying for site plan review, as well as a Special Use Permit from the Planning Board to construct a new residential mixed-use building. The property is located within the B-1 Central Commercial District, on a 22,092.8 square foot lot that is currently improved with an auto repair garage. The proposal is to construct a three-story, 16-unit apartment building with two ground floor office spaces, each 600 SF and 200 SF, respectively, as well as a 1,500 SF retail space. There will also be a 4,500 SF rooftop open space area, for the exclusive use of tenants. The residential unit mix will include four (4) studios, ten (10) one-bedrooms, and two (2) two-bedrooms. Thirty-one (31) on-site, grade-level parking spaces will be provided.

The proposed development is zoning compliant. Pursuant to Section 280-65(G)(13) of the Code, residential mixed-use buildings require a special use permit, as approved by the Planning Board. The proposed residential mixed-use building will conform to the criteria for a Special Use Permit, as set forth in Code Section 280-20. The B-1 District was designed for a wide range of pedestrian-friendly uses, intended to support the growth of the downtown. As this proposed development consists of residential units, on-site accessory amenities, and two retail uses, the development conforms to the purpose of the B-1 District, and is in the interest of the public health and general welfare.

The proposed uses will be in character with the neighborhood, as the immediate surrounding area is comprised of small businesses and multi-family residential uses. Further, the development of additional residential units on Glen Street will boost the local economy and promote the growth of the existing businesses within the downtown. While the site is designed to encourage pedestrian friendly travel, it will also provide adequate off-street parking, so not to create a nuisance or traffic congestion in the neighborhood. Last, the site will connect to the existing municipal sewer and water services and will not create a burden to either system.

Accordingly, the proposed mixed use conforms to zoning scheme of the B-1 District, and the public health, general interest and welfare of the neighborhood will not be affected by the granting of the Special Use Permit.