



CITY OF GLEN COVE

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

BOARD OF ZONING APPEALS

THURSDAY, JULY 16, 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 # 9 – 2026 Lorraine O'Sullivan– 69 Forest Avenue, Glen Cove

Application of Lorraine O'Sullivan seeking a Use Variance to permit the operation of a reservation-based indoor table tennis facility within the B-3 Shopping Center District at the property located at 69 Forest Avenue, Glen Cove, New York. The use is specifically prohibited in the B-3 Zoning District pursuant to Section 280-67(C) (3) of the Glen Cove Zoning Code. The property is in the B-3 Shopping Center Zoning District designated as Section 30, Block 56, Lot 69 on the Land and Tax Map of Nassau County.

Case # 10 – 2026 Michael & Helen Todosow Irrev. Trust – 55 Pembroke Drive, Glen Cove

Application of Michael & Helen Todosow Irrev. Trust residing at 55 Pembroke Drive, Glen Cove N.Y. which seeks Variances from Sections 280-30 (A), 280-55 (B)(5), (B)(6), and (B)(12), 280-45 (R)(1), and 280-6 of the Glen Cove Zoning Code for the legalization of an existing finished basement with a second kitchen, two bedrooms, mud room, dining area, recreation space and proposed second floor dormer consisting of three bedrooms, primary bathroom, additional bathroom and seating area. The property is within the R-1 zoning district and is an existing non-conforming lot (16,519sf where 40,000sf is required) with nonconforming front, sides and rear yard setbacks along with lot coverage, floor area ratios and sky exposure plane. The property is in the R-1 Zoning District designated as Section 31, Block 51, Lot 569 on the Land and Tax Map of Nassau County.

Case # 11 – 2026 Charles and Christine Nutter - 38 Kirkwood Drive, Glen Cove

Application of Charles and Christine Nutter, owners of the premises located at 38 Kirkwood Drive, Glen Cove, NY, seeking area variance approval from Section 280-57(B)(1) and 280-57(B)(2) of the Glen Cove Zoning Code. The application seeks relief from the minimum lot area and minimum lot width requirements to permit the conveyance of approximately 880 square feet of land to the adjoining property located at 1 Hilldale Road pursuant to the settlement of a property boundary dispute. No new construction or change in use is proposed. The property is in the R-3 Zoning District designated as Section 30, Block 69, Lot 5 on the Land and Tax Map of Nassau County.



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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