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:

A SECOND CURB CUT TO PROVIDE ADDITIONAL

OFF STREET PARKING

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

MELODY ABBONDANDOLO,11 THE OUTLOOK,GLEN COVE,NY 11542

516-287-3956

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:

11 THE OUTLOOK, GLEN COVE, NY 11542

Nassau County Land & Tax Map designation is:

Section: 21 Block: 10 Lot: 13

City of Glen Cove Zoning District is: R-4B

5. Applicant became the owner of the subject property on July 28, 2014

by deed dated 9/4/2014 recorded in Liber D13116 Page 478-489.

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:

THE GRANTING OF VARIANCES RELATING TO A SECOND DRIVEWAY TO PROVIDE FOR ADDITIONAL OFF STREET FOR AN ADDED RESIDENTIAL UNIT.

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

280-45(M),(4),(6)

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

THE APPLICANT IS CONVERTING THE STRUCTURE FROM A SINGLE TO A TWO-FAMILY DWELLING. APPLICANT WISHES TO HAVE NON-TANDEM PARKING, TO THE NEIGHBORHOODS BENEFIT, SHE SEEKS TO ADD A SECOND CURB CUT FOR A SECOND DRIVEWAY

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 APPLICANT MAKES THE WITHIN REQUEST FOR THE BENEFIT OF THE NEIGHBORHOOD AS TO NOT CAUSE A POTENTIAL DETRIMENT ABSENT SAID RELIEF BEING GRANTED. SAID REQUEST SEEKS TO AVOID ADDITIONAL ON-STREET PARKING RESULTING FROM THE ADDITIONAL UNIT.

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

THE FRONTAGE OF THE PROPERTY IS ON A STEEP SLOPE, WITH NO ROOM TO EXPAND THE PARKING SITUATION THAT EXISTS ON THE LEFT SIDE OF THE PROPERTY, OR ON THE RIGHT SIDE ON THE EXISTING DRIVEWAY WHICH IS IMPEDED BY A STEEP SLOPE IMPROVED WITH THE FRONT STEPS.

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

280-45(M) REQUIRES U-SHAPE FOR TWO CURB CUTS. APPLICANT PROPOSES TWO CURB CUTS W/ NO U-SHAPE. 280-45(M)(4) REQUIRES THAT TWO CURB CUTS BE NO LESS THAN 60FT APART, APPLICANT PROPOSES 24FT. 280-45(M)(6) REQUIRES A PROPERTY W/ TWO CURB CUTS BE AT LEAST 150FT, APPLICANT PROPOSES 75FT.

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 REQUESTED RELIEF WOULD ALLEVIATE THE NEED OR NECCESITY OF UTILIZING ON-STREET PARKING, THEREBY MAINTAINING THE PHYSICAL AND ENVIRONMENTAL CONDITIONS OF THE NEIGHBORHOOD.

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: Kevin Maccarone, Esq. 516-674-6782

b. Architect: Archangels, Inc. 516-609-2724

c. Engineer: (P.E.): _____

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: 75.07ft

b. Depth: 130.02ft

c. Size of lot (in acres): 0.197

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.

Melody Abandando

Applicant's Signature

Date: 9.8.2021

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.

DISCLOSURE AFFIDAVIT

In the Matter of the Application of

Melody Abbondandolo

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 }

Melody Abbondandolo, 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: 11 THE OUTLOOK GLEN COVE NY 11542.
(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:

DIRECTORS:	ADDRESS:

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?

✖ MD NO _____ YES
(initial required)

(If yes, please complete below)

NAME	POSITION	ADDRESS	NATURE & EXTENT OF INTEREST

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

Sworn to before me this
5th day of September, 2021

Notary Public

ALLISON VIEYRA
NOTARY PUBLIC - STATE OF NEW YORK
NO.01VI6018886
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES JAN. 19, 2023

Melody P Abbondandolo
Signature

PRINT NAME (if more than one owner or applicant)

Signature

David Jimenez, RA
Director of Building Department

Phone: (516) 320-7843
Fax: (516) 759-6711
www.glencoveny.gov

CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, New York 11542

BUILDING DEPARTMENT

Date: July 28, 2021
To: The Chairman and Members of the Board of Appeals
Application: **Abbondandolo – 2nd Curb Cut**
Address: 11 The Outlook, Glen Cove, NY 11542
Type of USE: 2 FAMILY DWELLING CONVERSION

SECTION	BLOCK	LOT	ZONE
21	10	13	R-4B

DENIED for the following reasons:

Pursuant to the Municipal Code of the City of Glen Cove, **§ 280-45 Regulations applicable to all districts.**

The following regulations shall apply to all districts.

M. A residential lot improved with a single- or two-family dwelling may be permitted to have two curb cuts connected by a U-shaped driveway if, in the opinion of the BDADBD, the following criteria have been satisfied:

Variance 1

Connected by a U-shaped driveway

APPLICANT IS PROPOSING NO U-SHAPE

Variance 2

(6) In no case shall frontage be less than 150 feet.

PROPOSED FRONTAGE 75'

Variance 3

(4) No less than 60 feet shall separate one curb cut from the other.

APPLICANT IS PROPOSING 24'

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

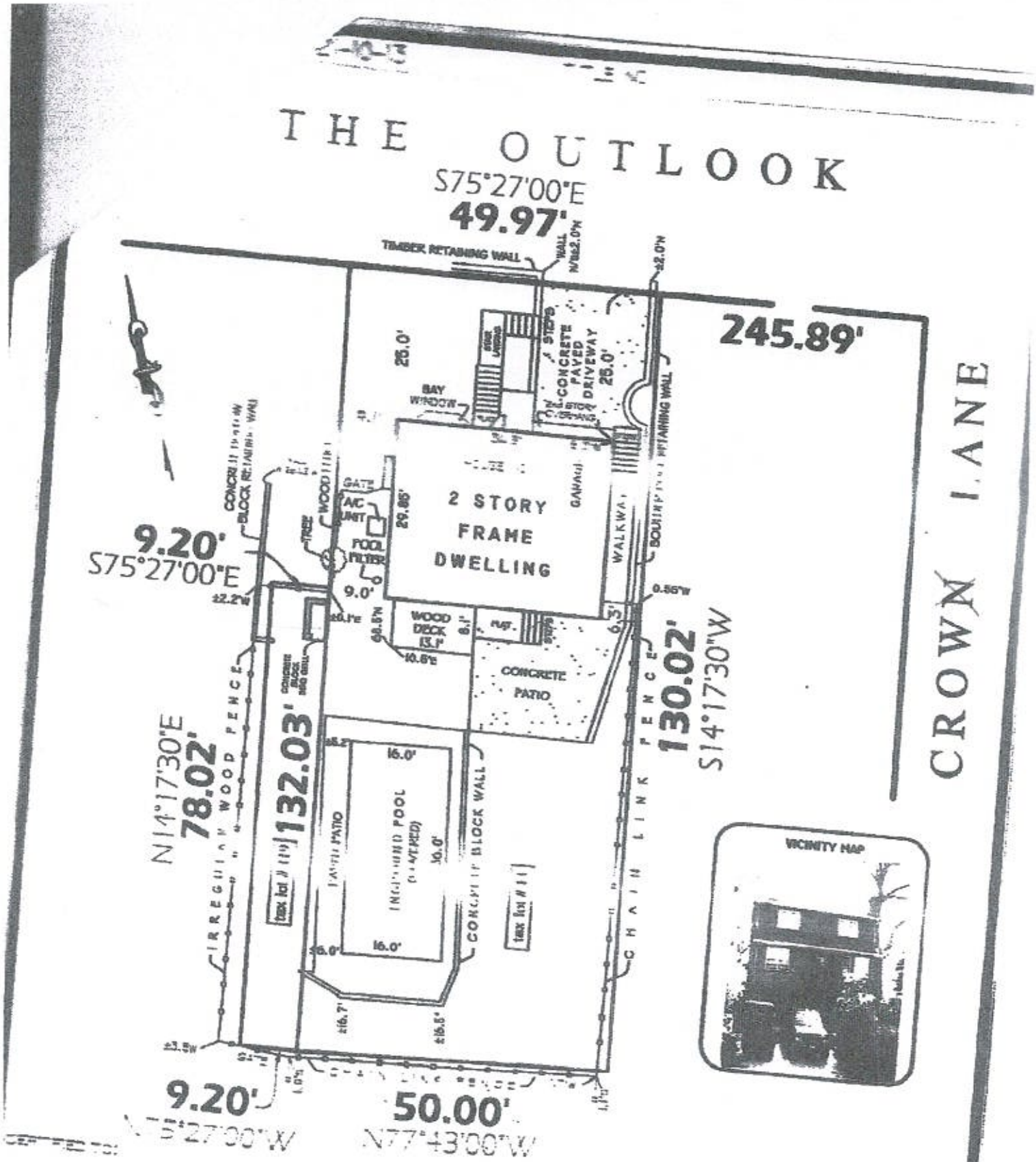
Please contact the Board of Appeals secretary Rosa Rizzo at 676-4448 for variance applications and requirements.

(3) Variances required $600.00

Thank you,

David Jimenez

Director – The City of Glen Cove Building Department



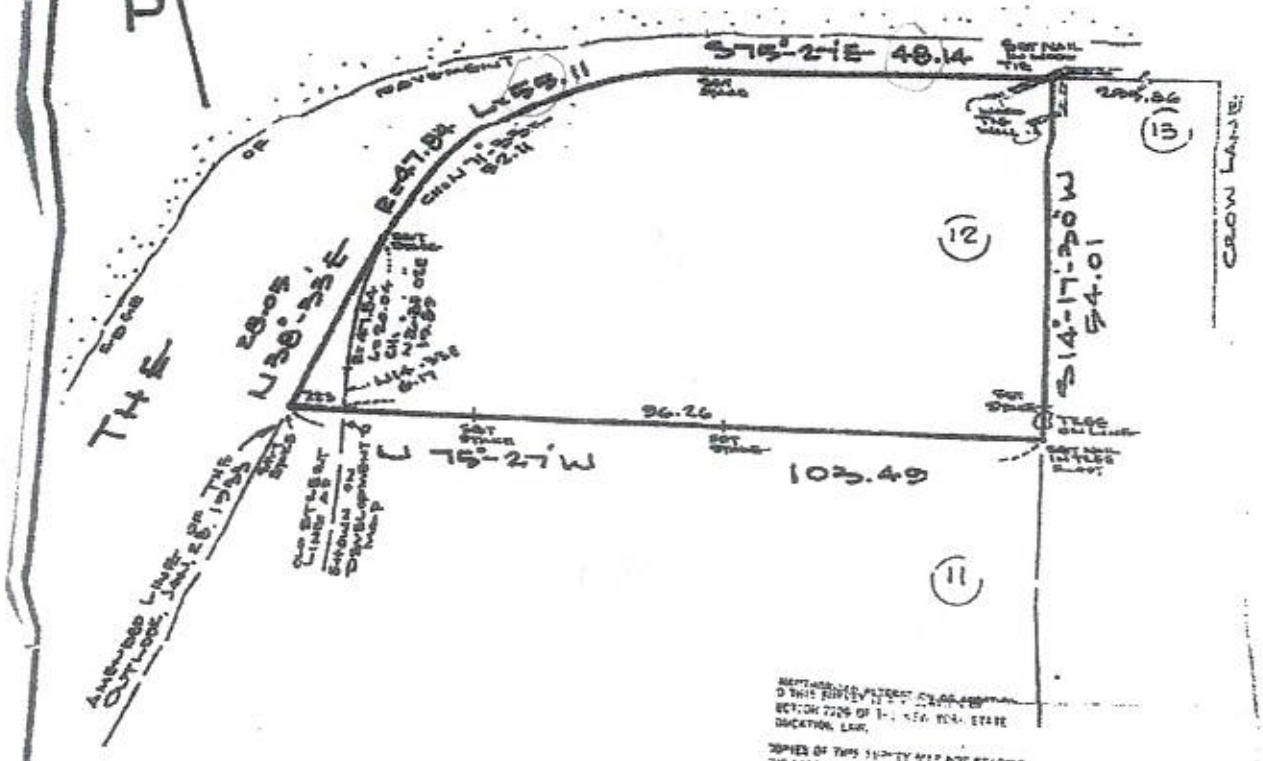
SURVEY FOR
"BUILDING DEPARTMENT USE"
ONLY

MAP OF PROPERTY AT
GLEN COVE
NASSAU COUNTY, NEW YORK
FIELD SURVEY COMPLETED: NOV. 20, 2018

NYE NF5482453

SCALE 1"=20'

OUTLOOK



Liber 1099 Page 86

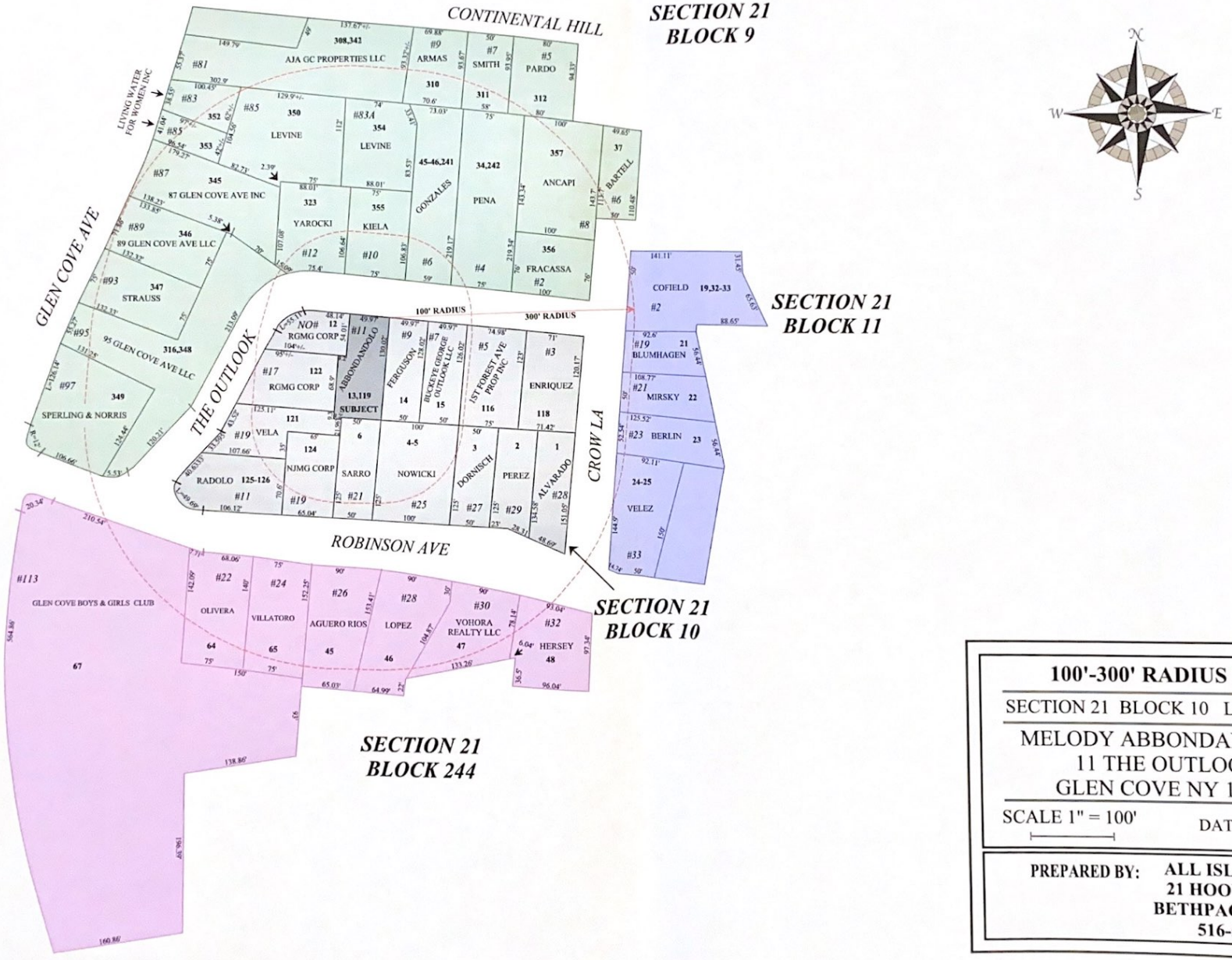
NORMAN T. WOLF
LICENSED LAND SURVEYOR
PLAZA BLDG.
40 RAILROAD AVE.
GLEN HEAD
NEW YORK, 11545

SURVEY ADOPTED
OWNER Gregory Abbondandolo
LOCATION Glen Cove Nassau County, N.Y. BLOCK
LOT 12.
MAP "Crow Hill" FILED FEB 18, 1924 LIBER 1099 PAGE 86
SURVEYED July 11, 1975 AMENDED 8/4/75
GUARANTEED TO Security Title & Guaranty Company

OR 6 Copies

Sec	Block	Lot Group	Number	Street	Neighborhood	State	Zip	OwnerFirst	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
21	9	34,242	4	THE OUTLOOK	GLEN COVE	NY	11542	ELELIS	PENA	4 THE OUTLOOK	GLEN COVE	NY	11542
21	9	45-46,241	6	THE OUTLOOK	GLEN COVE	NY	11542	STEVE	GONZALES	6 THE OUTLOOK	GLEN COVE	NY	11542
21	9	316,348	95	GLEN COVE AVE	GLEN COVE	NY	11542		95 GLEN COVE AVE LLC	716 CHICKEN VALLEY RD	LOCUST VALLEY	NY	11560
21	9	323	12	THE OUTLOOK	GLEN COVE	NY	11542	MICHAEL	YAROCKI	12 THE OUTLOOK	GLEN COVE	NY	11542
21	9	355	10	THE OUTLOOK	GLEN COVE	NY	11542	JOHN	KIELA	10 THE OUTLOOK	GLEN COVE	NY	11542
21	10	3	27	ROBINSON AVE	GLEN COVE	NY	11542	MICHELE	DORNISCH	27 ROBINSON AVE	GLEN COVE	NY	11542
21	10	4-5	25	ROBINSON AVE	GLEN COVE	NY	11542		NOWICKI TRUST	25 ROBINSON AVE	GLEN COVE	NY	11542
21	10	6	21	ROBINSON AVE	GLEN COVE	NY	11542	PATRICIA	SARRO	21 ROBINSON AVE	GLEN COVE	NY	11542
21	10	12	11	THE OUTLOOK	GLEN COVE	NY	11542		RGMG CORP	11 THE OUTLOOK	GLEN COVE	NY	11542
21	10	14	9	THE OUTLOOK	GLEN COVE	NY	11542	K	FERGUSON	9 THE OUTLOOK	GLEN COVE	NY	11542
21	10	15	7	THE OUTLOOK	GLEN COVE	NY	11542		BUCKEYE GEORGE OUTLOOK LLC	1505 KELLUM PL	MINEOL	NY	11501
21	10	116	5	THE OUTLOOK	GLEN COVE	NY	11542		1ST FOREST AVE PROP INC	116 CHICKEN VALLEY RD	OLD BROOKVILLE	NY	11545
21	10	121	19	THE OUTLOOK	GLEN COVE	NY	11542	HERTA	VELA	19 THE OUTLOOK	GLEN COVE	NY	11542
21	10	122	17	THE OUTLOOK	GLEN COVE	NY	11542		RGMG CORP	407 FROST POND RD	GLEN HEAD	NY	11545
21	10	124	19	ROBINSON AVE	GLEN COVE	NY	11542		NJMG CORP	407 FROST POND RD	GLEN HEAD	NY	11545
21	10	125-126	11	ROBINSON AVE	GLEN COVE	NY	11542		RADOLO	11 ROBINSON AVE	GLEN COVE	NY	11542

Sec	Block	Lot Group	Number	Street	Neighborhood	State	Zip	OwnerFirst	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
21	9	37	6	CROW LN	GLEN COVE	NY	11542	NERY	BARTELL	6 CROW LN	GLEN COVE	NY	11542
21	9	308,342	81	GLEN COVE AVE	GLEN COVE	NY	11542		AJA GC PROP LLC	81 GLEN COVE AVE	GLEN COVE	NY	11542
21	9	310	9	CONTINENTAL HL	GLEN COVE	NY	11542	EVELIO	ARMAS	9 CONTINENTAL HL	GLEN COVE	NY	11542
21	9	311	7	CONTINENTAL HL	GLEN COVE	NY	11542	RICHARD	SMITH	7 CONTINENTAL HL	GLEN COVE	NY	11542
21	9	312	5	CONTINENTAL HL	GLEN COVE	NY	11542	JAMES	PARDO	5 CONTINENTAL HL	GLEN COVE	NY	11542
21	9	345	87	GLEN COVE AVE	GLEN COVE	NY	11542		87 GLEN COVE AVE INC	5 BITTERSWEET LA	CENTER MORICHES	NY	11934
21	9	346	89	GLEN COVE AVE	GLEN COVE	NY	11542		89 GLEN COVE AVE LLC	119 HARBOR RD	COLD SPRING HARBOR	NY	11724
21	9	347	93	GLEN COVE AVE	GLEN COVE	NY	11542	PHILIP	STRAUSS	93 GLEN COVE AVE	GLEN COVE	NY	11542
21	9	349	97	GLEN COVE AVE	GLEN COVE	NY	11542		SPERLING & NORRIS	72 CHICKEN VALLEY RD	LOCUST VALLEY	NY	11560
21	9	350	85	GLEN COVE AVE	GLEN COVE	NY	11542	HAROLD	LEVINE	83A GLEN COVE AVE	GLEN COVE	NY	11542
21	9	352	83	GLEN COVE AVE	GLEN COVE	NY	11542		LIVING WATER FOR WOMEN INC	83 GLEN COVE AVE	GLEN COVE	NY	11542
21	9	353	85	GLEN COVE AVE	GLEN COVE	NY	11542		LIVING WATER FOR WOMEN INC	85 GLEN COVE AVE	GLEN COVE	NY	11542
21	9	354	83A	GLEN COVE AVE	GLEN COVE	NY	11542	HAROLD	LEVINE	83A GLEN COVE AVE	GLEN COVE	NY	11542
21	9	356	2	THE OUTLOOK	GLEN COVE	NY	11542	ELIZABETH	FRACASSA	2 THE OUTLOOK	GLEN COVE	NY	11542
21	9	357	8	CROW LN	GLEN COVE	NY	11542	GUILLERMO	ANCAPI	8 CROW LN	GLEN COVE	NY	11542
21	10	1	26	CROW LN	GLEN COVE	NY	11542	HENDER	ALVARADO	26 CROW LN	GLEN COVE	NY	11542
21	10	2	29	ROBINSON AVE	GLEN COVE	NY	11542	JESUS	PEREZ	29 ROBINSON AVE	GLEN COVE	NY	11542
21	10	118	3	THE OUTLOOK	GLEN COVE	NY	11542	ALFREDO	ENRIQUEZ	3 THE OUTLOOK	GLEN COVE	NY	11542
21	11	19,32-33	2	CROW LN	GLEN COVE	NY	11542	NEELY	COFIELD	2 CROW LN	GLEN COVE	NY	11542
21	11	21	19	CROW LN	GLEN COVE	NY	11542	DONALD	BLUMHAGEN	19 CROW LN	GLEN COVE	NY	11542
21	11	22	21	CROW LN	GLEN COVE	NY	11542	ROBERT	MIRSKY	21 CROW LN	GLEN COVE	NY	11542
21	11	23	23	CROW LN	GLEN COVE	NY	11542	M	BERLIN	23 CROW LN	GLEN COVE	NY	11542
21	11	24-25	33	ROBINSON AVE	GLEN COVE	NY	11542	CARMEN	VELEZ	33 ROBINSON AVE	GLEN COVE	NY	11542
21	244	45	26	ROBINSON AVE	GLEN COVE	NY	11542	NINA	AGUERO RIOS	26 ROBINSON AVE	GLEN COVE	NY	11542
21	244	46	28	ROBINSON AVE	GLEN COVE	NY	11542	FRANCO	LOPEZ	28 ROBINSON AVE	GLEN COVE	NY	11542
21	244	47	30	ROBINSON AVE	GLEN COVE	NY	11542		VOHORA REALTY LLC	30 ROBINSON AVE	GLEN COVE	NY	11542
21	244	48	32	ROBINSON AVE	GLEN COVE	NY	11542	ADRIAN	HERSEY	32 ROBINSON AVE	GLEN COVE	NY	11542
21	244	64	22	ROBINSON AVE	GLEN COVE	NY	11542	NESTOR	OLIVERA	22 ROBINSON AVE	GLEN COVE	NY	11542
21	244	65	24	ROBINSON AVE	GLEN COVE	NY	11542	JOSE	VILLATORO	24 ROBINSON AVE	GLEN COVE	NY	11542
21	244	67	113	GLEN COVE AVE	GLEN COVE	NY	11542		GLEN COVE BOYS & GIRLS CLUB	113 GLEN COVE AVE	GLEN COVE	NY	11542



100'-300' RADIUS MAP

SECTION 21 BLOCK 10 LOT 13,119

MELODY ABBONDANDOLO
11 THE OUTLOOK
GLEN COVE NY 11542

SCALE 1" = 100'

DATE: 9/15/2021

PREPARED BY: ALL ISLAND MAPS
21 HOOVER LANE
BETHPAGE, NY 11714
516-513-1414