

**Reginald A. Spinello**  
*Mayor*

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## **CITY OF GLEN COVE**

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

**TO:** BOARD OF ZONING APPEALS  
**DATE:** AUGUST 14 , 2017  
**FROM:** ROSA RIZZO  
**SUBJECT:** MEETING ON THURSDAY, AUGUST 17, 2017  
at 7:30 p.m. AT COUNCIL CHAMBERS, CITY HALL

### **PUBLIC HEARING**

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

### **RESERVED DECISIONS**

CASE # 6- 2017 16 LEECH CIRCLE SOUTH  
Jodi Cunningham

CASE # 7-2017 12 BARBARA LANE  
HARDING DEVELOPMENT LLC

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

CASE# 9 - 2017

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:

August 7, 2017

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