



CITY OF GLEN COVE

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

BOARD OF ZONING APPEALS

THURSDAY, JUNE 18, 2026

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 # 6 – 2026 Tyneisha Evelyn– 71 Dosoris Lane, Glen Cove

Application of Tyneisha Evelyn seeking a Variance from Section 280-57 R-3 Quarter-Acre Residential District (D)(2) of the Glen Cove Zoning Code to construct a new free standing accessory recreational structure of 1,216 sq ft in the rear yard of the existing house. The zoning code permits a maximum accessory building area of 500 sq ft. The proposed accessory structure is 1,216 sq ft, exceeding the permitted maximum by 716 sq ft. The property is in the R-3 Zoning District designated as Section 31, Block 57, Lot 37 on the Land and Tax Map of Nassau County.

Case # 7 – 2026 Elysa Sunshine & Wayne Parsons– 27 Rose Avenue, Glen Cove

Application of Elysa Sunshine and Wayne Parsons seeking variances from Sections 280-30 (A), 280-58 (B)(6) (10)(12), 280-45 (N)(1), 280-58 (D)(5), and 280-45 (R)(2) of the Glen Cove Zoning Code seeking approval for a single-story rear addition measuring approximately 10'-10" x 26'-7" to the existing residence and renovation and expansion of an existing detached garage from 295.4 sq ft to 361 sq ft. The requested variances are required to permit the expansion of an existing non-conforming building on a non-conforming lot, necessitating relief from the applicable side yard setback, lot coverage, floor area ratio, and sky exposure plane regulations. The property is in the R-3A Zoning District designated as Section 31, Block E, Lot 27 on the Land and Tax Map of Nassau County.

Case # 8 – 2026 Joseph M Vineis Living Trust– 15 Ridge Road, Glen Cove

Application of Joseph M Vineis Living Trust seeking variances from Section 280-30 (B)(2), Section 280-55 (B)(4), (B)(5), and Section 280-45 (R) of the Glen Cove Zoning Code to construct a new two story house with basement on a sub-standard lot consisting of 22,232 sq ft where a minimum of 40,000 sq ft is required. The applicant is proposing a front yard setback of 25 feet 2 inches, where a minimum of 50 feet is required; and a rear yard setback of 25 feet, where a minimum of 50 feet is required. The applicant also seeks a variance for the proposed South and North Elevations (front and rear), which encroach upon the required sky exposure planes. The existing single-family home shall be demolished. The property is in the R-1 Zoning District designated as Section 31, Block 51, Lot 58 on the Land and Tax Map of Nassau County.



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Case # 4 – 2026 Glengariff Rehabilitation & Healthcare Center – 141 Dosoris Lane, Glen Cove

Continued Public Hearing - Application of Glengariff Rehabilitation & Healthcare Center seeking a variance from Section 280-54 (R-1A Two-Acre Residential District) (D)(2) of the Glen Cove Zoning Code for the renovation and enlargement of an existing 24'x24' storage garage that has been expanded by the addition of a second-floor with access stair. Construction commenced without the required permits, and a Stop Work Order is currently in effect. The garage is approximately 21'-5" in height from grade to ridge, whereas Section 280-54 (D)(2) limits accessory detached garages to one story and a maximum height of 16 feet. The property is in the R-1A Zoning District designated as Section 31, Block J, Lot 53 on the Land and Tax Map of Nassau County.

Case # 5 – 2026 161 Glen Street LLC c/o Richard Covino– 161 Glen Street, Glen Cove

Application of 161 Glen Street LLC c/o Richard Covino requesting approval to legalize the construction of a retaining wall completed without a building permit after receipt of a Notice of Disapproval. The retaining wall is approximately 44 feet in length, 10 to 15 feet in depth, and approximately 5.5 feet in height to facilitate additional storage space for tow trucks associated with an existing non-conforming use. The existing use is specifically prohibited in the B-1 Zoning District pursuant to Section 280-65(C) of the Glen Cove Zoning Code. The property is in the B-1 Zoning District and is designated as Section 23, Block 26, Lot 42 on the Land and Tax Map of Nassau County.

C. ALL OTHER BOARD BUSINESS