

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, AUGUST 25, 2015** at 7:30 p.m. to take action on the following matters:

1. APPLICATION OF CHRISTOPHER C & JULIE K. O'NEIL pursuant to the provisions of Section 200-85, of the Village Code, for a one (1) year extension of a variance granted on July 22, 2014 so as to permit the erection of a 190 sq. ft. one-story addition to the rear of the existing dwelling known as **7 BARNES LANE** (Lots 14-15, Block 544, Map of Garden City Central) the construction of which would:

- a. cause the allowable building area of 3,007 sq. ft. or 20% to be exceeded by 189 sq. ft. (3,196 sq. ft. or 21.3%)
- b. cause an extension of the existing 14.9' minimum side yard into the required 20.0' minimum side yard and
- c. cause an extension of the existing 42.5' total side yards into the required 45.0' minimum total side yards -

in accordance with a plans filed with the Building Department.

2. 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 construction of which would reduce 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.

Notes: 1. Said air conditioning unit has been installed  
2. Adjourned at the July 28, 2015 meeting.

3. APPEAL OF MARY ANN & SEAN PRENDERGAST for a variance of the provisions of Section 200-46C, of the Village Code, so as to permit the erection of a 231 sq. ft. one-story addition at the rear of the existing dwelling known as **173 OXFORD BOULEVARD** (Lots 11-16, Block 89, Map of Garden City Estates) the construction of which would reduce the required 20.0' minimum side yard to not less than 13.58' -

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

4. APPEAL OF ROBERT & KRISTEN RYAN for a variance of the provisions of Section 200-31, 200-52A and 200-52H, of the Village Code, so as to permit the erection of a 6.0' x 9.08' portico at the front, and the installation of two central air-conditioning units at the side (while constructing a 1,365 sq. ft. second floor addition and a 12 sq. ft. front bay window) at the existing dwelling known as **36 YALE STREET** (Lots 121, Block 319, Map of Richlands) the construction of which would:
- a. reduce the required 30.0' minimum front setback to not less than 24.5' with respect to the portico,
  - b. reduce the required 10.0' minimum side setback for cooling equipment to not less than 8.4' and,
  - c. reduce the required 50.0' minimum setback for accessory structures to not less than 45.4' to the air conditioning units.

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

5. APPEAL OF JESSICA & BRIAN DESIDERIO for a variance of the provisions of Sections 200-15 & 200-31, of the Village Code, so as to permit the erection of 110 sq. ft. one-story addition with a 27 sq ft. vestibule, and a 132 sq. ft. open porch at the front of the existing dwelling known as **76 LINCOLN STREET** (Lots 40-42, Block 1, Map of Shaw Gardens) the construction of which would:
- a) cause the allowable building area of 1,500 sq. ft. or 25% to be exceeded by 180 sq. ft. (1,680 sq. ft. or 28.0%) and
  - b) Reduce the required 30.0' minimum front setback to not less than 28.27'

in accordance with plans filed with the Building Department.

6. APPEAL OF CARA & KEVIN PASQUALINA for a variance of the provisions of Section 200-52H, of the Village Code, so as to permit the installation of a central air conditioning unit at the side of the existing dwelling known as **170 WEYFORD TERRACE** (Lots 20-22, Block 12, Map of Garden City Gables) the placement of which would reduce the required 10.0' minimum side setback for cooling equipment to not less than 5.16'.

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

Note: Adjourned at August 26, 2014 and September 23, 2014 meeting and withdrawn at the October 28, 2014 meeting.

7. APPEAL OF KERRY MENGER for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the enclosure of a 105 sq. ft. open porch at the front of the existing dwelling known as **142 HARRISON STREET** (Lots 234-237, Map of Park Manor) the construction of which would -

- a. cause the allowable building area of 2,000 sq. ft. or 25% to be exceeded by 49 sq. ft. (2,049 sq. ft. or 25.6%)

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

Note: Said open porch was approved at the March 2, 2015 meeting.

8. APPEAL OF JOHN & TARA SCHMITT for a variance of the provisions of 200-52H, of the Village Code, so as to permit the installation of two (2) air conditioning units at the side of the existing dwelling known as **58 THIRD STREET** (Lot 3, Block 144, Map of Garden City Central) the placement of which would reduce the required 10.0' minimum side setback for cooling equipment to not less than 9.0' -

in accordance with plans filed with the Building Department.

Note: Said air conditioning units have been installed.

9. APPEAL OF MICHAEL & TRACEY HANSMAN for a variance of the provisions of Section 200-46C, of the Village Code, so as to permit the erection of a 160 sq. ft. one-story addition to the side of the existing dwelling known as **48 FENIMORE ROAD** (Lots 46-49, Block E, Map of Garden city Estates) the construction of which would reduce the required 10.0' minimum side yard to not less than 7.81' -

in accordance with plans filed with the Building Department.

10. APPEAL OF JOHN & DONNA McDONOUGH for a variance of the provisions of Section 200-46C, of the Village Code, so as to permit the enclosure of a 139 sq. ft. open porch at the side while enclosing a 24 sq. ft. open porch at the rear of the existing dwelling known as **169 EUSTON ROAD** (Lot 31-34, Block 22, Map of Garden City Estates) the construction of which would reduce required 25.0' total side yards to not less than 13.1' -

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.

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

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

DATED: August 19, 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 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) 465-4051  
8:30 a.m. to 4:30 p.m.