

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, SEPTEMBER 29, 2015** at 7:30 p.m. to take action on the following matters:

1. APPLICATION OF REMIGIO BERNARDO, JR. pursuant to the provisions of Section 200-85, of the Village Code, for a one (1) year extension of a variance granted on September 23, 2014 to permit the erection of a 78 sq. ft. first floor addition to the side, a 53.0 sq. ft. portico at the front (while constructing a 776 sq. ft. second floor addition and removing a 3.28' x 5.33' xx 7.08' high PVC arbor in the front yard) at the existing dwelling known as **50 ROOSEVELT STREET** (Lot 36, Block 18, Map of Stewart Manor) the construction of which would:

- a. reduce the required 100' minimum side yard to not less than 7.0',
- b. reduce the required 25.0' minimum setback to not less than 20.3' with respect to the portico and
- c. reduce the required 300' minimum setback from Chester Avenue and 50.0' minimum setback from Roosevelt Street for accessory structures to not less than 14.42' and 25.0' respectively -

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

Note: Said arbor has been erected.

2. APPEAL OF MICHAEL & TRACEY HANSMANN 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 side addition (while demolishing a 24 sq. ft. portion of an adjacent side covered porch) at the existing dwelling known as **48 FENIMORE ROAD** (Lots 46-49, Block E, Map of Garden City Estates) the construction of which would:

- a. reduce the required 10.0' minimum side yard to not less than 7.1'

in accordance with plans filed with the Building Department.

Note: Adjourned at August 25, 2015 meeting.

3. APPEAL OF JOHN & DONNA MC DONOUGH 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 the required 25.0' total side yards to not less than 13.1' -

in accordance with plans filed with the Building Department.

Note: Adjourned at the August 25, 2015

4. APPEAL OF NALIN FERNANDO for a variance of the provisions of Section 200-52C, of the Village Code, so as to permit the installation of two (2) central air conditioning units and one (1) split type unit in the front yard of the existing dwelling known as **2 MARIA LANE** (Lot 99, Block 550, Map of Garden City Central) the construction of which would:

- a. reduce the required 30.0' minimum setback for accessory structures from Old Country Road to not less than 26.82' -

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

5. APPEAL OF MARTIN MC TIGUE for a variance of the provisions of Section 200-52C, of the Village Code, so as to permit the installation of an emergency generator at the rear of the existing dwelling known as **23 YALE STREET** (Lot S, Block 21, Map of Richlands) the construction of which would reduce the required 37.50' minimum setback for accessory structures from Jackson Street to not less than 31.60' -

in accordance with a plot plan filed with the Building Department

6. APPEAL OF SUSAN LESCHINSKI for a variance of the provisions of Sections 200-15 & 200-31, of the Village Code, so as to permit the erection of a 205 sq. ft. two-story addition and a 40 sq. ft. deck at the rear, a 130 sq. ft. open porch at the front, a 240 sq. ft. detached garage in the rear yard (while converting a 208 sq. ft. attached garage to habitable space) at the existing dwelling known as **61 ADAMS STREET** (Lot 56, Block 20, 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 169 sq. ft. (1,669 sq. ft. or 27.80%),
- b. reduce the required 25.0' minimum front setback to not less than 22.9 -

in accordance with plans filed with the Building Department.

7. APPEAL OF FRANK & BARBARA RUGGIERO for a variance of the provisions of Section 200-31A, 200-52A, of the Village Code, so as to permit the erection of a 4.1' x 9.7' portico, a 4.0' high wood stockade fence with a 4.25' high lattice portion, at the front of the existing dwelling known as **176 PINE STREET** (Lot 36, Block 41, Map of Garden City Lawns) the construction of which would:

- a. reduce the required 30.0' minimum setback from Pine Street to not less than 25.9' for the portico and
- b. reduce the 50.0' minimum setback for accessory structures to not less than 33.10' for the fencing -

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

Note: Said portico and fence have been erected.

8. APPEAL OF ANDREW GENNAWEY for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 122 sq. ft. one-story addition with a 42 sq. ft. landing at the rear of the existing dwelling known as **120 JEFFERSON STREET** (Lots 11-12, Block 100, Map of Stewart Manor) the construction of which would cause the allowable building area of 1,000 sq. ft. or 25% to be exceeded by 127 sq. ft. (1,126 sq. ft. or 28.17%) -

in accordance with plans filed with the Building Department.

9. APPEAL OF BARBARA KUTNER for a variance of the provision of Sections 200-15 & 200-31, of the Village Code, so as to permit the erection of a 51.2 sq. ft. portico, a 13.2 sq. ft. walk-in bay window, and two 1.75 sq. ft decorative garage columns at the front of the existing dwelling known as **109 MONROE STREET** (Lot 21-24, Block F, Map of Richlands) the construction of which would:

- a. cause the allowable building area of 2,025 sq. ft. or 25% to be exceeded by 110.85 sq. ft. (2,135.85 sq. ft. or 26.4%) and
- b. reduce the required 30.0' minimum setback to not less than 29.0' -

in accordance with plans filed with the Building Department.

10. NOONANJU INC d/b/a/ FOOD FOR THOUGHT for a variance of the provisions of Sections 200-7, 200-15, 200-26 & 200-62 of the Village Code, so as to permit the existing retail store at 154 Seventh Street to connect with the existing restaurant at 152 Seventh Street, utilize 393 sq. ft. of basement space for food preparation and expand the storefront by 58 sq. ft. so as to conduct restaurant use in the C-2 District at the existing building known as **150-154 SEVENTH STREET** (Lot 15, Block 89, Map of Garden City Central) the construction of which would :

- a. cause the allowable floor area of 4,125 sq. ft. or 0.75 FAR to be exceeded by 386 sq. ft. (4,511 sq. ft. or 0.82 FAR) and
- b. not provide the required additional eighteen (18) parking spaces -

in accordance with plans filed with the Building Department.

11. APPEAL OF YG EQUITIES from a determination of the Building Inspector, of the Village of Garden City, finding that the issuance of a permit, pursuant to the provisions of Section 200-35, of the Village Code, to erect a drive thru service with a canopy above for a proposed banking facility at the existing premises known as **502 OLD COUNTRY ROAD** (Lot 23, Block 535, Map of Pell Gardens) was in error and a use variance is required

in accordance with previously filed plans with the Building Department.

12. APPEAL OF BEST MANAGEMENT LTD for a variance of the provisions of Sections 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, Map of Descriptive P) 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 July 28, and August 25, 2015 meetings.

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

DATED: September 23, 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.