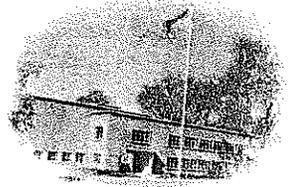




PLANNING COMMISSION BOARD
INCORPORATED VILLAGE OF GARDEN CITY
MEETING MINUTES
WEDNESDAY, MARCH 09, 2016



PRESENT: H. Bradford Gustavson, Chairman
William Bellmer
Neal J. Sweeny
Sean O' Brien
Keith Galanti

ALSO PRESENT: Ausberto Huertas Jr. M.S, Assoc. AIA, CEO
Department of Buildings Superintendent
Craig Biscone (Alt.)

ABSENT: None

I. APPROVAL OF MINUTES:

The minutes of the February 10, 2016 meeting were approved.

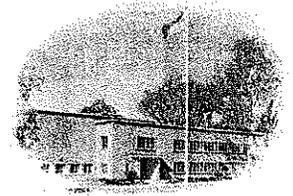
II. APPLICATION:

1. 89 Eleventh Street (Keller Residence) for a retaining wall presented by Kevin Walsh, Esq. The Chairman, Brad Gustavson recused himself since he represents the applicant and William Bellmer acted as Chairman.

Mr. Gustavson, appearing Pro Bono, described the application for alteration of the land use by erecting a retaining wall which will alter the existing grade of the property. He further explained that the north east corner of the subject property has a severe depression and the owner requested him to design a wall to permit the use of that portion of the property. The wall will be approx. 9' tall and will not alter the grade of the adjoining property owners who are in agreement with the application. The owners of 134 Cherry Valley Avenue presented a letter in support of the application and Mr. Biscone stated that they also have a retaining wall on their property. Mr. Bellmer stated that the plan initially submitted with the application does not match the plan presented. A revised drawing was then presented which shows the wall in the correct location. Mr. Gustavson also described a planting called cotoneaster that will be planted along the wall to provide a hedge.



PLANNING COMMISSION BOARD
INCORPORATED VILLAGE OF GARDEN CITY
MEETING MINUTES
WEDNESDAY, MARCH 09, 2016



No variance is required for the setback but due to the height of the wall Zoning Board approval is required. Section 200.82-3 (C) of the Village Code allows the Planning Commission to waive the requirement for a sketch plan conference once ZBA approves the application.

There being no objections at this time, the Application was adjourned pending the outcome of the Zoning Board of Appeals.

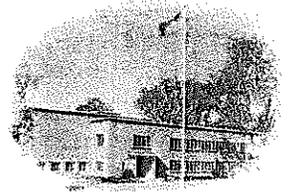
- 2. 66 New Hyde Park Road) for additional parking presented by Kevin Walsh, Esq. and Laura Schaeffer on behalf of Broadway Bound Center.**

Mr. Walsh explained that the business presently occupies the first floor of the subject property teaching dance to children of all ages. Mr. Walsh stated that the Zoning Board granted a variance at the January 26, 2016 meeting for permission to exceed the floor area ratio in the building to permit additional dance classes in the basement. The 749 sq. ft. dance room in the basement will be used for additional dance practice and special instruction. The Zoning Board previously granted the personal service use as defined by the Village Code several years ago.

The third item presented was for additional parking pursuant to Section 200-82.6 of the Zoning Code. The additional basement studio increases the useable space to 1,033 sq. ft. To offset the additional parking, Mr. Walsh explained that the use of the second floor of the building recently changed from personal service to office use. This decrease in demand allows for an additional three parking spaces. Ms. Schaeffer explained that the students stay longer than two hours and ample spaces are provided after business hours once the accountant business closes. Pursuant to the Code, if additional space is found within 300' of the building, a waiver is granted and a recommendation goes to the Board of Trustees for approval. A discussion ensued regarding the exact location of the additional parking and Mr. Bellmer showed a photograph of the parking spaces which was different from the survey provided. An inquiry was also made as to whether the parking lot would allow emergency service vehicle ample space. Mr. Walsh mentioned



PLANNING COMMISSION BOARD
INCORPORATED VILLAGE OF GARDEN CITY
MEETING MINUTES
WEDNESDAY, MARCH 09, 2016



that the adjoining neighbors of the subject property requested that the light be shielded not past the property line. An inquiry was made as to whether the lighting was approved by the ADRB for the exterior lighting.

The Application was approved.

A discussion followed regarding the commencement of the monthly meetings at 7:30 versus 8:00. The Board agreed that the meetings will start at 7:30 p.m.

Mr. Huertas then requested comments from the Board regarding the work session of the parking study and if there were no further comments, the parking study will go forward as previously discussed.

The first item regarding the 300' radius particularly along Franklin Avenue and whether New Hyde Park Road is included in that radius. Mr. Bellmer stated that that area is not included in the downtown district where most parking issues occur. Mr. Biscione questioned if north of 12th street should be included or not since there is parking deficiencies there. The lot across the street is within the 300 radius. Mr. Gustavson then explained items 2-4 of Mr. Jacquemart's proposal of the parking study. It was discussed that the reduction in parking space size will only apply to new spaces not restriping of all existing spaces. Mr. Huertas stated that the recommendations must be approved and then submitted for Board of Trustee approval. The Board agreed with the parking study proposal.

There being no further business, the meeting ended at 8:20 p.m.

END OF REPORT