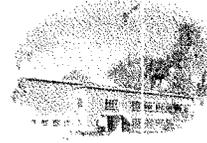




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**  
INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530



**MEETING AGENDA**

**TUESDAY, NOVEMBER 15, 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, NOVEMBER 15, 2016 at 7:00 p.m.** to take action on the following matters:

- 1. APPEAL OF PETER CRISCI** for a variance of the provisions of Section **200-52(A)**, of the Village Code, so as to permit the erection of a Property-Line-Fence to the rear of the existing dwelling known as **7 GLEN ROAD** (Lots 18-19, Block H, Map of Nassau Haven, Zone R8) the installation of which would reduce the required **50' foot** minimum setback from Glenn Road to not less than **45' feet** –

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

Note: Adjourned at both October 2016 & September 2016 ZBA meetings.

- 2. APPLICATION OF EILEEN GRIFFITHS** pursuant to the provisions of Section **200-85**, of the Village Code, for consideration and finding that the delay was due to reasonable cause; and for authorization of the issuance of (**two 'one year'**) extensions of a variance granted on February 24, 2015 to permit the erection of a **195 sq. ft.** Covered Porch in place of an existing **144 sq.ft.** Open Porch at the front of the existing dwelling known as **29 CAMBRIDGE AVENUE** (Lot 64-65, Block 12, Map of Richlands, Zone R6) the construction of which would:

- A.** cause the allowable a building area of **1000 sq. ft.** or **25%** to be exceeded by **222 sq. ft. (1,222 sq. ft. or 30.54 %)**, and
- B.** cause an extension of the existing **21.73 foot** setback into the required **30.0 foot** front yard setback. –

in accordance with plans filed with the building department.

Note: ZBA Approved - February 24, 2015 - Front Yard Setback & Building Area

- 3. APPEAL OF ROBERT & PATRICIA DALTO-SCHETTINO** for a variance of the provisions of Section **200-31**, of the Village Code, so as to permit the erection of a (**6.58' x 12.38'**) Stoop & steps with a (**5.0' x 12.38'**) Portico above at the front of the existing dwelling known as **62 WHITEHALL BLVD** (Block 66, Lot 29-33, Map of Garden City Estates, Zone R12) the construction of which would reduce the required **50.0'** minimum setback from Whitehall Blvd to not less than **43.1'** with respect to the Stoop & steps and **44.68'** with respect to the Portico -

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

- 4. APPLICATION OF BRENDAN MCGOVERN** pursuant to the provisions of Sections **200-45** and **200-70**, of the Village Code, for authorization of the issuance of a building permit covering: the installation and maintenance of a (**20' x 40'**) in-ground swimming pool and a **6'** high pool enclosure fence at the rear of the dwelling known as **74 THIRD STREET** (Block 29, Lots W9, Map of Garden City Central, Zone R20) –

in accordance with plans filed with the Building Department.



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**5. APPLICATION & APPEAL OF JOHN MASTANDUONO** for an authorization of the issuance of a permit pursuant to the provisions of Section 200-45 & 200-70, and a variance of the provisions of the provisions of Section 200-52(H), of the Village Code, so as to permit the installation and maintenance of a 7.0' x 7.0' Hot Tub and the installation of two (2) Central A/C Units & one (1) Electrical Generator to be located at the rear of the premises known as **27 LOCUST STREET** (Lots 20, Block 115, Map of Garden City East, Zone R8) the construction of which would –

- A. reduce the required 10.0' minimum side setback for cooling equipment to not less than 1.92' , and
- B. reduce the required 10.0' minimum side setback for generating equipment to not less than 0.75' , and
- C. require an authorization of the issuance of a permit for the Hot Tub -

in accordance with plans filed with the Building Department.

Note 1: Said Hot Tub has been installed, and

Note 2: One of the two A/C units is existing to be relocated.

**6. APPEAL OF MARLENE AND ANTONIO BARBOSA** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of an 86 sq.ft. First Floor Addition to the front with a 1576 sq.ft. Second Floor above and the removal of a 40 sq.ft. Cellar Entrance at the rear of the existing dwelling known as **212 WETHERILL ROAD** (Lots 53-55, Block 6, Map of Mineola Plaza, Zone R6) the construction of which would cause the allowable building area of 1500 sq. ft. or 25 % to be exceeded by 85.7 sq. ft. (1585.7 sq. ft. or 26.4 %) –

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

**7. APPEAL OF MICHAEL SABINO** for a variance of the provisions of Sections 200-15, 200-52(C), and of the Village Code, so as to permit the erection and maintenance of a 93 sq.ft. One Story Addition, and a Vinyl Fence to the side and rear of the existing dwelling known as **17 KENSINGTON ROAD** (Lots 6&7, Block 86, Map of Garden City Estates, Zone R8) the construction and installation of which has:

- A. caused the allowable building area of 1000 sq. ft. or 25 % to be exceeded by 233.42 sq. ft. (1233.42 sq. ft. or 30.8 %) – with reference to the One Story Addition, and
- B. been located outside the allowable area for accessory structures (rear half of property) with reference to the Vinyl Fence, and
- C. reduced the required 50' minimum setback, for accessory structures, from Kensington Road to no less than 36.5' (with reference to the Vinyl Fence) -

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

Note: Said One Story Addition and Vinyl Fence have been erected.



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- 8. APPEAL OF B.GOOD, LLC** for a variance of the provisions of Section **200-26 (B2)** and **200-62.1**, of the Village Code, so as to permit the use of a **2719 sq.ft.** portion of the existing building known as **191 SEVENTH STREET** (Lot E10, Block 7, Map of Garden City Central, Zone C2) as a Restaurant and not provide an additional 19 spaces as required -

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

- 9. APPEAL OF PATRICK AND EILEEN HOEY** for a variance of the provisions of Sections **200-31** and **200-52 (C)**, of the Village Code, so as to permit the enclosure of an Unenclosed Porch and the relocation of two Central Air Conditioning units, at the side of the dwelling known as **29 WYATT ROAD** (Block F, Lot 77, Country Life Development, Zone R6) the enclosure and relocation of which would:

- D.** reduce the required **25'** minimum setback from Lefferts Road to no less than **23.76'** (with reference to the Enclosed Porch), and
- E.** be located outside the allowable area for accessory structures (rear interior quadrant) with reference to the A/C units, and
- F.** reduce the required **30'** minimum setback, for accessory structures, from Lefferts Road to no less than **21'** (with reference to the A/C units) -

in accordance with plans filed with the Building Department.

- 10. APPEAL OF MARAT LESHCHINSKY** for a variance of the provisions of Sections **200-31(B)**, **200-52(C)**, **200-54**, and **200-61(C)**, of the Village Code, so as to permit the erection of a **506 sq.ft.** Detached Garage at the side; the installation of a Decorative Fountain Feature and **3103.25 sq.ft.** Circular Driveway within the front yard of the dwelling known as **24 ROCKAWAY AVENUE** (Block 49, Lots NE1, Map of Garden City Central, Zone R20) the construction and installations has and will -

- A.** increased the required **15.0'** maximum height for accessory structures to not more than **15.75'** (with reference to the Detached Garage), and
- B.** reduced the required **70.0'** minimum setback to a building from Rockaway Ave. to not less than **67.5'** (with reference to the Detached Garage), and
- C.** be located outside the allowable area for accessory structures (rear interior quadrant) with reference to the Decorative Fountain Feature, and
- D.** reduce the required **62.5'** minimum setback for accessory structures from Rockaway Ave. to not less than **17.0'** (with reference to the Decorative Fountain Feature), and
- E.** exceed the maximum allowable driveway area of **2800.0 sq.ft.** by **303.25 sq.ft.** (**3103.25 sq.ft.** total) (with reference to the Circular Driveway) -

in accordance with plans filed with the Building Department.

**Note 1:** Said Detached Garage has been erected, and

**Note 2:** Existing **67.5'** and proposed **17.0'** (Garage & Fountain) setback measurements, from Rockaway Ave., were not shown on a land survey and not calculable and therefore provided by homeowner, and

**Note 3:** Previous variance granted by ZBA on May 24, 2016 for a driveway area increase of **102 sq.ft.** (**2800.0 sq.ft.** maximum allowed) = **2902 sq.ft.** total.

