



FORCHELLI
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May 13, 2021

VIA EMAIL: rrizzo@glencoveny.gov

City of Glen Cove
Board of Zoning Appeals
9 Glen Street
Glen Cove, New York 11542

Att: Theresa Moschetta, Chairperson

Re: *Application # 11-2020*
115 Glen Street, Glen Cove, NY 11542

Dear Chairperson Moschetta and Members of the Board:

As a follow-up to some of the questions posed by the Board Members at our last appearance before the Board on April 15, 2021, enclosed herewith is a letter from the Unique Parking Systems indicating that they have reviewed the proposed valet parking plan for the project and that the parking area as depicted will be able to accommodate 20 vehicles for the Senior Center using an on-site parking attendant. Please add this to the record, and take it into consideration when determining our application.

In addition, please be advised that the applicant is willing to offer to record covenants and restrictions against the property, as a condition of approval, indicating that the current and future owners of the building shall be obligated to provide valet parking services for at least 20 cars to benefit the Glen Cove Senior Center for as long as the Senior Center operates out of its current location. This covenant will be recorded in the property records in the Nassau County Clerk's Office, and will run with the land in perpetuity. All future owners of the property will be on notice of, and bound by, the restriction. The covenants and restrictions will be enforceable by the City of Glen Cove and in the event the conditions of the covenant are not complied with, it will provide that any variances granted by this Board will be of no further effect, and the City will be entitled to revoke the Certificate of Occupancy for the premises.

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We are hopeful that the enclosed information will assist this Board and making a positive decision on our requests for variances on the property. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By: *Kathleen Deegan Dickson*
KATHLEEN DEEGAN DICKSON

KDD/ac
Enclosure

cc: John Chase, Esq.
Greg Kalnitsky, Esq.



734 Franklin Ave #555
Garden City, NY 11530

April 28, 2021

115 Glen Street Property Owner, LLC
c/o G4 Capital Partners
14 Skillman Street
Roslyn NY 11576

**RE: VALET PARKING FOR PROPOSED REDEVELOPMENT OF
115 GLEN ST, GLEN COVE NY 11542 (the "Project")**

To Whom it May Concern,

Please allow this letter to serve as confirmation that we have been coordinating with the Project's development team in connection with valet parking services for the proposed parking lot shown in the attached diagram.

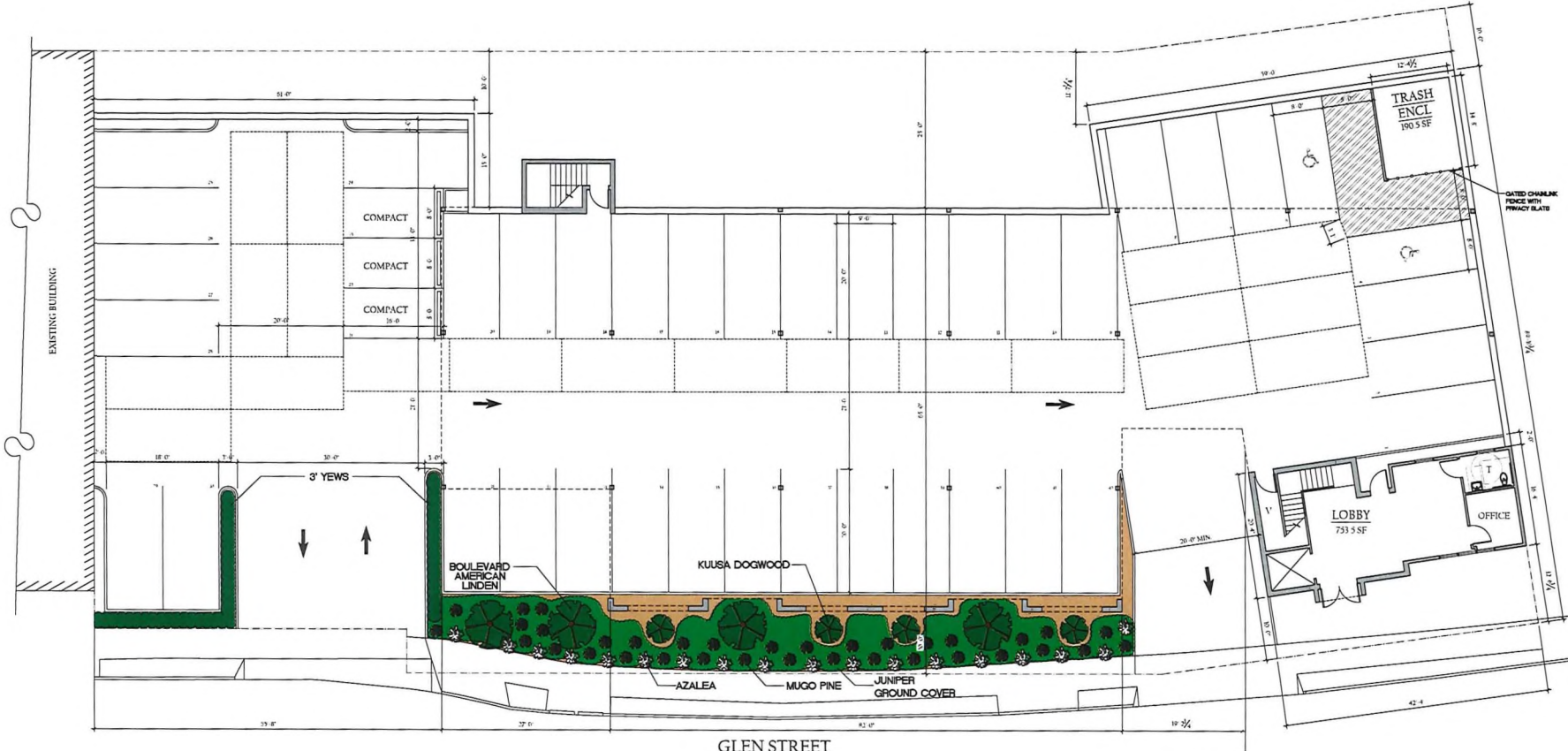
The parking area should accommodate the approximately twenty "double parked" vehicles, represented by the dotted rectangles on the attached diagram, using an onsite parking attendant.

Regards,

A handwritten signature in black ink, appearing to read 'Anthony Monaco'.

Anthony Monaco
Unique Parking Systems
Anthony@uniqueparkingsystems.com
Office: 516.596.8666

115 GLEN STREET



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

TOTAL BUILDING AREA
1ST FLOOR 1,072.5 SF

UNIT MIX/ PARKING CALCS

50 UNITS PER ACRE X 22,023.7 / 40,000 SF = 27.6 UNITS
 + 10% INCLUSIONARY = 2.7 UNITS
 TOTAL 30.3 UNITS
 30 UNITS PROPOSED

9 STUDIO X 1 CAR = 9
 18 1-BEDRM X 1.5 CAR = 27
 3 2-BEDRM X 2 CARS = 6
 42 REQUIRED
 42 PROVIDED (+ 20 VALET PARKING)

PLANT LIST

| SYM | COMMON NAME | QTY | SIZE | SPACING |
|------------------|---------------------------|-----|------------|------------|
| ORNAMENTAL TREES | | | | |
| KD | KUUSA DOGWOOD | 4 | 4'-6" TALL | |
| BAL | BOULEVARD AMERICAN LINDEN | 4 | #10 TALL | |
| SHRUBS | | | | |
| Y | YEW | 16 | 18-24" H | 1'-0" O.C. |
| PMP | PINK BLOSSOM PINE | 11 | 18-24" H | 1'-0" O.C. |
| WDA | WHITE DELAWARE AZALEA | 18 | 18-24" H | 1'-0" O.C. |
| JG | JAPANESE GARDEN JUNIPER | 50 | #6-24" | 1'-0" O.C. |

GENERAL PLANTING NOTES

- ALL PLANT MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF ORNAMENTAL TREE CULTURISTS STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAYMENT NOT INDICATED TO REMAIN UNPLANTED AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN TYPE AS NOTED.
- ALL PLANTS NOT OTHERWISE DESIGNATED ARE TO BE INSTALLED IN 18" DIA. 1'-0" DEEP RELIEF VALVES BUILT IN 8" POLYETHYLENE TUBES AT 15' ON CENTER. 18" DIA. TUBES SHALL BE FILLED WITH 18" DIA. 24" H. TUBES. 18" DIA. TUBES SHALL BE FILLED WITH 18" DIA. 24" H. TUBES.
- REPAIR ANY UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL RECEIVE \$5,000.

- ADDITIONAL PAYMENT FOR UNSATISFACTORY CONDITIONS REQUESTED AFTER THE FACT OR AFTER COMPLETION OF PLANTING.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION (NOT AN ADDITIONAL COST TO THE OWNER).
- PLANTING SOIL MIXTURE: 2 PARTS NATIVE SOIL TO 2 PARTS TOPSOIL TO 1 PART ORGANIC COMPOST.
- ALL LAWN AREAS TO RECEIVE 4" TOPSOIL PLANT AND ANNUAL BED 12" TOPSOIL.
- APPLY 1/4" LAYERS OF SPERITIZER, 20% LIME STONE PER 1000 SQ FT TO ALL LAWN AREAS.
- HYDROSEED ALL SEED LAWN AREAS WITH VICTA KENTUCKY BLUEGRASS, KY 31, LORITA PERENNIAL BLUEGRASS, PN 18, PENNSYLVANIAN BLUEGRASS, PN 28, ANNUAL RYEGRASS, PN 12, KENTUCKY BLUEGRASS, PN 18, PENNSYLVANIAN BLUEGRASS, PN 28, ANNUAL RYEGRASS, PN 12. HYDROMULCH IMMEDIATELY WITH SODIUM POLYACRYLAMATE.

- ALL PLANTS AND WORK AND SHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. FOR THIS CONTRACT, ALL PLANTS SHALL BE MAINTAINED BY A QUALIFIED AND GROWING CONTRACTOR. ANY PLANT NOT MEETING THESE CONDITIONS SHALL BE REPLACED WITH A PLANT OF SIMILAR SIZE AND TYPE AT THE NEXT PLANTING SEASON.
- ALL PLANTED AND GRASSED AREAS OF THE SITE TO BE IRRIGATED.
- ANY PLANTING THROUGH SHOWN TO REMAIN WHICH WAS REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 4" CALIPER TREE(S) AS DIRECTED BY THE TOWN.
- LANDSCAPE MATERIAL SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN GOOD GROWING CONDITION CONSISTENT WITH THE INTENT OF THE PLANTING. WHERE NECESSARY TO MEET THE INTENT OF THE APPROVED SITE PLAN, PLANT MATERIALS SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF THE SAME TYPE AND QUALITY COMPARABLE TO THOSE SHOWN ON THE APPROVED PLAN AT THE BEGINNING OF THE NEXT GROWING SEASON.

- ALL PLANT MATERIAL SHALL BE FULLY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF ORNAMENTAL TREE CULTURISTS STANDARDS.
- A CERTIFICATE SHALL BE SUBMITTED BY A QUALIFIED DESIGN PROFESSIONAL THAT ALL PLANTINGS HAVE BEEN PLANTED UNDER HIS DIRECTION AND IN ACCORDANCE WITH THE LANDSCAPING PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SIZE, NUMBER AND SPECIES OF PLANTS SPECIFIED ON THE SITE PLAN SHALL REPRESENT A MINIMUM REQUIREMENT TO BE MAINTAINED BY THE APPLICANT OWNER FROM TIME TO TIME TO ENHANCE OR MAINTAIN THE TYPES OF PLANTINGS SHOWN FOR AESTHETIC REASONS. THE OVERALL SIZE, QUALITY, DENSITY AND EXTENT OF THE LANDSCAPE AREAS SHALL BE MAINTAINED.

REVISIONS

| NO. | DATE | REVISION |
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ARCHANGELS, INC.
 Civil, Mechanical, Electrical, Fire Alarm, Security, Low Voltage, Plumbing, HVAC, and General Contracting

115 GLEN STREET
 GLEN COVE, NEW YORK

Proposed: **PROPOSED SITE PLAN**

Drawing scale: **AS NOTED**

Date: **JAN. 07, 2021**

Drawing No. **SP-1**