



CITY OF GLEN COVE

City Hall, 9 Glen Street, Glen Cove, NY 11542

BOARD OF ZONING APPEALS

THURSDAY, JULY 17, 2025

AGENDA

A. PRE -BOARD MEETING - 7:00 p.m. in the First Floor Conference Room

B. PUBLIC HEARING - 7:30 p.m. in the Main Chambers

Case # 5 – 2025 CJ Moliclor-Tecce & Nicholas Tecce– 22 Phillips Road, Glen Cove

Application of CJ Moliclor-Tecce & Nicholas Tecce requesting variances from Sections 280-58 R-3A Six-Thousand-Five-Hundred-Square-Foot One-Family Residential District B (12) of the Glen Cove Zoning Code to convert an existing unfinished basement into a conditioned habitable space with a two-piece bath. The permitted Floor Area Ratio in the R-3A zoning district is 30% of the lot area. The maximum square footage permitted is 2, 175.39 sf. The proposed building area (by including the basement) is 2,675.3 sf or 36.8%. The property is in the R-3A Zoning District and is designated as Section 30, Block 56, Lot 40 on the Land and Tax Map of Nassau County.

Case # 6 – 2025 Kamiran Ghazvini– 9A Putnam Avenue, Glen Cove

Application of Kamiran Ghazvini requesting variances from Sections 280-30 (A) and 280-58 R-3A Six-Thousand-Five-Hundred-Square-Foot One-Family Residential District (B) (12) of the Glen Cove Zoning Code to convert an existing basement storage/mechanical space to habitable space with 2 bedrooms, recreational space, 3 fixture bathroom, bar space, and laundry. The property is a non-conforming lot, with lot coverage and floor area ratio (FAR) exceeding the zoning limits. The maximum allowed lot coverage is 569.9 sf, but the current coverage is 872 sf. The maximum allowed FAR is 854.8 sf, but the existing FAR is 875.87 sf. With the basement conversion, the FAR would increase to 1,634.67 sf, or 57.37% of the lot. The property is in the R-3A Zoning District designated as Section 21, Block 256, Lot 8 on the Land and Tax Map of Nassau County.

Case # 7 – 2025 Sam Shrem aka SLJ 12 Madison LLC– 12 Madison Avenue, Glen Cove

Application of Sam Shrem/SLJ 12 Madison LLC requesting variances from Section 280-59 R-4 Seven-Thousand-Five-Hundred-Square-Foot One-and Two-Family Residential District (B) (2), (4), (12), and (14) of the Glen Cove Zoning Code to construct a new 2-story two-family house on an existing improved non-conforming lot. The existing lot is 50 ft by 126 ft (approximately) for a lot area of 6,328 sf where a two-family dwelling requires a minimum of 7,500 sf. The property is in the R-4 Zoning District designated as Section 31, Block F, Lot 181 on the Land and Tax Map of Nassau County.

C. ALL OTHER BOARD BUSINESS