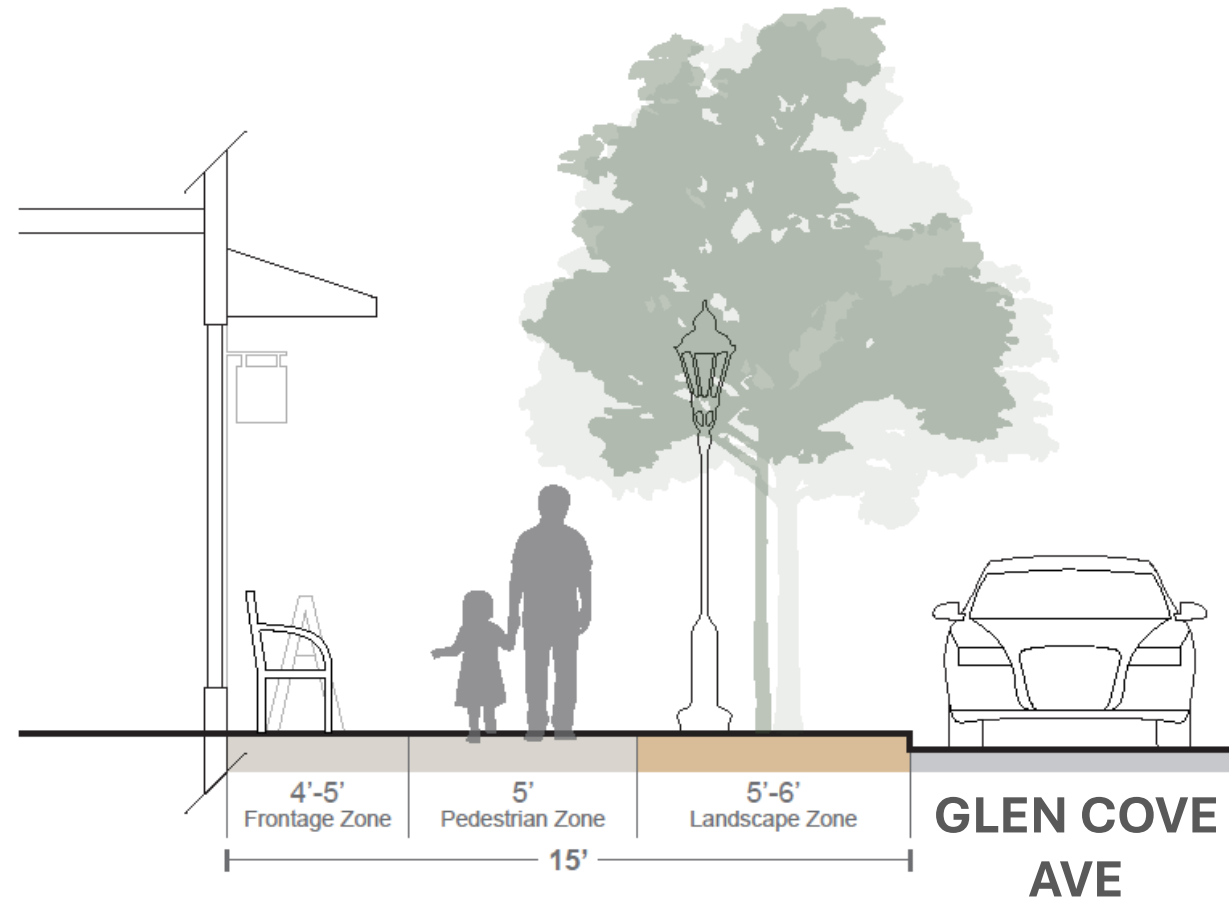


# Glen Cove Avenue Corridor

## •Zoning Recommendations:

- Allow mixed-use as a principal permitted use.
- Allow residential-only buildings by Special Permit.
  - Except on corner lots.
  - Existing residential-only buildings can continue their use.
- Increase front setback minimum to leave more room for pedestrians and landscaping.
- Prohibit parking in the front of the building.



# Glen Cove Avenue Corridor

## •Zoning

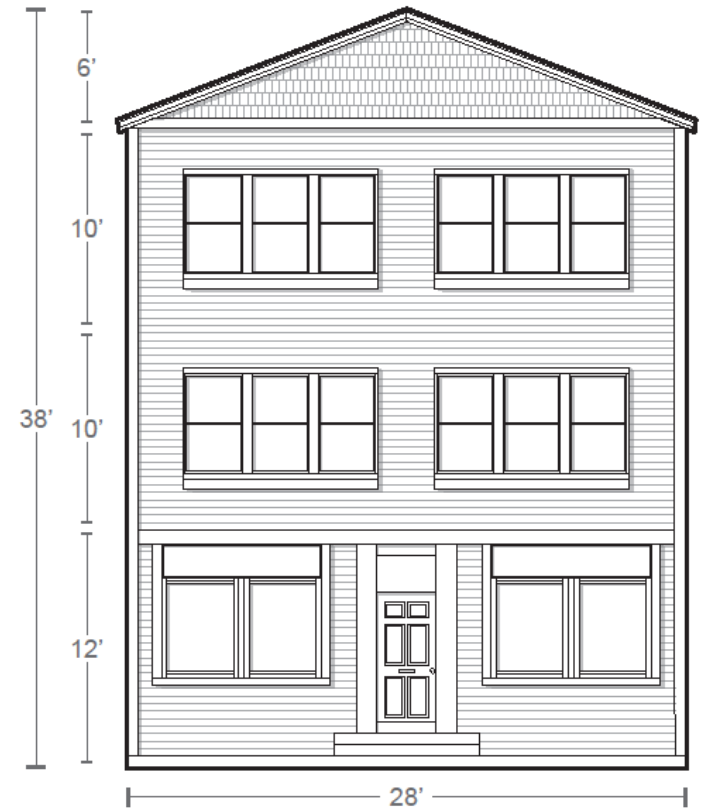
### Recommendation:

- Allow the Planning Board, at its discretion, to permit up to 3 extra feet of height to incentivize commercial ground floor uses and pitched roofs.

**EXISTING MAXIMUM BUILDING HEIGHT  
(35 FEET)**



**EXAMPLE OF EXTRA 3 FEET OF HEIGHT  
FOR A PITCHED ROOF (38 FEET)**



# Long Island Workforce Housing

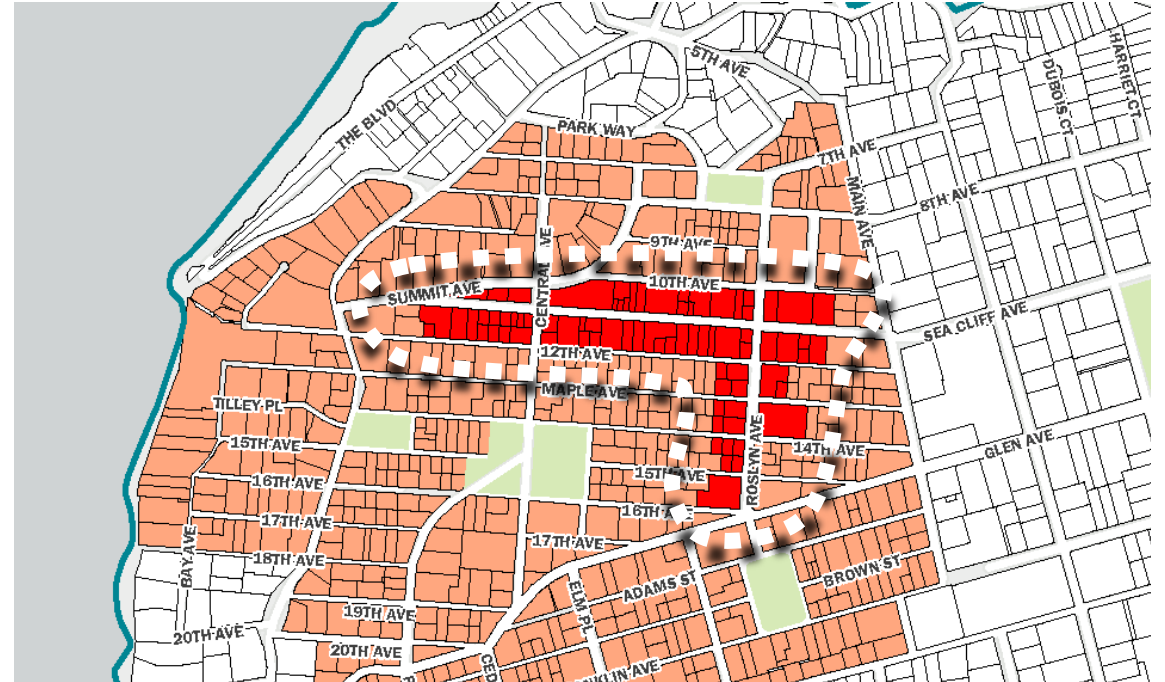
- Adopt the Long Island Workforce Housing provision.
  - 10% of units in residential buildings of 5 or more units.
- Village would need to set the income threshold for households to be eligible for workforce housing, such as 80% of area median income.

FY 2025 Income Limits Summary										
FY 2025 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Nassau- Suffolk, NY HUD Metro FMR Area	\$164,900	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	57,750	66,000	74,250	<b>82,450</b>	89,050	95,650	102,250	108,850
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	34,650	39,600	44,550	<b>49,450</b>	53,450	57,400	61,350	65,300
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	84,400	96,450	108,500	<b>120,550</b>	130,200	139,850	149,500	159,150

# Business A District

## Initial thoughts:

- Allow residential as a principal permitted use on upper stories.
  - One unit per 4,000 SF as per current code.
- Allow accessory live-work residential use on ground floor.
  - Same 4,000 SF limitation.
- Window transparency for commercial uses (perhaps 50%)



*Business A Zone along Sea Cliff Ave and Roslyn Ave*

# Changes in Allowable Uses in Business Districts A and B

- **Special Permit:**

- Club or community use (now allowed as-of-right)

- **Prohibited Uses:**

- Laundromat
- Gaming facilities
- Cannabis stores

# Small Lots

- **Issue:** Significant presence of small lots not conforming to existing zoning, potentially running into septic and stormwater management issues.
- **Goal:** Provide some relief to small lot property owners while ensuring stormwater can drain on-site.
- **Zoning Recommendations:**
  - Add a **sliding scale for maximum lot coverage**, side and rear yards that correspond to actual lot size.
  - Add a **Greenspace minimum** requirement.
  - *Considerations on stormwater management and septic systems*

# Small Lots

•Proposed Sliding Scale Standards for Lots below 7,500 square feet

LOT SIZE	BUILDING COVERAGE	SIDE YARD MIN.	REAR YARD MIN.
7,500 (existing)	30%	10'	20'
6,000 – 7,500	35%	8'	18'
4,500 – 6,000	40%	6'	16'

NEW CATEGORIES  
AND STANDARDS

•Proposed Greenspace Minimum based on Lot Size

Less than 5,000 SF	5,000 – 7,500 SF	7,500 – 10,000 SF	10,000 – 15,000 SF	15,000 – 20,000 SF	20,000 – 40,000 SF	40,000 – 80,000 SF	80,000 +
10%	15%	20%	25%	30%	40%	50%	60%

# Small Lots – Stormwater and Septics

- **Zoning Recommendations:**

- Applicants should demonstrate that there is no net increase in stormwater runoff as a result of proposed building renovations or expansions.
- Impervious coverage provision in Residence Districts (adopted in 2023) requires on-site drainage systems to retain a 5-inch rainfall over 24hr for new construction, expansions and renovations.
- Septic systems are regulated during building permit review. New construction and renovation should comply with Nassau County Department of Health requirements for septic systems.
- The installation of modern septic systems to be encouraged but not mandated.



# Accessory Dwelling Units (ADUs)

- **Zoning Recommendations:**

- Allow one ADU on a single-family property by Special Permit (as approved by the ZBA).
- Owner must live on the premises.
- Minimum lot size to apply is 10,000 square feet.
- Maximum ADU size is 30% of principal home.
- Can be located in the principal building or in a separate structure, subject to minimum setback requirements.
- Septic systems and on-site stormwater retention systems shall be able to accommodate the ADU.
- One parking space is required for exclusive use of the ADU occupant.



*Example of attached ADU*

# Other Zoning Recommendations

- **Zoning Map changes**

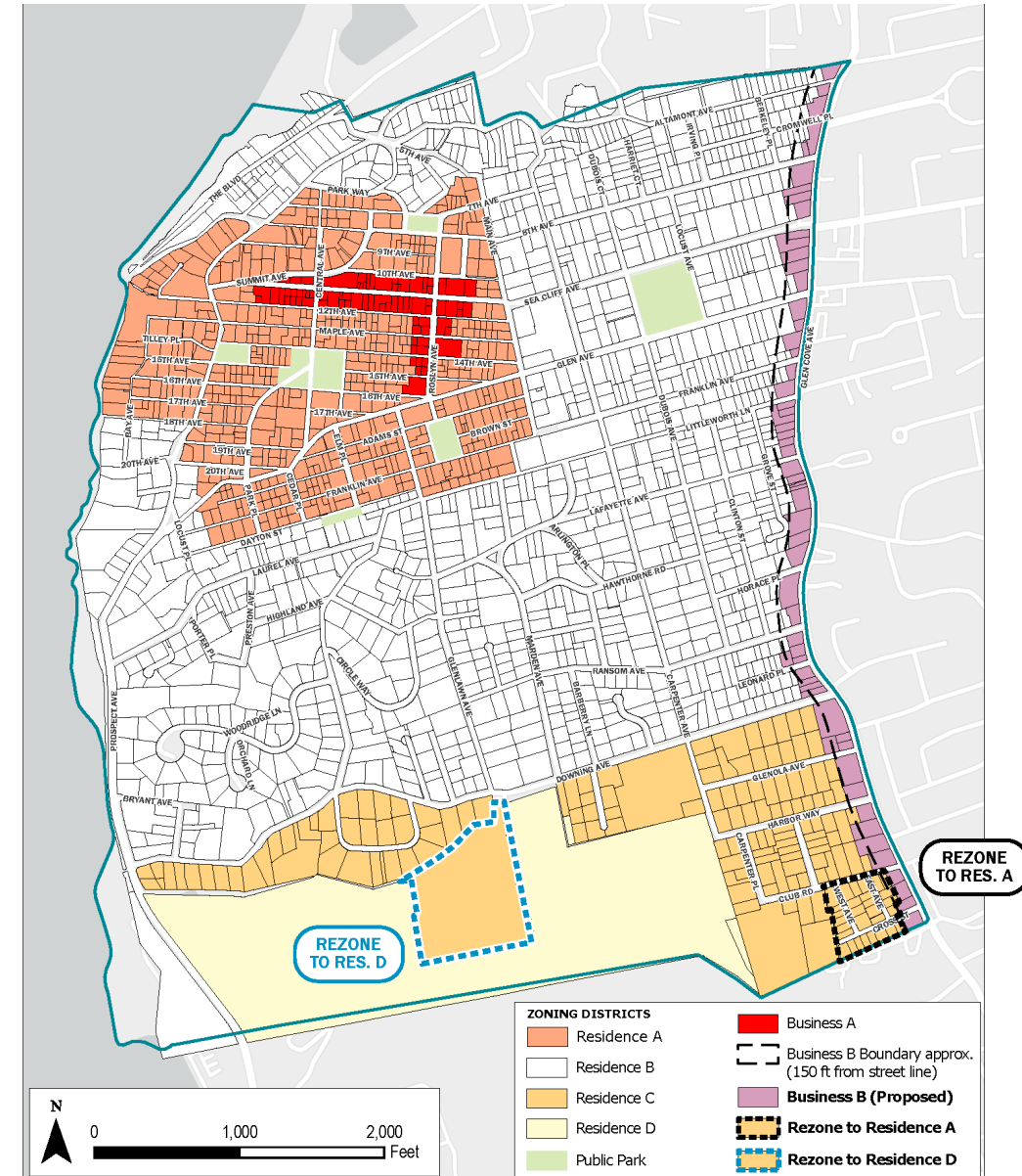
- Aligning Business B to parcel lines
- Rezoning area south of Club Road to Res. A
- Rezoning S. Christopher's property to Res. D

- **Home Office provision**

- Allow home offices in Residence A-D subject to accessory use permit.

- **Update Off-Street Parking Requirements**

- Parking for commercial uses to align with updated ITE standards.
- Shared Parking provision.



# Renaming Residence Districts based on lot size

ZONING DISTRICT	ZONING DISTRICT	MIN. LOT SIZE (SQ.FT.)	MAX. LOT COVERAG E (%)	MIN. FRONT PROP. LINE	MIN. LOT WIDTH	MINIMUM YARD REQUIREMENTS			MAX. HEIGHT	MIN. GROSS FLOOR AREA (SQ.FT.)
						FRONT YARD	SIDE YARD	REAR YARD		
RESIDENCE A	R-7.5	7,500	30%	75'	67.5'	20'	10'	20'	30'	600
RESIDENCE B	R-10	10,000	30%	100'	90'	25'	15'	30'	30'	1,000
RESIDENCE C	R-15	15,000	30%	100'	90'	30'	15'	30'	30'	1,000
RESIDENCE D	R-2A	2 acres	10%	250'	225'	50'	35'	50'	30'	2,000