



**CITY OF GLEN COVE
Planning Board**

**APPLICATION FOR:
CONSIDERATION OF SPECIAL USE PERMIT**

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

**1. Name of Applicant: Alberts Group Glen Cove, LLC
Address of Applicant (If other than applicant): 159 W. First Street
Oswego, NY 13126 Phone # 315-326-3350
(City, State, Zip)

**2. Name of Record Owner (If other than applicant): Kir Glen Cove 025, LLC
Address of Record Owner (If other than applicant): 3333 New Hyde Park Road
New Hyde Park, NY 11042 Phone # 516-869-9000
(City, State, Zip)

3. Name and Location of Business / Project: F45
95 School Street, Glen Cove, NY 11542

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

5. Tax: Section: 31 Block: 76 Lot: 69 District: Glen Cove - 5

6. Deed or Deeds, recorded in County Clerk's office:
Date: 7/26/2000 Liber: 11231 Page: 370

7. Name and Address of Person, Firm or Organization Preparing Map: RMB Development Consultants, Inc.
308 East Meadow Avenue, East Meadow, NY 11554

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 Bram D. Weber - Weber Law Group LLP
290 Broadhollow Road, Suite 200E, Melville, NY 11747

b. Architect: George W. Bella, AIA - GWB Architect PC
120 West Park Avenue, Ste 304, Long Beach, NY 11561

** 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.

Bohler Engineering P.C.

c. Engineer: _____
2929 Expressway Drive North, Suite 120

9. Present Use: Vacant

10. Proposed Use: F45 - Fitness Center

11. Lot area: 116,305 (no change) SF Building Area: (Ground Floor) 2,388 (no change) SF

12. Building Area: (Total) 52,439 (no change) SF # of Parking Spaces: 149 (no change) (Total)

13. Property Part of: _____ Subdivision Granted on: _____

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. F45 is a specialized fitness center which operates exclusively as one small fitness class reserved in advance by each participant (unless a class is not completely sold out in advance in which case walk-ins are permitted but only up to the maximum of each class). F45 fitness centers do not place a burden on their locations as the peak times for F45 are before surrounding retail is open and after surrounding retail is closed. F45 fitness centers serve the general health and welfare of the community and foster public health. The proposed F45 location is in the professionally owned and managed mature North Shore Triangle Center. The current parking, traffic pattern, transportation facilities, water supply, fire and public protection facilities, waste disposal and similar facilities at North Shore Triangle Center will be unchanged. F45 is a personal service establishment, as was the previous tenant (Massage Envy). Accordingly, F45's occupancy requires the same parking requirements as Massage Envy, which was granted a special use permit by the City of Glen Cove Planning Board dated December 2, 2014 and which was filed by the Office of the City Clerk of Glen Cove on December 18, 2014. Similarly, because F45's classification as a personal service establishment is the same as the predecessor tenant, the neighborhood character, surroundings, and property values are reasonably safeguarded. There is no other entirely class-based gym facility within 500 feet of this facility, thus F45 is not only likely to succeed in this location, but will not threaten similar businesses in the area

18. Board of Appeals action (If applicable): _____

On 2/17/2020
(DATE)

(Signed)  _____

(Title) sole member

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

By Individual Owner

State of New York)
) ss:
County of Nassau)

_____, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of a site plan and/or special use permit, and that the statements contained therein are true to the best of his knowledge and belief.

(Signed) _____

Sworn to me this _____ day of _____

(Notary) _____

By Owner Corporation

State of New York)
) ss:
County of Nassau)

_____, being duly sworn, deposes and says that he ^{has a place of business} ~~resides~~ at
Nicholas P. Brown
500 North Broadway, Suite 201, Jericho, NY 11753

In the county of Nassau and state of New York

That he is the authorized signatory of Kir Glen Cove 025, LLC, the corporation which is the owner in fee of the property described in the foregoing application for consideration of a site plan and/or special use permit, and that the statements contained therein are true to the best of his knowledge and belief.

(Signed) _____
(Title) authorized signatory

Sworn to me this 28 day of February 2020

(Notary) James J. Ennis

DURESE N ENNISS
Notary Public, State of New York
No. 01EN6180119
Qualified In Queens County *DE*
Commission Expires Feb. 04, 2024

