

**Timothy Tenke**  
Mayor



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## CITY OF GLEN COVE

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

TO: ZONING BOARD OF APPEALS

SUBJECT: MEETING THURSDAY MAY 17, 2018  
AT 7:30 P.M. AT COUNCIL CHAMBERS, CITY HALL

FROM: ROSA RIZZO

### PUBLIC HEARING

CASE # 5 - 2018	298 Crescent Beach Road - WEBB Institute
CASE # 3 - 2018	14 Glengariff Drive - Thomas Marinaccio
CASE # 4 - 2018	22 Lincoln Place – William Agnew
CASE # 6 - 2018	8 Smith Street - Patricia Lambert

Cc: Mayor Timothy Tenke  
John Chase, Esq.  
Richard Summa, DBD

CITY OF GLEN COVE  
BOARD OF ZONING APPEALS  
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Board of Zoning Appeals on Thursday May 17, 2018, at 7:30 pm, at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, N.Y. when all interested persons will be given the opportunity to express their views on the following applications:

Case # 3 - 2018                      14 Glengariff Drive Glen Cove

Applicant proposes to construct a screened in porch with less than the required rear yard setback. Applicant is proposing 12.98 ft. when 25 ft. is required. The structure also extends above the skyplane exposure. This property is located in the R-2 Residential Zoning District as shown on the Nassau County Land & Tax Map as Section 31, Block 79, Lot 5.

Case # 4 - 2018                      22 Lincoln Place, Glen Cove

Applicant proposes to maintain a finished basement resulting in a floor area ratio (F.A.R) of 41% when 30% ( F.A.R.) is required. Said property is located on a non- conforming lot. With a lot area of 6,250 sq.ft. when 6,500 sq. ft. is required. This property is located in the R-3A Residential Zoning District as shown on the Nassau County Land & Tax Map as Section 31, Block 15, Lot 268.

Case # 5 - 2018                      298 Crescent Beach Road, WEBB Institute

The applicant is proposing the construction of a new academic center with greater than the allowable land coverage. Applicant is proposing 7.11% land coverage when 4.0% is the maximum allowable. This property is located in the R-1A Residential Zoning District as shown on the Nassau County Land & Tax Map as Section 31, Block J, Lot 8.

Case # 6 - 2018                      8 Smith Street, Glen Cove

Applicant is proposing to maintain an existing seasonal sunroom and an existing roofed over cellar entrance with less than the required rear yard setback and lot coverage. Applicant is proposing a rear yard setback of 7.7 feet when 30 feet is the minimum required and lot coverage of 34.33% when 25% is the maximum allowed. The sunroom also violates the skyplane exposure. This property is located in the R-4 Residential Zoning District as shown on the Nassau County Land & Tax Map as Section 22, Block 801, Lot 73

Dated:  
May 4, 2018

BY THE ORDER OF THE BOARD  
OF ZONING APPEALS OF THE CITY  
OF GLEN COVE  
DONNA M. MCNAUGHTON, CHAIRPERSON