



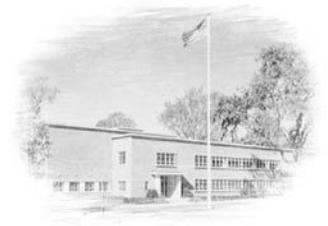
NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS

INCORPORATED VILLAGE OF GARDEN CITY

VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530

MEETING AGENDA

TUESDAY, NOVEMBER 24, 2015 AT 7:00 P.M.



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, November 24, 2015 at 7:00 p.m. to take action on the following matters:

Cases are as follows:

1. **APPEAL OF JARED SULLIVAN** for a one year extension of time for a one year extension of time for a variance previously granted from the provisions of Section 200-46C, of the Village Code, so as to permit the erection of a 1,270 sq. ft. first floor addition (with the removal of an existing 266 sq.ft. portion) and a 409 sq. ft. second floor addition at the side and rear of the existing dwelling known as 118 WYATT ROAD (Lot 278, Block P, Map of Country Life Development) the construction of which would reduce the required 15.0 ft. minimum side yard to not less than 10.33 ft. –

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

Note: Variance granted on September 23, 2014

2. **APPEAL OF MARK & CAROLYN LAMARR** for a variance of the provisions of 200-46C of the Village Code, so as to permit a 23 sq. ft. extension of a 289 sq. ft. second floor addition at the side of the existing dwelling known as **10 MAXWELL ROAD** (Lot 375, Block T, Country Life Development) the construction of which would cause an extension of the existing 6.2 ft. side yard into the required 10.0 ft. minimum side yard –

in accordance with plans filed with the Building Department.

Note: Adjourned at October 27, 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 ft. total side yards to not less than 13.1 ft. –

in accordance with plans filed with the Building Department.

Note: Adjourned at the August 25, September 29 and October 27 meetings.

4. **APPLICATION & APPEAL OF JEANINE VOTRUBA** for authorization of the issuance of a permit in accordance with the provisions of Section 200-45, and a variance from the provisions of Section 200-15, of the Village Code, so as to permit the installation of a 18 x 36 ft. swimming pool in the rear of the premises known as **49 LOCUST STREET** (Lot 11, Block 110, Map of Garden City East) the construction of which would cause the allowable building area of 3,000 sq. ft. or 20% to be exceeded by 553 sq. ft. (3,552 sq. ft. or 23.68%)

in accordance with plans filed with the Building Department.

Note: Adjourned at the October 27, 2015 meeting.



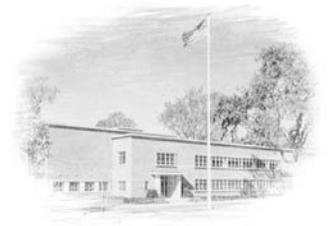
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5. **APPLICATION & APPEAL OF AGATHA SPERDUTO** for authorization of the issuance of a permit in accordance with the provisions of Section 200-45, and a variance of the provisions of Section 200-15 and 200-52E, of the Village Code so as to permit the installation of a 18 x 36 ft. swimming pool in the rear of the premises known as 75 HAYES STREET (Block D-78A, Map of Descriptive) the construction of which would –

- a. the allowable building area of 2,395 sq. ft. or 25% to be exceeded by 474 sq. ft. (2,869 sq. ft. or 29.94%)
- b. cause the allowable required rear yard accessory building area of 449 sq. ft. or 30% to be exceeded by 19 sq. ft. (468 sq. ft. or 33.15%)

in accordance with plans filed with the Building Department.

6. **APPLICATION OF NICHOLAS LABATE** for authorization of the issuance of a building permit at the premises known as 115 JOHN STREET (Block 141, Lot 5, Map of Garden City East) in accordance with the provisions of Section 200-15 of the Village Code so as to allow the installation of a swimming pool and hot tub in the rear yard of the dwelling.

in accordance with plans filed with the Building Department.

7. **APPEAL OF KATHLEEN MURPHY & MARK ALCOCK** for a variance of the provisions of Section 200-31, of the Village Code, so as to permit the construction of a 62 sq. ft. entry stoop and steps (with the removal of a 15 sq. ft. walk-in bay addition) to the east side and a 212 sq. ft. garage extension (with the removal of a 16 sq. ft. roofed over entry to the north side of the existing known as 278 STEWART AVENUE (Lot N5, Block 96, Map of Garden City Estates) the construction which would:

- a. reduce the required 50.0 ft. minimum setback to Eton Road to not less than 46.43 ft. and
- b. reduce the required 50.0 ft. minimum setback to Stewart Avenue to not less than 40.40 ft.

in accordance with plans filed with the Building Department.

8. **APPLICATION OF NICOLE FOSTER** pursuant to the provisions of Sections 200-45 and 200-70, of the Village Code, for authorization to amend the Zoning Board of Appeals decision of April 28, 2015 to issue a permit covering the installation and maintenance of a 22 x 32 ft. in-ground swimming pool with spa, a.k.a. hot tub, with a combination of a chain link and aluminum style estate fence to be located in the rear yard of the premises known as 64 THIRD STREET (Lot 5, Block 29, Map of Garden City Central) the amendment of which would:

change the original proposed aluminum style estate fence to a combination of

- a. 2.0 ft. high stucco wall with a 4.0 ft. high glass panel above and a 6.0 ft. high glass and steel post entry gate.

in accordance with plans filed with the Building Department.



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9. **APPEAL OF CRAIG CRAWFORD** pursuant to the provisions of Section 57-10, of the Village Code, so as to serve or modify the action of the May 19, 2015 Architectural Design Review Board’s denial of the request to install solar panels on the roof of the existing dwelling known as **201 WETHERILL ROAD** (Lot S31, Block 7, Map of Mineola Plaza) –

in accordance with plans filed with the Building Department.

10. **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.

Note: Adjourned at September 29 and October 27 meeting.

END OF CASES

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DATED: November 18, 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.

END OF DOCUMENT