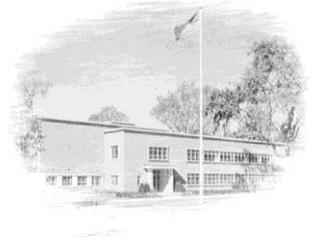




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA



TUESDAY, APRIL 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, April 26, 2016 at 7:00 p.m.** to take action on the following matters:

1) APPEAL OF KEVIN & YUNGMI KIM for a variance of the provisions of Sections 200-15, 200-46 C and 200-52 H, of the Village Code, so as to permit the construction of a 272 sq. ft. one story rear addition and relocate two A/C 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. (1,701 sq. ft. or 25.77%), and

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 A/C compressors –

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

*Adjourned at the March 22nd, 2016 meeting.

2) APPEAL OF GREGORY & RITA PONTONE for a variance of the provision of Sections 200-15 & 200-31 A, of the Village Code, so as to permit the erection of a 96 sq. ft. one story and 645 two story rear addition, a 166 sq. ft. second floor side addition and a 40 sq. ft. front portico, (while demolishing a 386 sq. ft. one story rear portion), at the existing dwelling, known as **141 WICKHAM ROAD** (Lots 69, Block 14, Map of Country Club Estates) the construction of which would:

A. cause the allowable building area of 1650 sq. ft. or 25% to be exceeded by 94 sq. ft. (1,744 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.

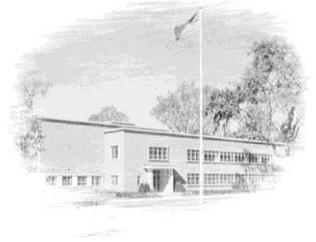
*Adjourned at the March 22nd, 2016 meeting.

3) APPEAL OF SALVATORE & MARY FORCELLA for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 104 sq.ft. open porch addition at the front of the existing dwelling known as **56 SOMERSET AVENUE** (Lot 6, Block 10, Map of Garden City Gables) the construction of which would cause the allowable building area of 1500 sq.ft. or 25% to be exceeded by 111 sq.ft. (1611 sq.ft. or 26.8%) –

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



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, APRIL 26, 2016 AT 7:00 P.M.

4). **APPEAL OF SALVATORE CIARAVINO** for a variance of the provisions of Section 200-52(C), of the Village Code, so as to permit the installation of two (2) Central A/C units at the side of the existing dwelling known as **24 HUNTINGTON ROAD** (Lot 12, Block A, Map of Country Life Development) the placement of which would:

- A. reduce the required 50' minimum setback for accessory structures from Huntington Road to not less than 39', and
- B. reduce the required 33.25' minimum setback for accessory structures from Lefferts Road to not less than 18.0' –

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

5). **APPEAL OF MARY McNAMARA** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 245 sq.ft. one-story addition to the rear of the existing dwelling known as **48 VASSAR STREET** (Lots 8, Block 11, Map of Richlands) the construction of which would cause the allowable building area of 2000 sq.ft. or 25% to be exceeded by 135.5 sq. ft. (2135.5 square feet or 26.7%) –

in accordance with plans filed with the Building Department.

6). **APPEAL OF STEPHEN & MICHELE QUINN** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 383 sq.ft. addition with a 442 sq.ft. second floor above and a 160 sq.ft. wood deck at the rear of the existing dwelling known as **12 ROOSEVELT STREET** (Lot 23, Block 33, Map of Stewart Manor) the construction of which would:

- A. cause the allowable building area of 1250 sq.ft. or 25% to be exceeded by 279 sq.ft. (1529 sq.ft. or 30.6%)
- B. cause an extension of the existing 14.27' total side yards into the required 15.0' minimum total side yard, and
- C. reduce the required 25' minimum rear yard setback to not less than 17.45' (with respect to the proposed deck) –

in accordance with plan filed with the Building Department.

7). **APPEAL OF KERRI & DANE FRASER** for a variance of the provisions of sections 200-46C, 200-52G&H, of the Village Code, so as to permit increasing the one story addition's roof height at the rear and at the side, and the installation of (2) air conditioning units at the side of the existing dwelling known as **168 KILBURN ROAD** (Lot 73, Block 23, Map of Garden City Estates) the construction of which would:

- A. occur in the existing 10.25' side yard where a minimum of 15' is required, and
- B. occur in the existing 6.6' separation distance between the detached garage and the principle structure where a minimum 10' is required, and
- C. reduce the required 10' minimum side yard setback for cooling equipment to not less than 6.25'–

in accordance with plans filed with the Building Department.

