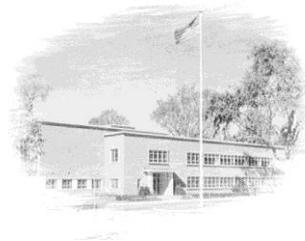




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA



TUESDAY, MAY 24TH, 2016 AT 7:00 P.M.

Pursuant to the provisions of the General Municipal Law and **Chapter 200** of the Code of the Incorporated Village of Garden City, New York notice is hereby given that the Board of Appeals of said Village will meet in the Village Hall at 351 Stewart Avenue, Garden City, New York on **TUESDAY, MAY 24, 2016 at 7:00 p.m.** to take action on the following matters:

1. **APPLICATION OF GLITTER PROJECTS, INC.** pursuant to the provisions of Section **200-85**, of the Village Code, for an extension of a variance granted on September 23, 2014 to permit the installation of a central air-conditioning unit which was subject to shrubbery being installed as screening **5'** on each side and in front of the unit located at the side of the existing dwelling known as **101 MULBERRY AVENUE** (Block **25**, Lots **36-40**, Map of Mineola Plaza) –

In accordance with an extension request letter filed with the Building Department.

2. **APPLICATION & APPEAL OF HOWARD TARR** for a variance of the provisions of Section **200-15** and an authorization of the issuance of a permit pursuant to the provisions of Section **200-45** & **200-70**, of the Village Code, so as to permit the installation and maintenance of a **14' x 30'** in-ground swimming pool, a **6' x 6'** in-ground spa, and a **6'** high fence to be located at the rear of the premises known as **27 ST PAULS CRESCENT** (Block **92**, Lots **96**, Map of Garden City Central) the construction of which would cause the allowable building area of **2,726.8 sq.ft.** or **20%** to be exceeded by **623.2 sq.ft. (3,350 sq.ft. or 24.60%)** –

in accordance with plans filed with the Building Department.

Note: Adjourned at April 26th 2016 meeting

3. **APPEAL OF MARY McNAMARA** for a variance of the provisions of Section **200-15**, of the Village Code, so as to permit the erection of a **245 sq.ft.** one-story addition to the rear of the existing dwelling known as **48 VASSAR STREET** (Lots **8**, Block **11**, Map of Richlands) the construction of which would cause the allowable building area of **2000 sq.ft.** or **25%** to be exceeded by **135.5 sq. ft. (2135.5 sq. ft. or 26.7%)** –

in accordance with plans filed with the Building Department.

Note: Adjourned at April 26th 2016 meeting

NEW WRITE-UP IS AS FOLLOWS:

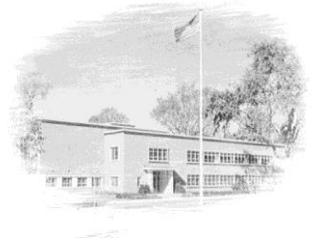
***(REVISION)* APPEAL OF MARY McNAMARA** for a variance of the provisions of Section **200-15**, of the Village Code, so as to permit the erection of a **245 sq.ft.** one-story addition and the maintenance of a **29.33 sq.ft.** exterior cellar entrance at the rear of the existing dwelling known as **48 VASSAR STREET** (Lots **8**, Block **11**, Map of Richlands) the construction of which would:

- A. cause the allowable building area of **2000 sq.ft.** or **25%** to be exceeded by **164.83 sq. ft. (2164.48 sq. ft. or 27.06%)**, and
- B. reduce the required **25' foot** minimum rear yard setback to not less than **20.2' feet** –

in accordance with plans filed with the Building Department.



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4. **APPEAL OF MARAT LESHCHINSKY** for a variance of the provisions of Section **200-61(C)**, of the Village Code, so as to permit the installation of a **2902 sq.ft.** circular driveway replacing an existing **1120 sq.ft.** rectangular driveway in the front yard of the premises known as **24 ROCKAWAY AVENUE** (Block **49**, Lots **NE1**, Map of Garden City Central) the construction of which would exceed the maximum allowable driveway area of **2800 sq.ft.** by **102 sq.ft.**

in accordance with plans filed with the Building Department.

5. **APPLICATION AND APPEAL OF MARAT LESHCHINSKY** pursuant to the provisions of Sections **200-45**, **200-52 (C)**, and **200-70**, of the Village Code, for authorization of the issuance of a building permit covering: the installation and maintenance of a **(18' x 36')** in-ground swimming pool and a **6' foot** high pool enclosure fence at the rear; and the maintenance of **(3)** three central air conditioning units at the front of the dwelling known as **24 ROCKAWAY AVENUE** (Block **49**, Lots **NE1**, Map of Garden City Central) – the placement of the A/C units have:

- A. been located outside the allowable area for accessory structures (rear interior quarter), and
- B. reduced the required **80' foot** minimum setback for accessory structures from Third Street to not less than **72.17' feet** –

Note: Said A/C units have been installed...

in accordance with plans filed with the Building Department.

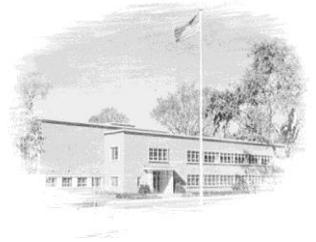
6. **APPEAL OF 198 WEYFORD TERRACE, LLC** for a variance of the provisions of Section **200-15 & 200-16 (C.2)**, of the Village Code, so as to permit: the erection of a 'replacement dwelling' with an additional **93 sq.ft.** one story open porch & a **9 sq.ft.** one story extension to the front; a **60 sq.ft.** first floor addition to the rear; the reconstruction of the entire first floor with a **1629 sq.ft.** second floor addition above (while maintaining the existing foundation & first floor joists), and the absence of a required second off-street parking spot located within the accessory area of the property at the existing dwelling known as **198 WEYFORD TERRACE** (Lot **28**, Block **11**, Map of Garden City Gables) the construction of which would:

- A. cause the allowable building area of **1650 sq.ft** or **25%** to be exceeded by **130 sq.ft (1780 sq.ft** or **26.96%)**, and
- B. cause the off-street parking location requirement for a **(2)** two vehicle minimum to be reduced to no less than **(1)** one vehicle.

in accordance with a plot plan field with the Building Department.



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7. **APPEAL OF MICHAEL & ADRIANA MCLAUGHLIN** for a variance of the provisions of Section **200-15**, of the Village Code, so as to permit the erection of a **147.5 sq.ft.** one story addition with the removal of a **33.47 sq.ft.** one story addition to the rear of the existing dwelling known as **136 KENSINGTON ROAD** (Lot **77**, Block **35**, Map of Garden City Estates) the construction of which would:

- A. cause the allowable building area of **1200 sq.ft.** or **20%** to be exceeded by **439.61 sq.ft.** (**1639.61 sq.ft.** or **27.3%**) –

in accordance with a plot plan filed with the Building Department.

8. **APPEAL OF JOANNE PERSAD-ALI** for a variance of the provisions of Section **200-16C(1)**, **200-61B&C** and **200-52C**, **200-55**, of the Village Code, so as to permit the maintenance of an existing front yard vehicle parking area and the installation of a combination **6' foot & 4' foot** PVC fence along the North and South property lines of the existing dwelling known as **2 RAYMOND COURT** (Lot **24**, Block – Map of Raymond Court) the maintenance & construction of which would:

- A. be located outside the allowable area for accessory structures and parking areas (rear interior quarter), and
- B. increase the driveway area to **637 sq.ft.**, where **625 sq.ft.** maximum is allowed, and
- C. increase the driveway frontage to **26' feet**, where **18' feet** maximum is allowed, and
- D. reduce the required **30' foot** minimum setback for accessory parking areas from Raymond Court to not less than **0' feet**, and
- E. reduce the required **44.45' foot** minimum setback for accessory structures and parking areas from Long Island Motor Parkway to not less than **0' feet** (with respect to the fence) and not less than **22' feet** (with respect to parking area)

in accordance with a plot plan filed with the Building Department.

9. **APPEAL OF DOUGLAS DONNELLY** for a variance of the provisions of Section **200-15 & 200-52F**, of the Village Code, so as to permit the reduction in size of an existing two-car garage to accommodate only one car at the southwest corner of the property at the dwelling known as **18 BAYBERRY AVE.** (Lot **19**, Block **14**, Map of Mineola Plaza) the construction of which would:

- A. oppose a condition set forth by the Zoning Board of Appeals in a variance granted June 23, 2015, which required the demolition of the entire two-car garage, and
- B. continue the existing non-conforming **1.33' foot** side yard setback and **1.77' foot** (extrapolated) rear yard setback, where 3.0' feet minimum is required on both, and
- C. cause the allowable building area of **1000 sq.ft.** or **25%** (**1050 sq.ft.** or **26.26%** – ZBA approved 6/23/15) to be exceeded by **256.4 sq.ft.** or **206.4 sq.ft.** respectively (**1256.4 sq.ft.** or **31.4%**) –

