

**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 Code of the Village of Garden City, New York notice is hereby given that the Board of Appeals of said Village will meet at the Village Hall at 351 Stewart Avenue, Garden City, New York on TUESDAY, MARCH 22, 2016 at 7:00 p.m. to take action on the following matters:

1. APPEAL OF SALVACION & JOVEN TORRES for a variance of the provisions of 200-52H, of the Village Code, so as to permit the placement of two (2) air conditioning units at the side of the existing dwelling known as 250 CLINTON ROAD (Lot 1, Block 529, Map of Pell Gardens) the installation of which would -

- a. reduce the required 10.0" minimum side setback for cooling equipment to not less than 6.7" and 9.3" -

in accordance with a plot plan filed with the Building Department

Note: Said air conditioning units have already been installed  
Adjourned at February 23, 2016 meeting.

2. APPLICATION OF NICHOLAS LABATE for authorization of the issuance of a permit in accordance with the provisions of Section 200-45 of the Village Code so as to allow the installation of a swimming pool and hot tub in the rear yard of the premises known as 115 JOHN STREET (Lot 5, Block 141, Map of Garden City East) -

in accordance with plans filed with the Building Department.

Note: Adjourned at November 24, 2015 and February 23, 2016 meetings.

3. APPEAL OF SEAN & ADA COONERTY for a variance of the provisions of Sections 200-15, 200-31, 200-46C and 200-52 H of the Village Code so as to permit the erection of a 365 sq. ft. two-story rear addition and a 224 sq. ft. and 193 sq. ft. second floor east and west side additions and a 33 sq. ft. front portico at the existing dwelling known as 94 PINE STREET (Lot 20, Block 38, Map of Garden City Lawns)the construction of which would:

- a. cause the allowable building area of 1,500 sq. ft. or 25% to be exceeded by 4 sq. ft. (1,504 sq. ft. or 25.06%) -
- b. cause the required front yard setback of 30.0' to be reduced to 25.1' with respect to the portico -
- c. cause the required total side yards to be reduced from 15.0' to 14.96' and
- d. cause the allowable yard setback for freestanding mechanical equipment to be reduced from 10.0' to not less than 7.5' with respect to the air conditioning compressors

in accordance with plans filed with the Building Department.

4. APPEAL OF KEVIN & YUNG MI KIM for a variance of the provisions of Sections 200-15, 200-46C and 200-52H, of the Village Code, so as to permit the construction of a 272 sq. ft. one-story rear addition and relocate two air conditioning compressors to the side yard (while demolishing a 288 sq. ft. rear deck) at the existing dwelling known as 170 MEADBROOK ROAD (Lot 21, Block 14, Map of Garden City Gables) the construction of which would:
- a. cause the allowable building area of 1,650 sq. ft. or 25% to be exceeded by 51 sq. ft. (1,791 sq. ft. or 25.77%) -
  - b. cause the required 15.0' aggregate side yards to be reduced to not less than 14.76' and
  - c. cause the required 10.0' minimum yard setback to freestanding equipment to not less than 5.6' or a (44% reduction) with respect to the air conditioning compressors -

in accordance with plans filed with the Building Department.

5. APPEAL OF GREGORY & RITA PONTONE for a variance of the provisions of Sections 200-15 & 200-31A, of the Village Code, so as to permit the erection of a 96 sq. ft. one-story and 645 sq. ft. two-story rear addition, a 166 sq. ft. second floor side addition and 40 sq. ft. front portico (while demolishing a 386 sq. ft. one-story rear portion) at the existing dwelling known as 141 WICKHAM ROAD (Lot 69, Block 14 Map of Country Club Estates) the construction of which would:
- a. cause the allowable building area of 1,650 sq. ft. or 25% to be exceeded by 94 sq. ft. (1,774 sq. ft. or 26.42%) and
  - b. reduce the required 30.0" minimum front setback to not less than 26.48' -

in accordance with plans filed with the Building Department.

6. APPEAL OF JOSEPH & PAMELA RIVERA for a variance of the Sections 200-15 & 200-46C of the Village Code, so as to permit the erection of a 215 sq. ft. one-story side addition at the existing dwelling known as 48 YALE STREET (Lot 9, Block 2, Map of Richlands) the construction of which would:
- a. cause the allowable building area of 2,019 sq. ft. or 25% to be exceeded by 231 sq. ft. (2,250 sq. ft. or 27.85%) -
  - b. cause the required aggregate side yard of 25' to be reduced by 21.1% to 19.58' and

in accordance with plans filed with the Building Department.

7. APPEAL OF CHRIS & TRUDY OTTOMANELLI for a variance of the provisions of Sections 200-31 and 200-52H, of the Village Code, so as to permit the erection of a 55 sq. ft. front portico and the placement of two air conditioning compressors at the side yard while constructing a 338 sq. ft. two story, a 43 sq. ft. one-story additions at the rear, a 97 sq. ft. two-story addition with an 87 sq. ft. wood deck at the side yard and a 236 sq. ft. detached garage at the existing dwelling known as 131 TULLAMORE ROAD (Lot 1, Block 13, Map of Country Club Estates) the construction of which would:

- a. cause the required front yard setback of 30' to be reduced to 25.16' a reduction of 16.13% and
- b. cause the required 10.0' minimum yard setback to freestanding equipment to not less than 8.0' with respect to the air conditioning compressors, a reduction of 20% -

in accordance with plans filed with the Building Department.

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

DATED: March 16, 2016  
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 the meeting at:

351 Stewart Avenue  
Garden City, New York 11530  
(516) 465-4051  
8:30 a.m. - 4:30 p.m.