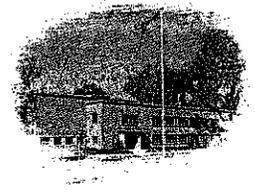




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA



TUESDAY, JULY 19, 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, JULY 19, 2016 at 7:00 p.m.** to take action on the following matters:

1. **CLARIFICATION OF ZBA DETERMINATION FOR:**
APPEAL OF JOANNE PERSAD-ALI for a variance of the provisions of Section 200-16C(1), 200-61B&C and 200-52C, 200-55, of the Village Code, so as to permit the maintenance of an existing front yard vehicle parking area and the installation of a combination 6'foot & 4'foot PVC fence along the North and South property lines of the existing dwelling known as **2 RAYMOND COURT** (Lot 24, Block -- Map of Raymond Court) the maintenance & construction of which would:
 - A. be located outside the allowable area for accessory structures and parking areas (rear interior quarter), and
 - B. increase the driveway area to 637 sq.ft, where 625 sq.ft maximum is allowed, and
 - C. increase the driveway frontage to 26'feet, where 18'feet maximum is allowed, and
 - D. reduce the required 30.0'foot minimum setback for accessory parking areas from Raymond Court to not less than 0'feet, and
 - E. reduce the required 44.45'foot minimum setback for accessory structures and parking areas from Long Island Motor Parkway to not less than 0'feet (with respect to the fence) and not less than 22'feet (with respect to parking area) -

in accordance with a plot plan previously filed with the Building Department and a current applicant petition letter asking for the Board to reopen/reconsider their appeal.

Note: 'Approved with Conditions' at the May 24, 2016 meeting.

2. **APPEAL OF HENRY & DEBORAH DUBENSKY-DONAGHY** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the construction of a 39 sq. ft. Roofed-Over Entry Portico at the front of the existing dwelling known as **218 KILBURN ROAD** (Lot 70, Block 73, Map of Garden City Estates, Zone R8) the construction of which would cause the allowable a building area of 1500 sq. ft. or 25% to be exceeded by 34 sq. ft. (1534 sq. ft. or 25.6 %) -

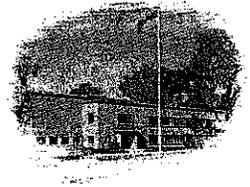
in accordance with plans filed with the building department.

3. **APPEAL OF LAWRENCE & ALICIA MARCIANO** pursuant to the provisions of Sections 200-52 (H), of the Village Code, so as to permit the installation of a central air conditioning unit at the side of the dwelling known as **102 WYATT ROAD** (Lot 27, Block P, Map of Country Life Development, Zone R6) the installation of which would reduce the required 10.0' foot minimum side setback for cooling equipment to not less than 8.75' feet -

in accordance with plans filed with the Building Department.



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4. **APPEAL OF MICHAEL & MARIA GRACE PARITI** for a variance of the provisions of Section 200-15 and 200-31, of the Village Code, so as to permit the construction of a 271.8 sq. ft. one story addition with a 38.5 sq. ft. attached porch at the rear, and a 17.5 sq. ft. portico at the front of the existing dwelling known as **285 NEW HYDE PARK ROAD** (Lot 16, Block --, Map of Park Manor, Zone R6) the construction of which would:

- A. cause the allowable a building area of 1750 sq. ft. or 25% to be exceeded by 35.3 sq. ft. (1785.3 sq. ft. or 25.5 %), and
- B. reduce the required rear yard setback of 25' feet to not less than 19' feet (with respect to the one story addition) –

in accordance with plans filed with the building department.

Note: Said Arbor & Shed have been erected.

5. **APPEAL OF DR. AND KELLY NARULA** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 220 sq.ft. one story detached garage within the northwest corner of the property at the existing dwelling known as **120 BROMPTON ROAD** (Lot 41, Block 47, Map of Garden City Estates, Zone R12) the construction of which would cause the allowable a building area of 1400 sq. ft. or 20 % to be exceeded by 328 sq. ft. (1728 sq. ft. or 24.68 %) –

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

6. **APPEAL OF VANESSA IMPENNATO** pursuant to the provisions of Sections 200-46(C) and 200-52(C), of the Village Code, so as to permit the erection of a (10' foot x 15' foot) wood deck and the maintenance of an A/C unit at the side of the dwelling known as **4 SOUTH GATE** (Block 90, Lot 48, Map of Garden City Central, Zone R12) the installation of which would:

- A. reduce the required 15' foot minimum side yard to not less than 9.0' feet (with respect to the deck), and
- B. be located outside the allowable area for accessory structures (rear interior quarter - with respect to the A/C unit, and
- C. reduce the required 60' foot minimum setback, for accessory structures, from Rockaway Avenue to no less than 53.3' feet (with respect to the A/C unit) -

in accordance with plans filed with the Building Department.

7. **APPEAL OF KATHLEEN CONNOLLY** for a variance of the provisions of Section 200-61C, and 200-52A, of the Village Code, so as to permit the installation of 1865 sq. ft. of additional driveway area to an existing 750 sq. ft. driveway and the installation of two 4 sq. ft. walkway brick piers in the front yard of the existing dwelling known as **65A FIRST STREET** (Lot 15, Block 28, Map of Garden City Central, Zone R20) the construction of which would:

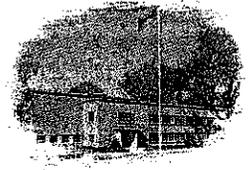
- A. cause the maximum allowable driveway area of 2250 sq. ft. to be exceeded by 365 sq. ft. for a total of 2615 sq. ft., and
- B. reduce the required 80' foot minimum setback for accessory structures from First Street to 40' feet (with respect to the two walkway brick piers) –

in accordance with plans filed with the building department.



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8. **APPEAL OF MICHAEL MATURA** for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 109.7 sq.ft. roofed-over porch to the front, the enclosure an existing 137.7 sq.ft. screened porch to the rear, and the construction of a 794.4 sq.ft. second floor addition at the existing dwelling known as **135 HAYES STREET** (Lot 15, Block 5, Map of Shaw Gardens, Zone R8) the construction of which would cause the allowable a building area of 2000 sq. ft. or 25 % to be exceeded by 214.6 sq. ft. (2214.6 sq. ft. or 27.7 %) –

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

9. **APPEAL OF BRENDEN & MICHELLE TRILLHAASE** for a variance of the provisions of Section 200-31, of the Village Code, so as to permit the erection of a 205.6 sq.ft. roofed-over open porch to the front of the existing dwelling known as **100 SOMERSET AVENUE** (Lot 1, Block 20, Map of Garden City Estates, Zone R8) the construction of which would reduce the required 30' foot minimum setback from Somerset Avenue to not less than 22.1' feet –

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

10. **APPEAL OF MR. & MRS. GARRY** pursuant to the provisions of Sections 200-52 (A), of the Village Code, so as to permit the installation of two central air conditioning units at the side of the dwelling known as **11 BEECH STREET** (Block 129, Lots 14, Map of Garden City East, Zone R6) the installation of which would reduce the required 47.5' foot minimum setback for accessory structures from Beech Street to not less than 36.8' feet –

in accordance with plans filed with the Building Department.

11. **APPEAL OF BRIAN GRIFFING** pursuant to the provisions of Sections 200-52 (C), of the Village Code, for the maintenance of a central air conditioning unit at the front of the dwelling known as **27 CLINTON ROAD** (Block 5, Lot 02, Map of Garden City East, Zone R8), the placement of the A/C unit has:

- A. been located outside the allowable area (rear interior quarter) for accessory structures, and
- B. reduced the required 53.3' foot minimum setback for accessory structures from Poplar Street to not less than 23.5' feet –

in accordance with plans filed with the Building Department.

Note: Said A/C unit has been installed...

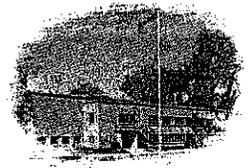
12. **APPEAL OF CHOPT CREATIVE SALAD COMPANY, LLC** for a variance of the provisions of Section 200-7, 200-26, and 200-62.1, of the Village Code, for authorization of the issuance of a permit for the use of a 2900 sq. ft. portion of the existing premises known as **191 SEVENTH STREET** (Lot E10, Block 7, Map of Garden City Central, Zone C2) as a Restaurant and not provide an additional 21 parking spaces as required –

in accordance with plans filed with the building department.

END OF CASES



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

DATED: July 19, 2016
Garden City, New York 11530

Karen Altman
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) 465-4154
8:30 a.m. to 4:30 p.m.