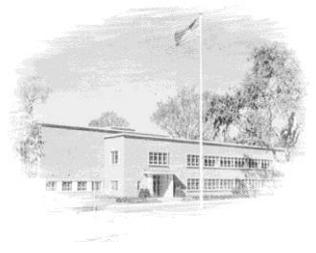




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA



TUESDAY, JANUARY 26, 2016 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, January 26, 2016 at 7:00 p.m. to take action on the following matters:

Cases are as follows:

1. **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 an 18' x 44' swimming pool in the rear of the premises known as **49 LOCUST STREET** (Block 110, Lot 11, 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 697 sq. ft. (3,697 sq. ft. or 24.64%) -

in accordance with plans filed with the Building Department.

Note: Adjourned at November 25, 2015 meeting.

2. **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.

Note: Adjourned at the November 24, 2015 meeting.

3. **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 **73 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.

Note: Adjourned at the November 24, 2015 meeting.

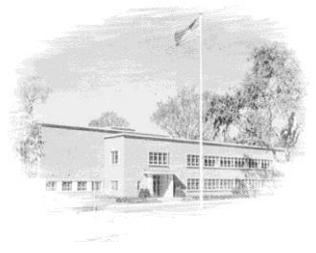
4. **APPLICATION OF NICHOLAS LABATE** for authorization of the issuance of a building permit at the premises known as **115 JOHN STREET** (Block 141, Lot 5, Map of Garden City East) in accordance with the provisions of Section 200-15 of the Village Code so as to allow the installation of a swimming pool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

in accordance with plans filed with the Building Department.

Note: Adjourned at the November 24, 2015 meeting.



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5. APPEAL OF DANIELLE & DOMINICK ATTERITANO for a variance of the provisions of Sections 200-15, 200-31, 200-46C and 200-61A of the Village Code so as to permit the construction of a 682 sq. ft. one-story and 195 sq. ft. two story addition at the rear, with a 1,544 sq. ft. second floor addition and an 80 sq. ft. west side cellar entrance, a 200 sq. ft. east side carport, a 60 sq. ft. front portico and a 441 sq. ft. detached garage in the rear yard (demolish 395 sq. ft. attached garage) at the existing dwelling known as 48 LOCUST STREET (Lot 5, Block 109, Map of Garden City East) the construction of which would:
- a. cause the allowable building area of 3,000 sq. ft. or 20% to be exceeded by 359 sq. ft. (3,359 sq. ft. or 22.39%) and
 - b. reduce the required 50.0' minimum front setback to not less than 49.8' and
 - c. reduce the required 35.0' aggregate side yards to 30.8' and
 - d. allow the construction of partially unenclosed parking -

in accordance with plans filed with the Building Department.

6. APPEAL OF JACK MC GOWAN for a variance of the provisions of Section 200-31A of the Village Code so as to permit the erection of a 57 sq. ft. portico at the front of the existing dwelling known as 74 WASHINGTON AVENUE (Lot 15, Block 123, Map of Garden City East) the construction of which would reduce the required 50.0' minimum setback from Washington Avenue to not less than 46.0' for the portico –

in accordance with plans filed with the Building Department.

7. APPEAL OF BRENDAN & SHEILA MC GOVERN for a variance of the provisions of Sections 200-15 of the Village Code so as to permit the erection of a 366 sq. ft. covered patio addition at the rear of the existing dwelling known as 78 CHELSEA ROAD (Lot 7, Block 95, Map of Garden Estates) the construction of which would:

- a. cause the allowable building area of 3,000 sq. ft. or 20% to be exceeded by 250 sq. ft. (3,250 sq. ft. or 21.16%) –

in accordance with plans filed with the Building Department.

8. APPEAL OF MATT & HEATHER MACIASZEK for a variance of the provisions of Section 200-15 & 200-31A of the Village Code so as to permit the erection of a 196 sq. ft. one-story rear addition and a 48 sq. ft. portico and two (2) 18 sq. ft. bay windows at the front of the existing dwelling known as 55 KENSINGTON ROAD (Lot 15, Block 66, Map of Garden City Estates) the construction of which would:

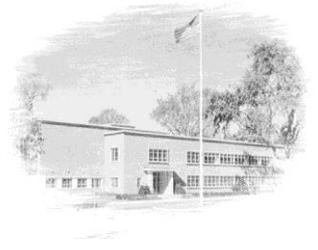
- a. cause the allowable building area of 2,000 sq. ft. or 25% to be exceeded by 60 sq. ft. (2,060 sq. ft. or 25.74%) –
- b. reduce the required 25.0' minimum front setback to not less than 20.8' –

in accordance with plans filed with the Building Department.

Note: Said bay windows have been installed.



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9. APPEAL OF JAMES WILLS for a variance of the provisions of Sections 200-15 & 200-31A of the Village Code so as to permit the erection of a 42 sq. ft. two-story rear addition, a 39 sq. ft. rear deck and a 188 sq. ft. front porch while constructing a 798 sq. ft. second floor addition at the existing dwelling known as **119 GARFIELD STREET** (Lot 12, Block 7, Map of Shaw Gardens) the construction of which would:
- a. cause the allowable building area of 1,562 sq. ft. or 25% to be exceeded by 162 sq. ft. (1,814 sq. ft. or 29.02%) and
 - b. reduce the required 30.0' minimum front setback to not less than 29.12' and
 - c. reduce the required 25.0' minimum rear setback to not less than 23.83' –

in accordance with plans filed with the Building Department.

10. APPLICATION OF BROADWAY BOUND DANCE CENTER for a variance of the provisions of Sections 200-7, 200-15 & 200-24 of the Village Code so as to permit the enlargement of the existing Dance Center of 2,448 sq. ft. to 3,481 sq. ft. by the alterations and conversions of 1,033 sq. ft. in the basement to a dance studio at the existing building in the C-1 District known as **66 NEW HYDE PARK ROAD** (Lots 12-16, Block 21, Map of Stewart Manor) the construction of which would cause the allowable floor area of 7,500 sq. ft. or 0.75 FAR to be exceeded by 981 sq. ft. (8,481 sq. ft. or 0.85 FAR) –

in accordance with plans filed with the Building Department.

END OF CASES

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DATED:	January 14, 2016 Garden City, New York 11530	Brian Ridgway Village Clerk
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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