

VILLAGE OF GARDEN CITY  
NOTICE OF MEETING OF THE BOARD OF APPEALS

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 23, 2015** at 7:30 p.m. to take action on the following matters:

1. APPEAL OF ADAM & SUSAN MAZUR for a variance of the provisions of Section 200-52 of the Village Code, so as to permit the installation of two (2) central air conditioning units at the side of the existing dwelling known as **84 ADAMS STREET** (Lot 16, Block 2, Map of Stewart Manor) the construction of which would reduce the required 10.0' minimum side setback for cooling equipment to not less than 4.47' -

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

Note: One air conditioning unit has been installed

2. APPEAL OF JEFF & KRISTINE HENRY for variance of the provisions of Section 200-52H, of the Village Code, so as to permit the installation of two (2) central air-conditioning units at the side of the dwelling known as **114 BROOK STREET** (Lot 62, Block 2, Map of Garden City Lawns) the construction of which would reduce the required 10.0' minimum side setback for cooling equipment to not less than 5.42' -

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

3. APPEAL OF STEVEN & VIRGINIA SUPER for a variance of the provisions of Sections 200-46C, 200-51A & 200-52H, of the Village Code, so as to permit the installation of two (2) central air conditioning units in a 52" wide x 116" long x 54" deep well at the side and one gate on each side of the existing dwelling known as **54 MAGNOLIA AVENUE** (Lot 6, Block 124, Map of Garden City East) the erection of which would:

- a. reduce the required 5.0' minimum side yard and 15' total side yards to not less than 1.63' and 12.53' respectively to the air conditioning well,
- b. reduce the required 10.0' minimum side setback for cooling equipment to not less than 2.72' with respect to the air conditioning units and
- c. reduce the required 50.0' minimum front setback for accessory structures to not less than 47.52' with respect to the air-conditioning well, 42.27' with respect to the north gate and 48.20' with respect to the south gate

in accordance with plans filed with the Building Department

4. APPEAL OF ERIN O'TOOLE & DENNIS O'ROURKE for a variance of the provisions of Sections 200-46C & 200-61C, of the Village Code, so as to permit the erection of a 360.02 sq. ft. two-story addition at the rear, a 268 sq. ft. second floor addition and a 18.09 sq. ft. two-story addition at the north side, a 212.51 sq. ft. second floor addition at the south side with the removal of a 430.8 sq. ft. roofed-over patio at the rear and the installation of a 1,897 sq. ft. circular driveway in the front yard of the existing dwelling known as **58 WHITEHALL BOULEVARD** (Lots 34-38 Block 66, Map of Garden City Estates) the construction of which would
- a. cause an extension of the existing 10.95' side yard and 24.60' total side yards where a minimum of 15' and 35' are required and
  - b. cause the total allowable front yard driveway area or 1,500 sq. ft. to be exceeded by 397 sq. ft.

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

5. APPEAL OF DAVID SINGH for a variance of the provisions of Section 200-3, 200-9 200-15, of the Village Code, so as to permit in an R-12 District the sub-division of the existing 24,000 sq. ft. premises known as **73 NASSAU BOULEVARD** (Lots 25-31, Block 53, Map of Garden City Estates) into two 12,000 sq. ft. plots as depicted as "Site Plan C" on Sheet No. A-1, dated 2/7/15, prepared by John E. Stumpf, P.C. each having plot widths of 80.0' along Nassau Boulevard where a minimum of 100.0' each is required

in accordance with a plot plan filed with the Building Department

6. APPEAL OF MARIA SPANOS for a variance of the provisions of Section 200-31 & 200-15, of the Village Code, so as to permit the erected of a two-story addition to the rear and two (2) stone accent walls to the front of the existing dwelling known as **86 HAMPTON ROAD** (Lot 5, Block 94, Map of Garden City Estates) the construction which has
- a. reduced the required 25.0' minimum rear yard to not less than 24.2' with respect to the addition and
  - b. reduced the required 30.0' minimum setback to not less than 24.2' with respect to the addition and

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

Note: Both stone walls and rear addition have been installed

7. APPEAL OF JOHN & KERIN MICHIELINI for a variance of the provisions of Sections 200-52A and 200-55, of the Village Code, so as to permit the installation of a central air-conditioning unit on the side of the existing dwelling known as **7 CHESTNUT STREET** (Lot 7, Block 128, Map of Garden City East) the construction of which has
- a. reduced the required 50.0' minimum setback for accessory structures to not less than 38.35' and
  - b. reduced the required 10.0' minimum side setback for cooling equipment to not less than 3.7'

in accordance with a plot plan filed with the Building Department

Note: Said air conditioning unit has been installed

8. APPEAL OF DOUG DONNELLY for a variance of the provision of Sections 200-15, 200-31 & 200-46C, of the Village Code, so as to permit the removal of a 384.05 sq. ft. detached garage, the erection of a 21.5 sq. ft. one-story addition to the front, a 75 sq. ft. two-story addition to the rear with the removal of a 83.93 sq. ft. roofed deck, an escape well to the side and 22.5 sq. ft. egress landing to the front of the existing dwelling known as **18 BAYBERRY AVENUE** (Lots 19-20, Block 21, Map of Garden City Lawns) the construction of which would

- a. cause the allowable building area of 1,000 sq. ft. or 25% to be exceeded by 50.53 sq. ft. (1,050 sq.ft. or 26.26%)
- b. reduce the required 5.0' minimum side yard to not less than 2.97' (with respect to the escape well)
- c. reduce the required 15.0' minimum total side yards to not less than 11.71' (with respect to the escape well)
- d. reduce the required 30.0' minimum front setback to not less than 20.6' (with respect to the landing)

9. APPEAL OF DOUGLAS PATON for a variance of the provision of Section 200-15, of the Village Code so as to permit the erection of a new dwelling known as **85 CHESTER AVENUE** (Lot 36, Block 19, Map of Stewart Manor) the construction of which has caused the allowable building area of 1,625 sq. ft. or 25% to be exceeded by 97 sq. ft. (1,722 sq. ft. or 26.5%)

in accordance with a plot plan filed with the Building Department

Note: Dwelling has been erected.

10. APPEAL OF 1051 FRANKLIN AVENUE LLC for a variance of the provisions of Sections 200-15 & 200-62.1, of the Village Code, so as to permit the erection of two 400 sq. ft. first floor additions at the rear and an 81 sq. ft. first floor addition at the front of the existing building known as **1051 FRANKLIN AVENUE** (Lots 11-12, Block 152, Map of Garden City East) the construction of which would:

- a. increase the allowable Floor Area Ratio (FAR) of 2.1 maximum to not more than 2.39 and floor area 13,125 sq. ft. to be exceeded by 1,785 sq. ft (14,910 sq.ft. total or 2.39 FAR)
- b. increase the parking demand for general, professional or administrative office use to not less than four (4) parking spaces

in accordance with a plot plan filed with the Building Department

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

DATED: June 17, 2015  
Garden City, New York 11530

Brian Ridgway  
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 James E. Olivo, Village Auditor, as Disability Compliance Coordinator. Persons with a disability who wish to attend a meeting should contact Mr. Olivo 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.