

**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 20, 2021 at 7:30 p.m. The hearing will be on the appeal application of 115 Glen St Property Owner, LLC requesting variances to construct a new multiple residence building. The property is located on a 22,089 gross square foot lot at 115 Glen St, Glen Cove, NY 11542, designated as Section 23, Block 11, Lots 6-12, 134 and located in the City's B-1 Central Commercial District.

The Applicant is requesting variances of the following sections of the Glen Cove City Code:

1. Glen Cove City Code §280-6; to allow for 42 parking spaces, with three (3) parking spaces measuring nine (9) feet wide by sixteen (16) feet long, where nine (9) feet wide by twenty (20) feet long is required, and two (2) proposed handicap parking spaces which do not meet ADA requirements for access aisles.
2. Glen Cove City Code §280-45.2 A to allow a retaining wall with a setback of ten (10) feet, where twenty (20) feet is required.
3. Glen Cove City Code §280-45.2 C to allow a retaining wall with a height of twenty (20) feet where a maximum of twelve (12) feet is permitted.
4. Glen Cove City Code §280-52 B (1) to allow the development of 2,641.5 square feet of steep slope area of 25% or greater, where no land area covered by slopes measuring 25% or greater is permitted.
5. Glen Cove City Code §280-65 G (13) to allow the construction of an exclusively residential structure on a lot with 16,351.3 net square feet (pursuant to Section 280-52 A (1)(a) "Preservation of Steep Hillides"), where 40,000 square feet is required.
6. Glen Cove City Code §280-65(G) (13) (b) to allow nine (9) efficiency units and eighteen (18) one-bedroom units of the total thirty (30) units, where no more than one-third (1/3) of the total units may be one-bedroom or efficiency units.
7. Glen Cove City Code §280-65(G)(13)(d), to allow a lot with 22,092.8 gross square feet and 16,351.3 net square feet (pursuant to Section 280-52 A (1)(a) "Preservation of Steep Hillides") where 46,500 square feet is required. Applicant is also seeking an interpretation from the Zoning Board of Appeals as to whether the slope land deductions pursuant to §280-52 A (1) (a) should be applied under §280-65(G)(13)(d).
8. Glen Cove City Code §280-65 G (13) (g) to allow no interior side yard on the east side of the property, where a fifteen (15) foot side yard is required, and no landscaping to be provided in the west side yard of the property, where such side yard is required to be properly landscaped.
9. Glen Cove City Code §280-65 G(13)(h) to allow 4,200 square feet of open space where 8,250 square feet is required.

Due to COVID-19 concerns, the public will only have virtual access to the meeting through the use of Microsoft TEAMS application, a platform which will enable residents to watch a livestream of the meeting on the platform or to call in and listen to the meeting in compliance with the Executive Order 202.1, as subsequently extended. A link to the hearing will also be posted the Glen Cove website

(www.glencoveny.gov) in advance of the hearing which can be accessed from the homepage by clicking the link labeled “Meetings, Minutes & Agendas” and then following the instructions thereafter, or by accessing the Board of Zoning Appeals page under the tab “Government” “Boards, Commissions and Agencies.” If you have any questions about accessing this hearing, please contact Rosa Rizzo, the secretary for the Board of Zoning Appeals, at rrizzo@glencoveny.gov. Please note that although all interested persons will be given an opportunity to speak, all microphones will be muted until such time as the particular individual is authorized to speak. Anyone wishing to comment on the application, but who cannot join the Microsoft Teams meeting, can submit comments to Rosa Rizzo in advance of the hearing. Public comments received prior to the commencement of the public hearing will be made part of the public record. If you are unable to access the application, please contact Rosa Rizzo at the address.

Dated:
March 31, 2021

BY ORDER OF THE BOARD OF ZONING APPEALS
OF THE CITY OF GLEN COVE
TERI MOSCHETTA, CHAIRPERSON