

**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 ON THURSDAY, JULY 19, 2018  
AT 7:30 P.M. AT COUNCIL CHAMBERS, CITY HALL

FROM: ROSA RIZZO

### PUBLIC HEARING

CASE #10 - 2018	Tiegerman School / Coles School 27 Cedar Swamp, Glen Cove
CASE # 7 - 2018	17 Titus Road, Glen Cove - Jagustyn Wieslaw
CASE # 8 - 2018	17 Gruber Drive – James Chou
CASE # 9 - 2018	19 Barlow Avenue – Thomas & Heather Geyer

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

Encl.

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, July 19, 2018, 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 the City of Glen Cove to consider the necessary variances from the following Glen Cove City Code sections to permit a special use permit, site plan approval and the minor subdivision of the existing 3.97 acre lot owned by the City of Glen Cove containing the former Coles School and for the Tiegerman School to operate an educational institution on one of the lots:

1. §280-66(C)(3), to allow for a minimum setback from the southerly property line of 4.56 feet where 10 feet is required.
2. §280-66(C)(5), to allow for an interior side yard along the southerly property line of 4.56 feet where an 8 foot interior yard is required, if provided.
3. §280-76(C)(4) and §280-76(C)(5), to waive the requirements for landscape islands and sidewalks in connection with the proposed on-site parking facilities.

The variances requested concern the property located on the east side of Cedar Swamp Road north of the intersection of First Street at 27 Cedar Swamp Road Glen Cove, N.Y., designated on the Nassau County Land & Tax Map as Section 22, Block A, Lots 207 & 403. The property is located in the City's B-2 Peripheral 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:

July 9, 2018

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

**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 July 19, 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 # 7-2018                    17 Titus Road, Glen Cove, N.Y.

Applicant proposes to construct a one story rear addition and rear deck to an existing two family dwelling with insufficient side yard and rear yard setbacks. Applicant is proposing a side yard setback (principal dwelling) of 7 ft. and the rear wood deck setback (attached to principal) of 4.25 ft. when 10 ft. are required for each. The premises are known on the Nassau County Land & Tax Map as Section 23, Block 55, Lot 69.

Case # 8 -2018                    17 Gruber Drive, Glen Cove, N.Y.

Applicant is proposing an addition to an existing one car garage with less than the required lot width. Having an existing lot width of 87 ft. when 90 ft. is required. Applicant is proposing a side yard setback of 5.5 ft. when 15 ft. is the minimum required. The premises are known on the Nassau County Land and Tax Map as Section 23, Block 46, Lot 19.

Case # 9 -2018                    19 Barlow Drive, Glen Cove, N.Y.

Applicant is proposing to build a front covered porch to an existing one family dwelling on a non conforming lot. Said lot has a lot width of 50 ft. when 65 ft. is required and a lot area of 6,250 sq. ft. when 6,500 sq. ft. is required. Applicant is proposing a front yard setback of 21 ft. 4 ¾ inches (no prevailing setback has been given) when 20 ft. is allowed and: providing 5 ft. 6 inches and 8 ft. 10 ¾ inches side yard setback when 10 ft. each is the minimum allowed. The applicant is also proposing 34.6% lot coverage when 25% is the maximum allowed. The premises are known on the Nassau County Land and Tax Map as Section 31, Block 75, Lot 47.

Dated:  
July 6, 2018

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