



**CITY OF GLEN COVE  
Planning Board**

**APPLICATION FOR:  
CONSIDERATION OF SITE DEVELOPMENT PLAN AND/ OR AMENDED SITE PLAN**

Application # \_\_\_\_\_ Fee \$ \_\_\_\_\_ Rec'd by: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*1. Name of Applicant: 115 Glen Street Property Owner LLC

Address of Applicant (If other than applicant): 14 Skillman Street  
Roslyn, NY 11576 Phone # 631-868-7445  
*(City, State, Zip)*

\*\*2. Name of Record Owner (If other than applicant): Peter Gelzinis  
Address of Record Owner (If other than applicant): 83 Pleasant Street  
Huntington Station, NY 11743 Phone # \_\_\_\_\_  
*(City, State, Zip)*

3. Name and Location of Business / Project: 115 Glen Street, Glen Cove, NY 11542

4. Zone: (If more than one, state acreage in each) B-1

5. Tax: Section: 23 Block: 11 Lot: 6-12, 134 District: B-1

6. Deed or Deeds, recorded in County Clerk's office:  
Date: 11/10/2003 Liber: 11764 Page: 12  
Recorded 4/7/2004

7. Name and Address of Person, Firm or Organization Preparing Map: Northcoast Civil  
23 Spring Street, Oyster Bay, NY 11771

8. State the names and phone numbers of any of the following licensed professionals who may appear at the public hearing representing the Applicant:

a. Attorney: Kathleen Deegan Dickson; Forchelli Deegan Terrana LLP  
333 Earle Ovington Blvd., Suite 1010, Uniondale, NY 11553

b. Architect: James O'Grady, A.I.A., 126 Glen Street, Glen Cove, NY 11542

\*\* If business entity other than a sole proprietor, please attach a separate sheet listing the names and addresses of each principal (If a corporation, each officer, director and shareholder holding more than 5% of the outstanding shares) and their percentage of interests. Kindly list the date of incorporation, or date filing Certificate of Doing Business.

c. Engineer (P.E.): Michael Rant, P.E., Northcoast Civil, 23 Spring Street, Oyster Bay, NY 11771

9. Present Use: Auto Body/Tire Shop

10. Proposed Use: Residential Mixed-Use Building

11. Lot area: 22,092.8 SF Building Area: (Ground Floor) 2,827 SF

12. Building Area: (Total) 19,927 SF # of Parking Spaces: 31 (Total)

13. Property Part of: N/A Subdivision Granted on: N/A

14. Area in acres of any additional adjoining land owned by owner or applicant: N/A

15. Does this constitute:

(a) New application? YES  NO

(b) Revision or submission of a prior application? YES  NO

16. Attach a copy of any deed restrictions or covenants that will apply.

17. If application is for a Special Use Permit, indicate how use requested is consistent with criteria outlined in Section 280.20 of the Zoning Ordinance. See Attached Addendum.

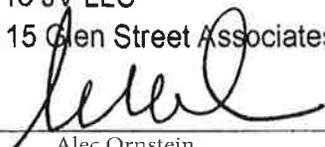
18. Board of Appeals action (If applicable): N/A

On July 1, 2020  
(DATE)

115 Glen Street Property Owner LLC

By: 115 JV LLC

By: 115 Glen Street Associates, LLC

(Signed) 

Alec Ornstein

(Title) By: MANAGER

