



**PLANNING COMMISSION BOARD**  
**INCORPORATED VILLAGE OF GARDEN CITY**  
**MEETING MINUTES**  
**WEDNESDAY, OCTOBER 14, 2015**



PRESENT: H. Bradford Gustavson, Chairman  
Charles Palagonia  
William Bellmer  
Neal J. Sweeny  
Sean O' Brien  
Phil Santantonio  
Keith Galanti

ALSO PRESENT: Ausberto Huertas Jr. M.S, Assoc. AIA, CEO  
Department of Buildings Superintendent  
Craig Biscone (Alt.)

ABSENT: None

**I. APPROVAL OF MINUTES:**

The minutes of the July 8<sup>th</sup> 2015 meeting were approved.

**II. APPLICATION:**

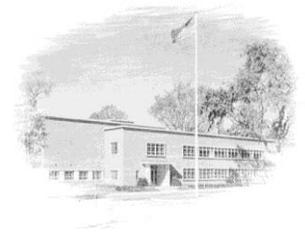
- 1. 200 Ring Road - AKA 110 Ring Road** (Girl Scout Building) for a two-story addition presented by Danita Otruba, R.A.

Ms. Otruba explained the project in detail in presentation format and diagrams. Commission members reviewed the renderings. Through Ms. Otruba's presentation, it was mentioned that she would be seeking a variance for the two (2) compact parking spaces with the Zoning Board of Appeals as shown on the site plan. Mr. Bellmer questioned not opening a rear entrance and exiting onto Ring Road. Mr. Gustavson suggested they consider adding two (2) vehicle charging stations. Mrs. Otruba will advise the Girl Scouts of their request and make changes accordingly.

**The Application was approved.**



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**III. WORK SESSION:**

1. **Village of Garden City** (Parking Study) for review of current and proposed regulations presented by Michael Filippou. Also present was Tom Mastanduono from EPOA.

Mr. Filippou revisited the parking study that was distributed to all the members. Items that need to be addressed in which the Chairman and Commission will review are the following:

1. 300' parking radius.
2. Review the required use regulations
3. Parking space sizes reduced to 8.5' x 18'
4. No parking requirements as report indicated abundance of spaces to satisfy the Village needs
5. Increasing the Floor Area Ratio (FAR's) allowance on commercial districts.
6. Increasing the Planning Commission's level of authority in the zoning regulations when reviewing applications.

Chairman H. Bradford Gustavson will make suggestions and recommendations on the approach for a revisit on the parking study. Mr. H. Bradford Gustavson will formulate a letter to address to the Commission the six (6) items listed above in order of importance. It was also mentioned to invite the author of the report and present to the Commission once they agree on the format and concur on the recommendations from their finalized review.

**The Work Session was adjourned.**

There being no further business, the meeting ended at 9:00 p.m.

**END OF REPORT**