

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, JULY 28, 2015** at 7:30 p.m. to take action on the following matters:

1. APPEAL OF JOHN A. CALABRO for a variance of the provisions of Section 200-52H, of the Village Code, so as to permit the installation of one (1) central air-conditioning unit at the side of the existing dwelling known as **379 TERRACE AVENUE** (Lot 19, Block 608, Map of Garden City Terrace) the placement of which has reduced the required 10.0' minimum side setback for cooling equipment to not less than 4.5' -

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

Note: Said air conditioning unit has been installed.

2. APPEAL OF MICHAEL & PATRICIA PARINI for a variance of the provisions of Sections 200-52A 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 **70 KINGSBURY ROAD** (Lot 313, Block Q, Map of Country Life Development) the placement of which has reduced the required 50.0' setback for accessory structures to not less than 46.12' -

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

Note: Said air-conditioning units have been installed.

3. APPLICATION OF WILLIAM ROBERTI pursuant to the provisions of Sections 200-45.1 & 200-65 (I), of the Village Code, for authorization of the issuance of a permit covering the erection and maintenance of a free-standing basketball backboard to be located in the front yard of the premises known as **39 CATHEDRAL AVENUE** (Lot 11, Block 24, Garden City Central) -

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

4. APPEAL OF MICHAEL & CAROLE MCVEY for a variance of the provisions of Sections 200-15, 200-31 & 200-46C, of the Village Code, so as to permit the erection of a 478 sq. ft. one-story addition with a 65 sq. ft. second floor above at the rear while removing a 115 sq. ft. portion of a raised terrace at the front of the existing dwelling known as **70 ROOSEVELT STREET** (Lot 11, Block 18, Map of Stewart Manor) the construction of which would:

- a. cause the allowable building area of 1,250 sq. ft. or 25% to be exceeded by 253 sq. ft. (1,503 sq. ft. or 30.06%) and
- b. cause an extension of the existing 12.3' total side yards into the required 25.0' minimum total side yards -

in accordance with plans filed with the Building Department.

5. APPEAL OF WILLIAM & ADRIENNE SEBRING for a variance of the provisions of Sections 200-15 & 200-46C, of the Village Code, so as to permit the erection of a 377 sq. ft. addition with a 48 sq. ft. portico in place of an existing 283 sq. ft. portion at the rear of the existing dwelling known as **71 POPLAR STREET** (Lot 13, Block 116, Map of Garden City East) the construction of which would:

- a. reduce the required 15.0' minimum side yard to not less than 11.06' and
- b. cause an extension of the existing 29.3' rear yard into the required 30.0' minimum rear yard -

in accordance with plans filed with the Building Department.

6. APPEAL OF MARK & KERRIN PREWETT for a variance of the provisions of Sections 200-15, 200-31, 200-46C & 200-52H, of the Village Code, so as to permit the erection of a 700 sq. ft. first floor addition and garage with a 547 sq. ft. second floor above (in place of a 174 sq. ft. attached garage) an emergency egress window well and two (2) air conditioning units at the side and an 85 sq. ft. open porch at the front of the existing dwelling known as **89 HUNTINGTON ROAD** (Lot 23, Block 1, Map of Country Life Development) the construction of which would:

- a. cause the allowable building area of 1,582 sq. ft. or 25% to be exceeded by 154 sq. ft. (1,736 sq. ft. or 27.4%),
- b. reduce the required 30.0' minimum front setback to not less than 28.0' (with respect to the front open porch) and
- c. reduce the required 10.0' minimum side setback for cooling equipment to not less than 6.67' -

in accordance with plans filed with the Building Department.

7. APPEAL OF DAVID J. SCIANABLO for a variance of the provisions of Sections 200-15 & 200-31, of the Village Code, so as to permit the erection of a of a 253 sq. ft. two-story addition to the rear of the existing dwelling known as **17 JEFFERSON STREET** (Lots 52-54, Block 23, Map of Stewart Manor) the construction of which would:

- a. cause the allowable building area of 1,500 sq. ft. or 25% to be exceeded by 21 sq. ft. (1,521 sq. ft. or 25.35%) and
- b. reduce the required 25' minimum rear yard to not less than 19.9' -

in accordance with plans filed with the Building Department.

8. APPLICATION OF CARL & ROCHELLE DINCESSEN pursuant to the provisions of Sections 200-45 & 200-70 of the Village Code, for authorization of the issuance of a permit covering the erection and maintenance of a 429 sq. ft in-ground swimming pool to be located in the rear yard of the premises known as **40 PROSPECT AVENUE** (Lot 11, Block 113, Garden City East) -

in accordance with plans filed with the Building Department.

9. APPEAL OF BRIAN COLLINS for a variance of the provisions of Section 200-31, of the Village Code, so as to permit the erection of a 5.0' x 8.0' vestibule with a 3.0' x 8.0' portico at the front of the existing dwelling known as **59 WILLOW STREET** (Lot 23, Block 119, Map of Garden City East) the construction of which would reduce the required 25.0' minimum setback to not less than 19.5' -

in accordance with the plans filed with the Building Department.

10. APPEAL OF RICHARD HARPER for a variance of Sections 200-15, 200-46C, & 200-47A.(2) of the Village Code, so as to permit the erection of a 1,643 sq. ft. two and one-half story one-family dwelling with a basement areaway and landing at the side replacing an existing one-family dwelling at the premises known as **78 MAGNOLIA AVENUE** (Lot 10, Block 128, Map of Garden City East) the construction of which would:

- a. cause the allowable building area of 1,500 sq. ft. to be exceeded by 143 sq. ft.. (1,643 sq. sq. ft. or 27.4%) and
- b. reduce the required 5.0' minimum side yard to not less than 3.33' with respect to the basement areaway and 3.50' with respect to the landing

in accordance with plans filed with the Building Department.

11. APPEAL OF BEST MANAGEMENT LTD for a variance of the provisions of Section 200-3, 200-28 & 200-62, of the Village Code, so as to permit a 1,707 sq. ft. expansion of an existing 870 sq. ft. accessory retail area on the first floor in the C-3 District in the existing building known as **117 FRANKLIN AVENUE** (Lot 41, Block D, Descriptive Property) the construction of which would:

- a. exceed the maximum allowable accessory use area of 506 sq. ft. or 10% by 2,071 sq. ft. (2,577 sq. ft. or 50.9%) and
- b. not provide the additional ten (10) required parking spaces -

in accordance with plans filed with the Building Department.

12. APPEAL OF 520 FRANKLIN AVENUE PHARMACY, INC. for a variance of the provisions of Sections 200-22, of the Village Code, so as to permit 1,022 sq. ft. on the first floor to be converted to retail use in the CO-2 District in the existing building known as **520 FRANKLIN AVENUE** (Lot 221, Block 103, Descriptive Property) -

in accordance with plans filed with the Building Department.

13. APPEAL OF 1051 FRANKLIN AVENUE LLC for a variance of the provisions of Sections 200-15, 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 of 13,125 sq. ft. or 2.1 FAR to be exceeded by 1,785 sq. ft. (14,910 sq. ft. total or 2.39 FAR) and
- b. require the use of four additional parking spaces in the adjacent municipal parking field -

in accordance with plans filed with the Building Department.

Note: Decision Reserved at the July 23, 2015 meeting.

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

DATED: July 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.