



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, JUNE 28, 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, JUNE 28, 2016 at 7:00 p.m.** to take action on the following matters:

1. **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, Zone R20) – 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** –

in accordance with plans filed with the Building Department.

Note 1: Said A/C units have been installed...

Note 2: Adjourned at **May 24, 2016** meeting. (Landscaping Plan Required).

2. **APPEAL OF ROGER E. SHEEHY** pursuant to the provisions of Sections **200-52 (A&H)**, of the Village Code, so as to permit the installation of a central air conditioning unit at the side of the dwelling known as **87 POPLAR STREET** (Block 4, Lots 16-19, Map of Garden City Lawns, Zone R6) the installation of which would:

- A. reduce the required **50' foot** minimum setback for accessory structures from Poplar Street to not less than **35.8' feet** –

in accordance with plans filed with the Building Department.

3. **APPEAL OF MICHAEL and SANDRA SCHNEIDER** for a variance of the provisions of Section **200-52(A & F)**, of the Village Code, so as to permit the existence of an **Arbor** at the front and a **Shed** at the rear of the existing dwelling known as **108 HUNTINGTON ROAD** (Lot 219, Block N, Map of Country Life Development, Zone R6) the maintenance of which has:

- A. reduced the required **50' foot** minimum setback for accessory structures from Huntington Road to not less than **34' feet** (with respect to the **Arbor**), and
- B. reduced the required **3' foot** minimum setback for accessory structures from a property line to **2.1' feet** (with respect to the **Shed**) –

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

Note: Said **Arbor & Shed** have been erected.



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, JUNE 28, 2016 AT 7:00 P.M.

4. **APPEAL OF MICHAEL ROMANO** for a variance of the provisions of Section 200-15 and Section 200-52H, of the Village Code, so as to permit the enclosure of an existing 106.4 sq.ft. roofed-over porch and the maintenance of an existing 42.68 sq.ft. exterior cellar entrance stairs at the rear, and of the maintenance of an existing central A/C unit at the side of the existing dwelling known as **14 HUDSON ROAD** (Lot 40, Block F, Map of Nassau Haven, Zone R6) the construction of which has:
- A. caused the allowable building area of 1750 sq.ft. or 25% to be exceeded by 127.6 sq.ft. (1877.6 sq.ft. or 26.8%), and
 - B. reduced the required 25' foot minimum rear yard to not less than 22.1' feet (with respect to the cellar entrance), and
 - C. reduced the required 10' foot minimum setback for cooling equipment to not less than 6.25' feet –

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

Note: Said enclosed porch, exterior cellar stairs, and A/C unit have been constructed/installed.

5. **APPEAL OF RICHARD & MARIA PASHAYAN** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 48.25 sq.ft. two story elevator shaft addition to the side and the maintenance of a 50.0 sq.ft. cellar entrance & 50.31 sq.ft. of miscellaneous handicap platforms/ramps at the rear of the existing dwelling known as **3 WHITEHALL BLVD.** (Lot 19, Block 87, Map of Garden City Estates, Zone R8) the construction and maintenance of which would:
- A. cause the previously granted variance allowing a building area of 2576.13 sq. ft. or 32.2% to be exceeded by 148.56 sq. ft. (with respect to all three items) (2724.69 sq. ft. or 34.06 %) –

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

Note: Area variance previously granted on April 29, 2013.

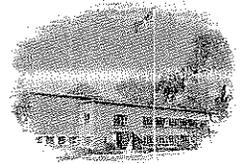
6. **APPEAL OF PAUL & DONNA CROCE** for a variance of the provisions of Section 200-15 and 200-31, of the Village Code, so as to permit the construction of a 125 sq. ft. one story addition (with the demolition of a 15 sq. ft. walk-in bay) and an 84 sq. ft. second floor addition at the rear, and a 36 sq. ft. portico at the front of the existing dwelling known as **162 BROMPTON ROAD** (Lots 37, Block 74, Map of Garden City Estates, Zone R12) the construction of which would:
- A. cause the previously granted variance allowing a building area of 1500 sq. ft. or 25% to be exceeded by 117 sq. ft. (with respect to all four items) (1617 sq. ft. or 26.95 %), and
 - B. reduce the required front yard setback of 25' feet to not less than 21.6' feet (with respect to the portico) –

in accordance with plans filed with the building department.

END OF CASES



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, JUNE 28, 2016 AT 7:00 P.M.

The Board may transact any other business that may properly come before the meeting.

DATED: June 28, 2016
Garden City, New York 11530

Karen Altman
Village Clerk

The Incorporated Village of Garden City does not discriminate on the basis of disability for admission to, access to, or participation in its programs, activities or public meetings, and has designated Karen M. Altman, Secretary to the Mayor and Board of Trustees, as Disability Compliance Coordinator. Persons with a disability who wish to attend a meeting should contact Karen M. Altman at least 24 hours in advance of meeting at:

351 Stewart Avenue
Garden City, New York 11530
(516) 465-4154
8:30 a.m. to 4:30 p.m.