



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



MEETING AGENDA

TUESDAY, OCTOBER 18, 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, OCTOBER 18, 2016 at 7:00 p.m.** to take action on the following matters:

1. **APPEAL OF PETER CRISCI** for a variance of the provisions of Section **200-52(A)**, of the Village Code, so as to permit the erection of a Property-Line-Fence to the rear of the existing dwelling known as **7 GLEN ROAD** (Lots 18-19, Block H, Map of Nassau Haven, Zone R8) the installation of which would reduce the required **50' foot** minimum setback from Glenn Road to not less than **45' feet** -

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

Note: Adjourned at September 2016 ZBA meeting.

2. **APPLICATION & APPEAL OF MAUREEN COONEY** for a variance of the provisions of the provisions of Section **200-15 & 200-46C** and an authorization of the issuance of a permit pursuant to the provisions of Section **200-45 & 200-70**, of the Village Code, so as to permit the installation and maintenance of a (20' x 40') In-Ground Swimming Pool within a **2,821.42 sq.ft.** Pool Terrace and a **6 foot** high Pool Enclosure Fence to be located at the rear of the premises known as **92 FOURTH STREET** (Lots 6-7, Block 25, Map of Garden City Central, Zone R20) the construction of which would:

- A. cause the allowable building area of **7489.50 sq.ft.** or **20%** to be exceeded by **1274.62 sq.ft.** (**8764.12 sq.ft.** or **23.4%**), and
- B. reduce the required **25.0 foot** minimum side yard to not less than **22.25 feet** -

in accordance with plans filed with the Building Department.

3. **APPEAL OF PETER & COLLEEN DENOTO** pursuant to the provisions of Sections **200-52 (C)**, of the Village Code, so as to permit two Central Air Conditioning units (the relocation of an existing unit and the installation of a new second unit) at the side of the dwelling known as **130 KILDARE ROAD** (Block 8, Lots 14, Country Club Estates, Zone R8) the installation and relocation of which would:

- A. be located outside the allowable area for accessory structures (rear interior quarter), and
- B. reduce the required **53.3 foot** minimum setback, for accessory structures, from Stratford Avenue to no less than **44.0 feet** -

in accordance with plans filed with the Building Department.

4. **APPEAL OF BART J. MARCONI** pursuant to the provisions of Sections **200-52 (A&H)**, of the Village Code, so as to permit the installation a Central Air Conditioning Unit at the side of the dwelling known as **163 SACKVILLE ROAD** (Lots 43-46, Block 12, Map of Garden City Gables, Zone R6) the installation of which has:

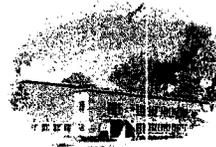
- A. reduced the required **50 foot** minimum setback for accessory structures from Sackville Road to not less than **46.9 feet**, and
- B. reduced the required **10.0 foot** minimum side setback for cooling equipment to not less than **5.9 feet** -

in accordance with plans filed with the building department.

Note: Said A/C Unit has been installed.



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5. APPEAL OF ALBERT & JENNIFER VOLKL for a variance of the provisions of Section 200-15, 200-31, and 200-52(A&H), of the Village Code, so as to permit the erection of a (9.3' x 5.0') Portico and a 12 foot long combination of an Arbor/Trellis/Gate to the front and the installation of an A/C Unit at the side of the existing dwelling known as **6 KENSINGTON ROAD** (Lot 45-47, Block 85, Map of Garden City Estates, Zone R8) the construction of which:

- A. would cause the allowable building area of 1500 sq.ft. or 25% to be exceeded by 48 sq.ft. (1548 sq.ft. or 25.8%), and –
- B. would reduce the required 30 foot minimum setback from Kensington Road to not less than 26 feet (with reference to the Portico), and –
- C. has reduced the required 50 foot minimum setback for accessory structures from Kensington Road to not less than 31 feet (with reference to the Arbor/Trellis/Gate), and –
- D. reduced the required 10.0 foot minimum side setback for cooling equipment to not less than 9.0 feet (with reference to the A/C Unit).

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

Note 1: Said Arbor/Trellis/Gate Combo has been erected, and

Note 2: Said A/C has been installed.

6. APPEAL OF RICHARD MCGEE for a variance of the provisions of Section 200-15 & 200-31, of the Village Code, so as to permit the erection of a 74.0 sq.ft. Portico at the front of the existing dwelling known as **127 MANOR ROAD** (Block N, Lot 33-35, Map of Shaw Gardens, Zone R8) the construction of which would –

- A. cause the allowable building area of 1499.25 sq.ft. or 25% to be exceeded by 132.35 sq.ft. (1631.6 sq.ft. or 27.2%), and
- B. extend the preexisting nonconforming 22.6' foot setback from Manor Road where 30' feet minimum is required –

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

Note: Preexisting nonconforming building area is 26.9%

(Proposed building area increase is 0.3% or 15 sq.ft.).

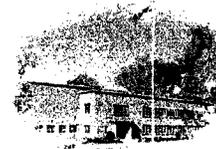
7. APPLICATION AND APPEAL OF PETER AND ATHENA MENOUDAKOS pursuant to the provisions of Sections 200-45, 200-52 (C), and 200-70, of the Village Code, for authorization of the issuance of a building permit covering the installation and maintenance of a (20' x 40') in-ground swimming pool and a 6' foot high pool enclosure fence at the rear of the dwelling known as **12 BARNES LANE** (Block 542, Lots 12, Map of Garden City Central, Zone R12) –

in accordance with plans filed with the Building Department.

Note: The proposed pool will be in the proximity of a Garden City Easement which contains a Primary Electrical Conduit and a 10" Forced Sewer Main.



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8. APPEAL OF KATHY & BRANDON WENK for a variance of the provisions of Section 200-15, 200-31(A), and 200-52(A) of the Village Code, so as to permit the erection of a **40.0 sq.ft.** one story Walk-in-Bay addition to the rear, a **313 sq.ft.** two story addition & a **11.3 sq.ft.** Chimney, with the removal of a **190 sq.ft.** addition, to the side & rear, a (6' long & 4' to 6' high) Lattice Screening to the side, and the maintenance of an existing **27.4 sq.ft.** Portico at the front of the existing dwelling known as **41 EUSTON ROAD** (Block 72, Lots 8-10, Map of Garden City Estates, Zone R8) the construction of which:

- A. would cause the allowable building area of **1500 sq.ft.** or **25%** to be exceeded by **149.0 sq.ft. (1649.0 sq.ft. or 27.5%** - with reference to the additions & chimney), and –
- B. has reduced the required **30 foot** minimum setback from Euston Road to not less than **21.4 feet** (with reference to the Portico), and –
- C. would reduce the required **50 foot** minimum setback from Euston Road for accessory structures to not less than **30 feet** (with reference to the Lattice Screening) –

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

Note 1: Portico has been erected and is preexisting nonconforming.

Note 2: Two A/C compressors are to be relocated within a code compliant area.

Note 3: Certain existing structures are to be removed and/or diminished in size thus reducing the preexisting nonconforming building area of **31.0%**.

9. APPEAL OF GERARD DIAZ pursuant to the provisions of Sections 200-15 and, 200-52(C), of the Village Code, so as to permit the erection of a **192 sq.ft.** Open Air Pavilion, **31 sq.ft.** of Garden Retaining Walls, and the removal of a **764 sq.ft.** Raised Terrace at the rear and a **6 foot** high Pool Enclosure Fence at the side/rear & front of the dwelling known as **1 DEVEREUX PLACE** (Block 136, Lot 1, Map of Garden City East, Zone R20) the installation of which would:

- C. be located outside the allowable area for accessory structures (rear interior quarter - with reference to the Pool Enclosure Fence), and
- D. reduce the required **80 foot** minimum setback, for accessory structures, from Devereux Place to no less than **76.6 feet** and from St. James Street North to no less than **8.17 feet** (with reference to the Pool Enclosure Fence), and
- E. reduce the required legal preexisting non-conforming lot coverage of **5022.42 sq.ft.** or **20.6%** to a code compliant lot coverage of **4481.42 sq.ft.** or **18.4%** where **4872 sq.ft.** or **20%** maximum is allowed (with reference to the Pool Enclosure Fence) -

in accordance with plans filed with the Building Department.

Note: Variance granted on April 24, 2007

- a) approved building area increase to **20.8%**, where only **20.6%** was utilized, and
- b) approved Pool Enclosure Fence location to be not less than **36 feet** from St. James Street North.

END OF CASES



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

DATED: October 18, 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, Village Clerk, 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.