

Reginald A. Spinello
Mayor

Phone: (516) 676-2000
Fax: (516) 676-0108



CITY OF GLEN COVE

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

BUILDING DEPARTMENT

TO: BOARD OF ZONING APPEALS

FROM: ROSA RIZZO

SUBJECT: MEETING ON THURSDAY JUNE 15, 2017 AT 7:30 P.M.
AT COUNCIL CHAMBERS, CITY HALL

DATE: JUNE 12, 2017

A. Public Hearing (continuation)

CASE# 7 - 2017 12 BARBARA LANE
Harding Development LLC

CASE# 9 -2017 RXR GLEN COVE VILLAGE SQUARE OWNER LLC

CC: Mayor Reginald Spinello
John M. Chase, Esq.
Richard Summa, DBD

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Board of Zoning Appeals on Thursday, June 15, 2017 at 7:30 p.m., at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, N.Y., when all interested persons will be given an opportunity to express their views on the following application:

CASE # 7-2017 12 BARBARA LANE -HARDING DEVELOPMENT LLC

The applicant proposes the construction of a new dwelling on a lot with less than the required front yard setback. Applicant is proposing 25.9 feet when 51.86 feet are required. This property is located in the R-1 Residential Zoning District as shown on the Nassau County Land &Tax Map as Section 30, Block 42, Lot (s) 1121-1122.

Dated: June 5, 2017

BY THE ORDER OF THE
BOARD OF ZONING APPEALS
OF THE CITY OF GLEN COVE
TIPHENDERSON, CHAIRMAN

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

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Zoning Board of Appeals on Thursday, June 15, 2017, at 7:30 p.m., at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, New York.

The hearing will be on the application of RXR Glen Cove Village Square Owner LLC to consider the necessary variances from the following Glen Cove City Code sections to permit the redevelopment of the 2.62 acre Glen Cove Village Square for 146 residential apartments and 17,507 square feet of commercial floor area:

1. § 280-65(G)(13)(b), to allow for a residential mixed-use development having 118 one-bedroom and efficiency units, where no more than 48 one-bedroom or efficiency units are permitted.
2. § 280-65(H)(2)(a), to allow for a residential mixed-use development with 17,507 square feet of commercial floor area with no loading spaces, where 2 loading spaces are required.
3. § 280-65.1(G)(1)(a), to allow for the issuance of a special use permit for a residential mixed-use development which exceeds the maximum number of one-bedroom or efficiency units.
4. § 280-65.1(G)(1)(b), to allow for a residential mixed-use development having 17,507 square feet of commercial floor area, where 25,500 feet of commercial area or 175 square feet per each residential unit is required.
5. § 280-6, to allow for parking spaces having dimensions of 9 feet wide and 18 feet long, where parking spaces having minimum dimensions of 9 feet wide by 20 feet long are required.

The variances requested concern the property located west of the intersection of Glen Street, Bridge Street and School Street located in the City of Glen Cove, New York, and is designated on the Nassau County Land & Tax Maps as Section 31, Block 85, Lots 3, 4, 13, 16 and 37. The property is located in the City's B-1 Central Commercial District and CBD Overlay Commercial District.

The above application is on file at the City offices located at 9 Glen St., Glen Cove, NY where it may be seen during regular hours of the usual business days until the time of the hearing.

All interested parties will be given an opportunity to be heard.

Dated:

June 5, 2017

BY ORDER OF THE BOARD OF ZONING APPEALS
OF THE CITY OF GLEN COVE
TIP HENDERSON, CHAIRMAN