



## **CITY OF GLEN COVE**

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

**PLANNING BOARD MEETING  
TUESDAY, FEBRUARY 3, 2026  
AGENDA**

- A. PRE -BOARD MEETING - 7:00 p.m. in the First Floor Conference Room
- B. REGULAR MEETING - 7:30 p.m. in the Main Chambers

**PRELIMINARY HEARING**

**Michael Emmert**

**104 Woolsey Avenue, Glen Cove**

Preliminary review to consider a minor subdivision of an existing lot. The applicant seeks to subdivide a 20,071 square-foot parcel into two lots: Lot 1, containing an existing two-family residence and garage on approximately 13,000 square feet, and Lot 2, consisting of approximately 7,065 square feet, proposed for the construction of a single-family residence and garage. The property is located at 104 Woolsey Avenue, Glen Cove, which is designated on the Nassau County Land & Tax Map as Section 31, Block 72, Lot 29 and located in the R-3A zoning district.

**C. OTHER BOARD BUSINESS**