



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, AUGUST 16, 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, AUGUST 16, 2016 at 7:00 p.m.** to take action on the following matters:

**1. 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 **1715 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 **215 sq. ft.** for a total of **2465 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.

Note: Adjourned at the July 19, 2012 meeting.

**2. APPEAL OF BRENDEN & MICHELLE TRILLHAASE** for a variance of the provisions of Section **200-15**, **200-31**, and **200-52(F&G)** of the Village Code, so as to permit the erection of a **205.6 sq.ft.** Roofed-Over Open Porch to the front and a **100.0 sq.ft.** Wood Shed at the rear of the existing dwelling known as **100 SOMERSET AVENUE** (Lot 1, Block 20, Map of Garden City Estates, Zone R8) the construction of which:

- A. would cause the allowable building area of **2000 sq.ft.** or **25%** to be exceeded by **164.8 sq.ft.** (**2164.8 sq.ft.** or **27.06%**), and –
- B. would reduce the required **30.0 foot** minimum setback from Somerset Avenue to not less than **22.1 feet** (With reference to the Roofed-Over Open Porch), and –
- C. has reduced the required rear property line setback of **3.0 ft.** minimum to not less than **2.9 ft.** (With reference to the Wood Shed), and –
- D. has reduced the required side property line setback of **3.0 ft.** minimum to not less than **1.5 ft.** (With reference to the Wood Shed), and –
- E. has reduced the required (principal dwelling to accessory structure) separation of **10 ft.** to not less than **7.6 ft.** (With reference to the Wood Shed), –

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

Note 1: Adjourned at the July 19, 2012 meeting.

Note 2: Wood Shed has been erected.

**3. 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.

Note: Adjourned at the July 19, 2012 meeting.



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4. **APPEAL OF DANIEL CONSTANTINO** for a variance of the provision of Section 200-46C, of the Village Code, so as to permit the erection of a **414.0 sq. ft.** One Story Extension and a **39.0 sq. ft.** Wood Stoop at the rear of the existing dwelling known as **161 Tullamore Road** (Lots 37-41, Block 8, Map of Garden City Gables, Zone R-6) the construction of which would reduce the required **10.0 foot** minimum side yard to not less than **7.5 feet**.

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

5. **APPEAL OF MICHAEL & LYNN FINNERTY** pursuant to the provisions of Sections **200-52 (H)**, of the Village Code, so as to permit the installation of two Central Air Conditioning Units at the side of the dwelling known as **202 WEYFORD TERRACE** (Lots 22-24, Block 11, Map of Garden City Gables, Zone R6) the installation of which has reduced the required **10.0 foot** minimum side setback for cooling equipment to not less than **5.20 feet** for the east unit and **5.58 feet** for the west unit -

in accordance with plans filed with the Building Department.

Note: Said A/C units have been installed.

6. **APPEAL OF JOY A. KOHART** pursuant to the provisions of Sections **200-52 (H)**, of the Village Code, so as to permit the installation of two Central Air Conditioning Units at the side of the dwelling known as **200 WEYFORD TERRACE** (Lots 25-27, Block 11, Map of Garden City Gables, Zone R6) the installation of which has reduced the required **10.0 foot** minimum side setback for cooling equipment to not less than **4.5 feet** -

in accordance with plans filed with the Building Department.

Note: Said A/C units have been installed.

7. **APPEAL OF SALVATORE VICARI** for a variance of the provisions of Section **200-15**, of the Village Code, so as to permit the erection of a **10.0 sq.ft.** Gas Fireplace Chimney to the side and a **35.4 sq.ft.** Outdoor BBQ & Counter Combo at the rear of the existing dwelling known as **74 HAYES STREET** (Lots 40-43, Block O, Map of Shaw Gardens, Zone R8) the construction of which would cause the allowable a building area of **1500 sq. ft.** or **25 %** to be exceeded by **45.4 sq. ft. (1545.4 sq. ft. or 25.8 %)** -

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

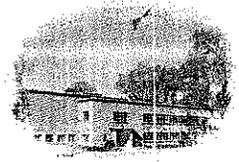


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**8. APPEAL OF MARGARET & JOSE MUSA** pursuant to the provisions of Sections 200-15, of the Village Code, so as to permit the erection of a (14.3 foot x 10.0 foot) One Story Addition and a (3.0 foot x 8.0 foot) One Story Portico at the side of the dwelling known as **176 GARDEN STREET** (Block 34, Lot 36-39, Map of Garden City Lawns, Zone R6) the installation of which would reduce the required 15.0 foot minimum total side yards to not less than 14.2 feet -

in accordance with plans filed with the Building Department.

**9. 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 (10.0 foot x 15.0 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 15.0 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 60.0 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.

Note: Reserved Decision at the July 19, 2012 meeting.

**END OF CASES**

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

DATED: August 16, 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) 465-4051  
8:30 a.m. to 4:30 p.m