



CITY OF GLEN COVE

APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

1. Applicant hereby appeals to the City of Glen Cove Zoning Board of Appeals from the decision of the Building Department Director in denying a building permit for:

SECOND STORY ADDITION - FRONT PORCH
w/ ROOF SIDE YARD SETBACK

2. Applicant's Name, Address and phone number are:

CHRIS POLLINI
IDEAS @ WORK LLC 1863 NEWBRIDGE RD BELLMORE
(516) 791-3146 NY 11710

3. If the Applicant is NOT the owner of record, the Applicant is (circle one):

- a. contract vendee (attached copy of contract)
OR
- b. the tenant (attach copy of lease)
OR
- c. prospective tenant (attach copy of conditional lease or binding letter of intent)

4. The address of the property which is the subject of this Application is:

16 WILLETTS ROAD GLEN COVE

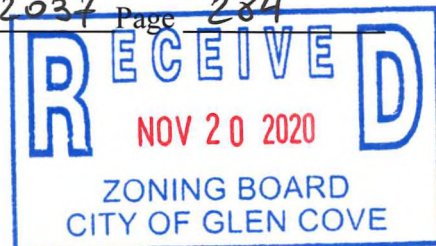
Nassau County Land & Tax Map designation is:

Section: 23 Block: F-2 Lot: 18

City of Glen Cove Zoning District is: R-3

5. Applicant became the owner of the subject property on NOVEMBER 28TH, 2012.

by deed dated 10/26/2005 recorded in Liber 12037 Page 284



Ideas @ work PS Edgmont com.

6. State whether the subject premises is located within 500 feet of the boundary line of any Village or Town, of any County or State Park, of any County or State parkway, thruway, expressway, road or highway, of any County stream or drainage channel, of any County or State owned land on which a public building or institution is situated, or of any farm operation located in an agricultural district.

Yes No

7. The Petitioner requests the following relief from the Board of Appeals:

MINIMUM SIDE YARD SETBACK; PROPOSING 9'
(EXISTING 10.4') FROM PERMITTED 15' EACH.

8. The Applicant seeks variance(s) from [or challenges interpretation of] the following section(s) of the Zoning Chapter 280 :

SECTIONS 57 & 30

9. a. State how the granting of the relief requested will benefit the applicant and why it is necessary.

THE EXISTING DWELLING IS A SMALL CAPE STYLE
HOUSE, ADDING A FULL SECOND FLOOR WOULD
WOULD GIVE THE HOMEOWNER MORE ROOM FOR THEIR
GROWING FAMILY.

b. State why the requested variance(s) will not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties if the application is granted.

THE MAJORITY OF THE HOMES IN THE AREA HAVE
ALREADY BEEN EXPANDED EITHER BY DORMER OR FULL
SECOND FLOOR ADDITIONS THEREFORE KEEPING WITH
THE CHARACTER & NATURE OF THE NEIGHBORHOOD.

c. State why the benefit sought cannot be achieved by some method feasible for the Applicant to pursue other than an area variance.

THE ONLY COST EFFECTIVE WAY TO EXPAND THE HOUSE WAS TO BUILT STRAIGHT UP OVER THE EXISTING FOOTPRINT OF THE FIRST FLOOR.

d. Describe the difference between the proposed dimensions and the Code requirement for each variance.

MINIMUM SIDE YARD FOR SECOND FL. ADDITION: 15' REQ. PROPOSING 10.4' DIFFERENCE OF 4.6'
FRONT COVERED PORCH: 15' REQ. PROPOSING 9' DIFF. OF 6'

e. Explain why the requested relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

THE VARIANCES REQUESTED ARE NOT SUBSTANTIAL IN SIZE AND WOULD NOT CREATE A SIGNIFICANT IMPACT TO THE ENVIRONMENT.

10. Has the subject premises been the subject of prior applications for variances, special use permits and/or subdivisions?

Yes No

If 'Yes', please describe and provide written decisions, if any, on those prior applications.

11. 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: _____

b. Architect: _____

c. Engineer: (P.E.): MICHAEL ANGELONE P.E. OR REPRESENTATIVE.

d. Certified Planner: _____

12. If the Applicant is a corporation, the Petitioner has adopted a resolution (copy attached) authorizing the following corporate officer to act on its behalf:

Name	Title

13. The approximate dimensions in linear feet of the subject premises (lot) are as follows:

- a. Width: 63' (IRREGULAR)
- b. Depth: 153' (IRREGULAR)
- c. Size of lot (in acres): 0.324

14. Are there current violations and/or criminal charges which relate to this Application pending against the subject premises and/or the Applicant?

Yes No

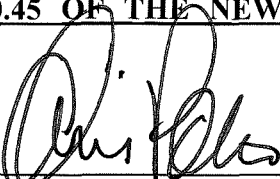
If 'Yes', please describe.

15. Does the Applicant seek to legalize a use of land and/or structures and buildings which already exist?

Yes No

16. The Applicant represents that Applicant has received a copy of the Board's Rules of Procedure and acknowledges that Applicant has complied with said Rules in all respects as the same apply to this Application.

I HAVE READ THE FOREGOING APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN IS PUNISHABLE AS A CLASS 'A' MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW.



Applicant's Signature

Date: 10/28/2020

DISCLOSURE AFFIDAVIT

In the Matter of the Application of

CASE # 14-2020 Szot Residence

Name of Applicant(s) (Exactly as name appears on deed, lease and/or contract)

for a variance, modification, revocation of declaration of restrictions, or (state other relief requested) which requires the favorable exercise of discretion by the Board mentioned below*

Affidavit of Certification by applicant pursuant to the provisions of Sec. 809 of the General Municipal Law

BEFORE: Board of Appeals of the City of Glen Cove

Refer to the preamble before completing this form.

Every applicant before the Board of Zoning Appeals, including an owner, lessee, agent and contract vendee must execute this Disclosure Affidavit.

STATE OF NEW YORK }
}ss.:
COUNTY OF NASSAU }

GENNARO COZZOLINO

, being duly sworn,

Name (Exactly as name appears on deed, lease and/or contract), deposes and say(s):

* Strike out inapplicable phrases, letters or words and fill in where necessary.

Your deponent(s) is (are) (an agent of) (an officer of) the applicant(s) in the above entitled proceeding (and) (who) is (are) the owner(s) in fee, (contract vendee) (lessee) or (describe other category) of the premises referred to in the application and is (are) interested in the outcome thereof (except as otherwise stated) and there are no other persons interested either in the fee ownership or as holder of an encumbrance upon the property.

Your deponent's home address is as follows: 2125 Deer Park Ave. Deer Park, NY 11729
(street) (town/city) (state) (zip)

TO BE COMPLETED BY BUSINESS - IF NOT APPLICABLE, PLEASE LEAVE BLANK

Your deponent is an officer, (office title)
of (name of corporation/company)

a corporation duly organized and existing under and by virtue of the laws of the State of New York, with its principal place of business at: (street) (town/city) (state) (zip)

All officers, directors and shareholders and their addresses are as follows:

OFFICERS:

ADDRESS:

(Blank lines for officer and address information)

DIRECTORS:

ADDRESS:

(Blank lines for director and address information)

APPLICABLE TO BUSINESSES ONLY
(continued)

SHAREHOLDERS:

ADDRESS:

Your deponent is a (General) Partner of _____
a co-partnership (Limited Partnership) having a principal place of business at _____

comprising the following named (General) Partners, whose addresses are set opposite each partner's names:

NAME:

HOME ADDRESS:

TO BE ANSWERED BY ALL

Are any state officer(s) or any Officer(s) or employee(s) of the County of Nassau or of the City of Glen Cove or a Political Party Officer(s), interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding?

* *ES* NO _____ YES
(initial required)

(If yes, please complete below)

NAME	POSITION	ADDRESS	NATURE & EXTENT OF INTEREST
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ELLEN SZOT
PRINT NAME (Exactly as it appears on deed, lease and/or contract)

Sworn to before me this
25 day of January, 20 21.
Christopher Pollini
Notary Public

Ellen Szot
Signature

CHRISTOPHER POLLINI
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
NO. 01P06269693
COMM. EXP. 10/1/24

GENNARO COZZOLINO
PRINT NAME (if more than one owner or applicant)
Gennaro Cozzolino
Signature

Every applicant before the Board of Zoning Appeals, including an owner, lessee, agent and contract vendee must execute this Disclosure Affidavit.

This preamble to this Disclosure Affidavit is intended to briefly explain the purpose of the affidavit. In general, New York State law requiring such an affidavit, was intended to disclose conflicts of interest when applications were made to the various Boards throughout the state. As applicable herein, the New York State Legislature, pursuant to General Municipal Law Section 809, has determined that every applicant making an application to the Board of Zoning Appeals of the City of Glen Cove should disclose whether any officer or employee of the state, the City of Glen Cove or the County of Nassau, or any Political Party officer has an interest in such application.

Section 809(1) of the General Municipal Law states:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exception from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Party officer shall mean any person holding any party position or party office, whether by election, appointment or otherwise, in any party as defined by subd.5 of section 1-104 of the election law.

For the purpose of the Disclosure, as identified in General Municipal Law Section 809(2) an officer, or employee or party officer shall be deemed to have an interest in the applicant when the officer-employee-party officer his or her spouse or their brothers, sisters, parents, children grandchildren or the spouse of any of them:

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant or
- (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon the favorable approval of such application, petition or request.

Timothy Tenke
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

Date: December 8, 2020
To: The Chairman and Members of the Board of Appeals
Application: Side Yard
Address: 16 Willets Road
Type of USE: Residential One-Family

SECTION	BLOCK	LOT	ZONE
23	F-2	18	R-3

DESCRIPTION OF CONSTRUCTION WORK TO BE PERFORMED:

Second Story Addition (full dormer). Front Porch with Roof.

DENIED for the following reasons:

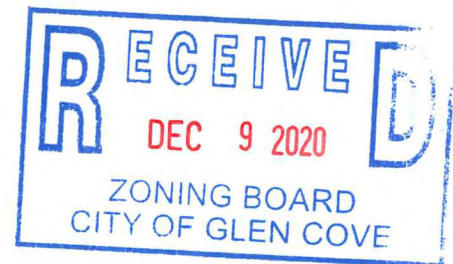
Variance 1

Pursuant to the Municipal Code of the City of Glen Cove,

§ 280-57 R-3 Quarter-Acre Residence District. B.

(6) Minimum side yard: 15 feet each.

APPLICANT IS PROPOSING 9'
(Existing 10.4')



Variance 2

Pursuant to the Municipal Code of the City of Glen Cove,

§ 280-30 Conditions governing nonconforming uses.

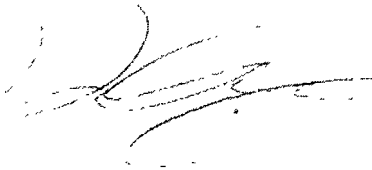
A. Changes. No building which is nonconforming in respect to height, percentage of land occupied, minimum yard sizes or minimum area per family shall be altered or reduced or enlarged in such manner as to increase such nonconformance, except that after due notice and public hearing the Board of Appeals may issue a permit for such change if in its judgment the public interest is not jeopardized.

THIS IS FOR A ZONING BOARD APPLICATION ONLY. DOES NOT CONSTITUTE APPROVAL OF DRAWINGS SUBMITTED FOR CONSTRUCTION.

Please contact the Board of Appeals secretary Rosa Rizzo at 516-676-4448 for variance applications and requirements.

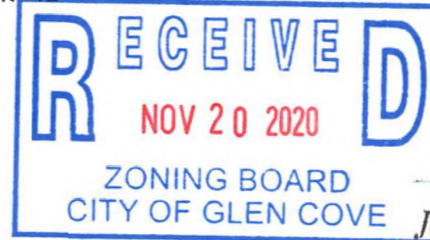
(2) Variances required	\$400.00
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Thank you,



David Jimenez

Director – The City of Glen Cove Building Department



MAP OF PROPERTY AT
GLEN COVE
NASSAU COUNTY, N.Y.
SURVEYED: SEPT. 28, 2012

Joseph Nicoletti
JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

TAX SEC.: 23 TAX BLOCK: F-2 TAX LOT(S): 18

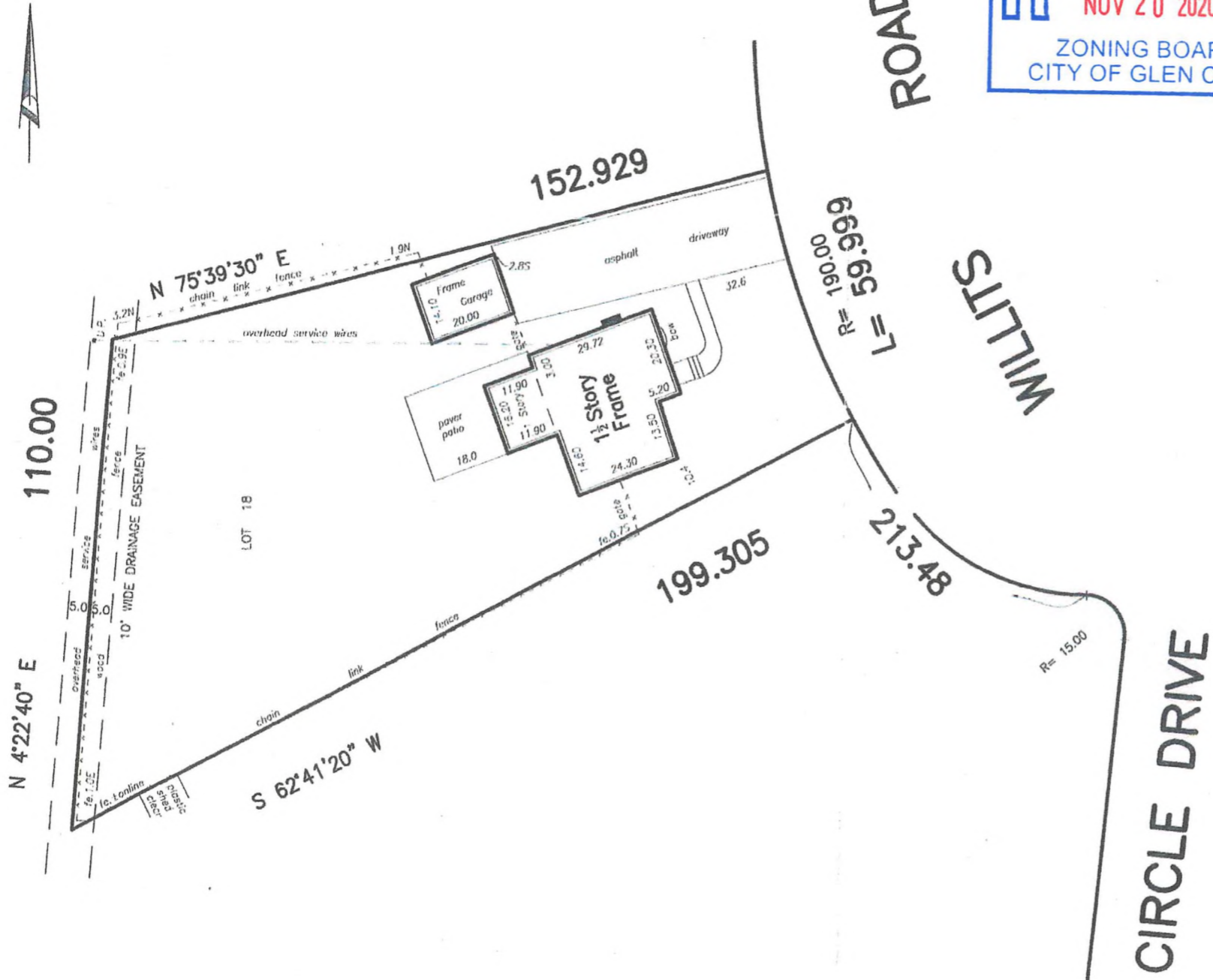
LOT 18, BLOCK F-2
MAP OF ROXBURY, SECTION A
FILED: JULY 31, 1946, No. 4340

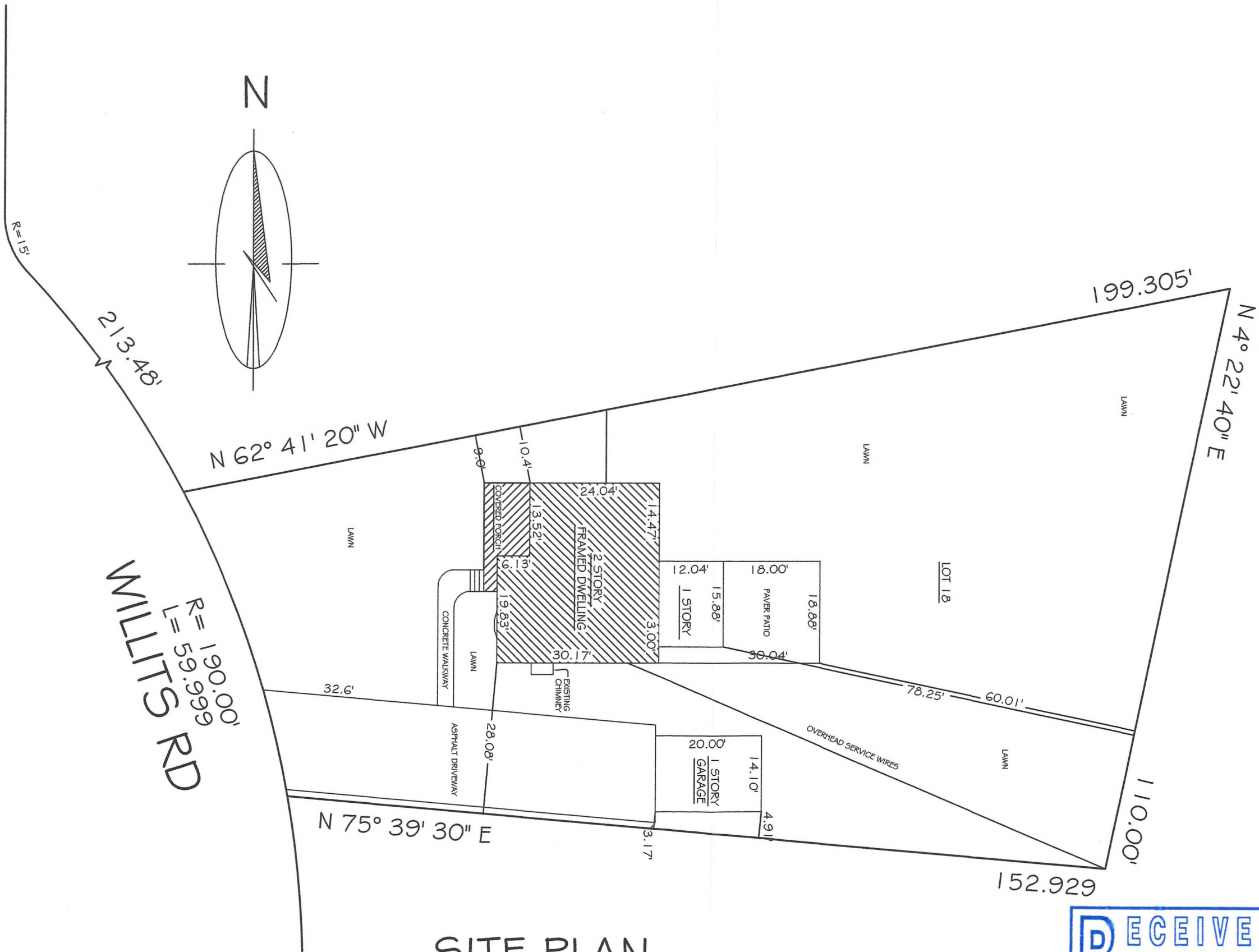
CERTIFIED ONLY TO:
TITLE RESOURCES GUARANTY COMPANY
SKYLINE TRG TITLE AGENCY
ELLEN SZOT AND MARY ELLEN DONOHUE
TEACHERS FEDERAL CREDIT UNION

SCALE: 1"=25'

DRAWN BY: *RN*

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION. NO CORNER MARKS WERE SET AND THE LOCATION DATA SHOWN IS BASED ON MINIMUM ACCURACY REQUIREMENTS. NO LIABILITY IS ASSUMED BY JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OF ANY NEW IMPROVEMENTS. THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.





WILLETS RD
 R = 190.00'
 L = 59.999'

SITE PLAN

SCALE: 1" = 20'-0

No.	Revision/Issue	Date

PROJECT TITLE
 SZOT DONOHUE RESIDENCE 16 WILLETS ROAD GLEN COVE

DRAWING NAME
 CONSTRUCTION DRAWINGS

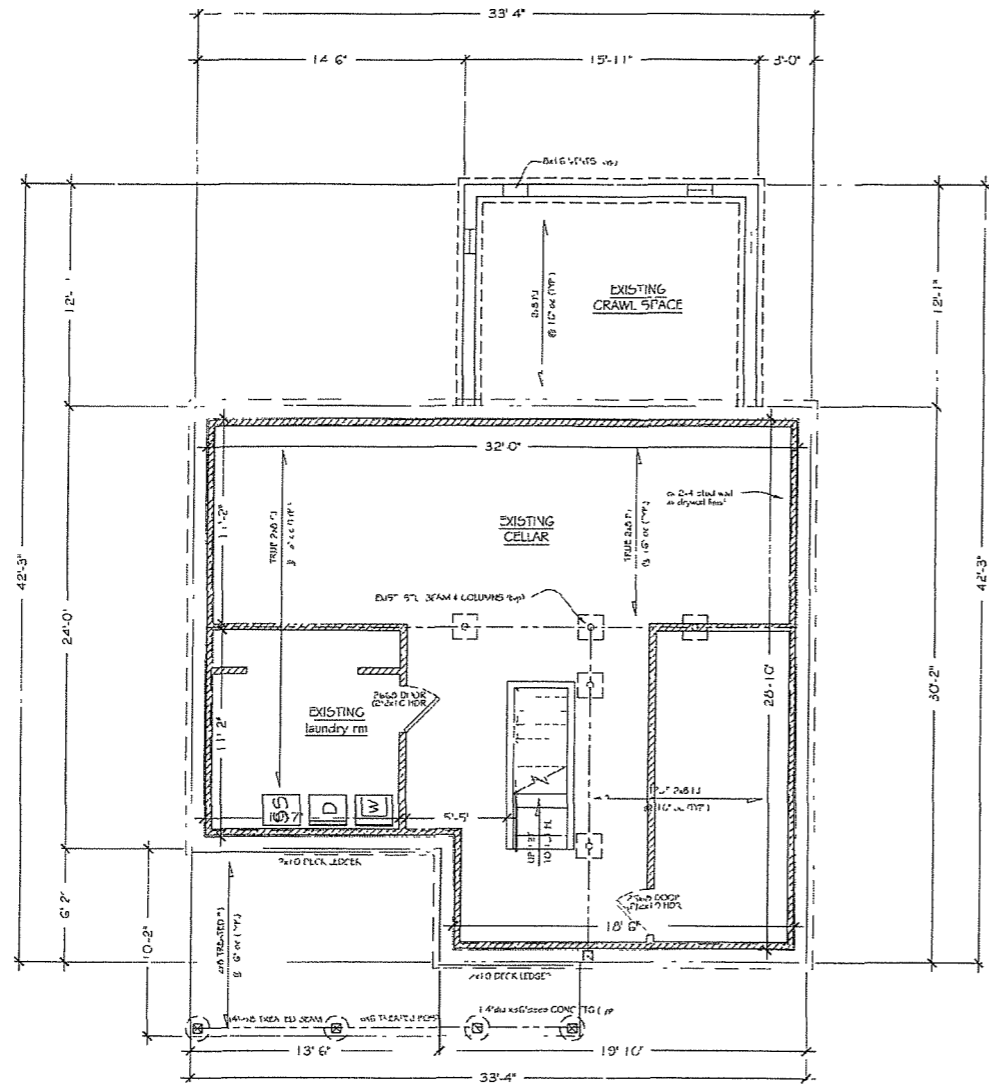
Firm Name and Address
MICHAEL ANGELONE, PE, LLC
 4 POND PLACE
 OYSTER BAY, NY, 11771
 (516) 922-2024



Firm Name and Address
IDEAS @ WORK, LLC
 DESIGN & CREATIONS
 1843 NEWBRIDGE ROAD
 BELLMORE, NY, 11710
 (516) 781-3146
 ideasatworkkpps@gmail.com

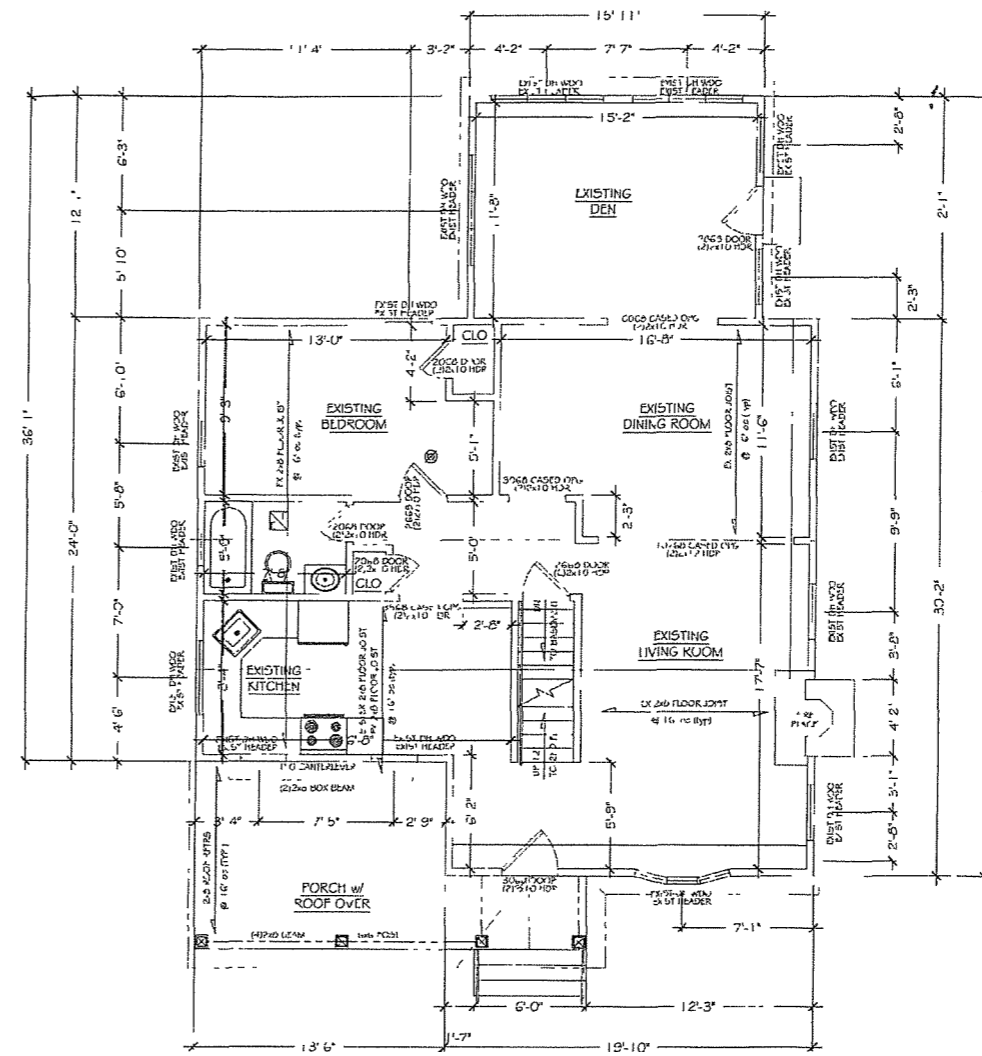
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Scale 1/4" = 1'-0"	S-1
Job# SZOT DONOHUE	
Date 11.15.19	





EXISTING CELLAR
SCALE: 1/4" = 1'-0"

LEGEND	
	EXIST'G WALL TO REMAIN
	EXIST'G WALL TO BE REMOVED
	PROPOSED WALL
	EXIST'G LOCK TO REMAIN
	PROPOSED DOOR
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	30 CFM EXHAUST FAN



EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"

No	Revision/Issue	Date

PROJECT TITLE
SZOT DONOHUE RESIDENCE 16 WILLETS ROAD GLEN COVE

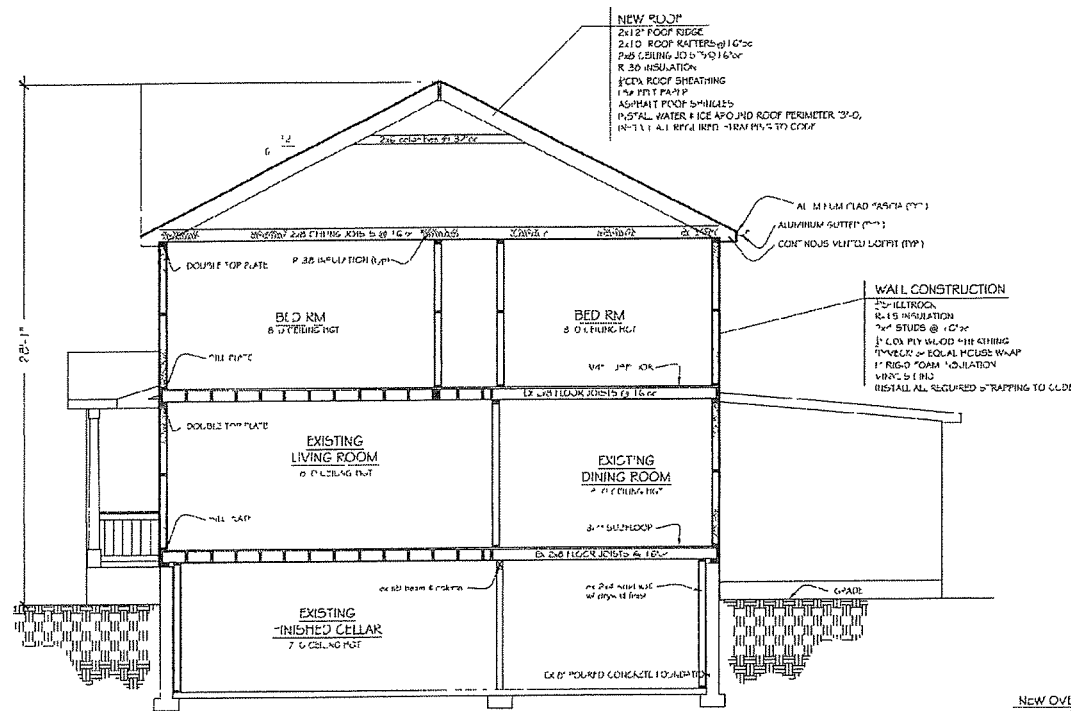
DRAWING NAME
CONSTRUCTION DRAWINGS

Firm Name and Address
MICHAEL ANGELONE, PE, LLC
4 POND PLACE
OYSTER BAY, NY, 11771
(516) 922-2024

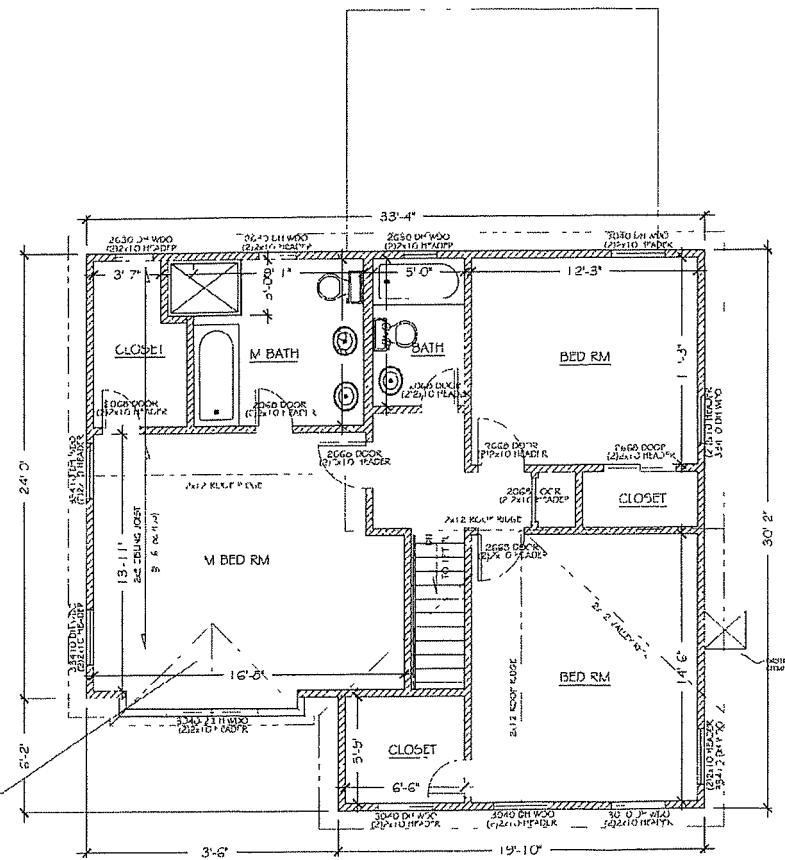


Firm Name and Address
IDEAS @ WORK, LLC
DESIGN & CREATIONS
1843 NEWBRIDGE ROAD
BELLMORE, NY, 11710
(516) 781-3146
ideasatworkpps@gmail.com

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CF	A-1
Scale: 1/4" = 1'-0"	
Proj: SZOT DONOHUE	
Date: 11.15.19	



PROPOSED SECTION DRAWING
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

NEW OVERLAY ROOF
2x6 ROOF RAFTERS @ 16"
2x12 ROOF RIDGE
1/2" FIBER CEMENT SHEATHING
1/2" FIBER CEMENT SHEATHING
ASPHALT ROOF SHINGLES

NOTE:
TYP. @ LAYOVER
NAILING PAD WIDTH SHOULD
ACCOMMODATE CUT END DIMENSION
OF RAFTER SERVED
PROVIDE GALV. FRAMING
CONNECTIONS @ RAFTERS TO PAD

No	Revision/Issue	Date

PROJECT TITLE
SZOT DONOHUE RESIDENCE 16 WILLETS ROAD GLEN COVE
DRAWING NAME
CONSTRUCTION DRAWINGS

1001 Route 90A
MICHAEL ANGELONE, PE, LLC
4 POND PLACE
OYSTER BAY, NY, 11771
(516) 922-2024

Michael Angelone

1001 Route 90A
IDEAS @ WORK, LLC
DESIGN & CREATIONS
1863 NEWBRIDGE ROAD
BELLMORE, NY, 11710
(516) 781-3146
ideasatworkkpps@gmail.com

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Scale: 1/4" = 1'-0"	A-2
Job: SZOT DONOHUE	
Date: 11.15.19	



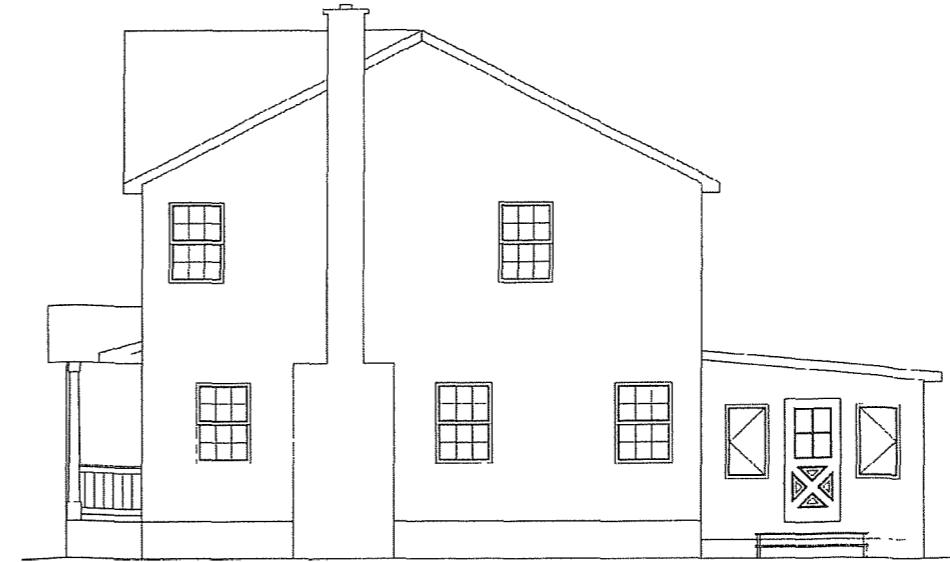
PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4"=1'-0"

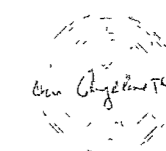


PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

No	Revision/Issue	Date

PROJECT TITLE
SZOT DONOHUE RESIDENCE 16 WILLETS ROAD GLEN COVE
DRAWING NAME
CONSTRUCTION DRAWINGS

Drawn Name and Address
MICHAEL ANGELO, PE, LLC
4 FOND PLACE
OYSTER BAY, NY, 11771
(516) 922-2024



Drawn Name and Address
IDEAS @ WORK, LLC
DESIGN & CREATIONS
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ideasatworkpps@gmail.com

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Scale 1/4" = 1'-0"	A-3
Job# SZOT DONOHUE	
Date 11.15.19	