



CITY OF GLEN COVE

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

PLANNING BOARD MEETING TUESDAY, JULY 7, 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

115 Glen Street Property Owner, LLC -

115 Glen Street, Glen Cove

The applicant is seeking an additional one-year extension of the site plan and special permit approvals granted on July 16, 2024, for a proposed 29-unit, three-story residential building at 115 Glen Street. The extension is requested to allow additional time to complete the building permit application submission and Building Department review.

Madeline Faraci -

40 Smith Street, Glen Cove

A preliminary review for Minor Subdivision approval to subdivide an existing 18,108 -square-foot lot at 40 Smith Street into two separate lots. "Lot 89" is proposed to be 8,827 -square-feet and contain an existing two-family dwelling. "Lot 90" is proposed to be 9,281 -square-feet, and is proposing a new two-family dwelling with a detached garage. The property is identified on the Nassau County Land and Tax Map as Section 22, Block 8.02, Lots 89 & 90, and is in Glen Cove's R-4 6,500 – 7,500 sq ft. One- & Two-Family Residence District.

Harout Nalbandian -

28 Northfield Road, Glen Cove

A hearing will be held on the application of Harout Nalbandian seeking approval to subdivide a 1.1-acre property located at 28 Northfield Road, Glen Cove, NY 11542. The proposed subdivision would create two legal building lots: Parcel A, a 33,028 -square-foot lot containing an existing single-family residence; and Parcel B, a 15,427 square foot lot proposed for the development of a new residential dwelling. The property is identified on the Nassau County Land and Tax Map as Section 31, Block 67, Lot 15, and is in Glen Cove's R-3 Quarter-Acre Residence District.

- C. OTHER BOARD BUSINESS