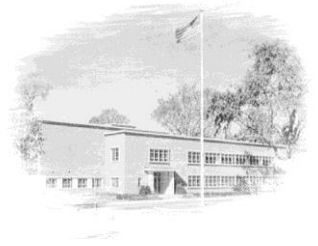




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS

INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530



MEETING AGENDA
TUESDAY, NOVEMBER 21, 2023

NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS

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, November 21, 2023, at 6:30 p.m.**, to take action on the following matters:

- 1. APPEAL OF TFW GARDEN CITY, LLC.** for a variance of the provisions of Sections 200-46 and 200-52, of the Village Code, so as to permit the maintenance of twenty (20)- 2.0' x 4.0' and two (2)- 1.0' x 4.0', or 82.0' lineal feet of planter box structures, at the existing building known as **191 SEVENTH STREET** (Map of Garden City Central, Block 7, Lot E10, C-2 District) the placement of which has:

A. reduced the required front setback for accessory structures, at both the Franklin Avenue and Seventh Street plot lines, to no less than **(0.0')**, where **(76.75')** and **(100.00')** respectively, are required.

Building Department Application ZBA-000024-2022.

Note* (Variance previously granted for parking and use, at the May 5, 2017, ZBA meeting. Final site plan approval, granted at the August 13, 2009, Board of Trustees meeting).

***Reserved Decision at the September 20, 2022, Meeting.**

- 2. APPEAL OF GREGORY & CLAIRE STANEK** for a variance of the provisions of Section **200-46.C** of the Village Code, for the maintenance of a previously permitted **318 sq. ft.** raised terrace with **31 sq. ft.** masonry bar, at the rear of the existing dwelling known as **60 ST JAMES STREET SOUTH** (Map of Garden City East, Block 113, Lots 8, R-8 district) the construction of which has:

A. reduced the required **(22.5')** aggregate side yard to not less than **(20.0')**.

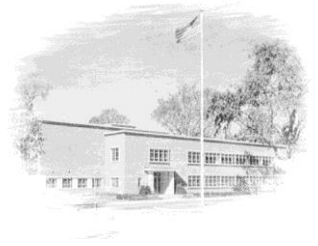
Building Department # ZBA-000193-2023, Laurel Group.

***Adjourned at the October 17, 2023, Meeting.**



NOTICE OF MEETING OF THE
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3. APPLICATION OF MATT & ALYSSA SCHRAMM for a variance of provisions in Section **200-46** of the Village Code, to allow the issue of building permits to erect a **122 sq. ft.** first floor side addition, at the dwelling known as **93 KINGSBURY ROAD** (Map of Country Life Development, Block U Lot 356, R-6 district) the granting of which would:

A. Cause a horizontal extension of the minimum and aggregate side yards, reducing the required setbacks of **(8.0')** and **(18.6')**, to not less than **(7.3')** and **(17.5')** respectively.

Building Department # ZBA-000209-2023, Thomas D. Reilly, P.E.

4. APPEAL OF JOSEPH & NICOLE BARRESE for a variance of the provisions of Section **200-47.A.(2)** of the Village Code, so as to permit the maintenance of landing platform at the side of the corner dwelling known as **3 HUNTINGTON ROAD** (Map of Country Life development, Block C, Lot 23, R-6 district) the granting of which would:

A. Reduce the **(5.0')** required setback to not less than **(.89')**.

Building Department # ZBA-000216-2023, Giuseppe R. Adragna, R.A.

5. APPEAL OF ERICA & JASON PURRONE for a variance of provisions in Section **200-15** of the Village Code, allowing for issuance of permits, erecting an **86 sq. ft.** one story rear addition, at the dwelling known as **27 ROOSEVELT STREET** (Map of Stewart Manor, Block 22, Lot 66, R-6 district), the granting of which would:

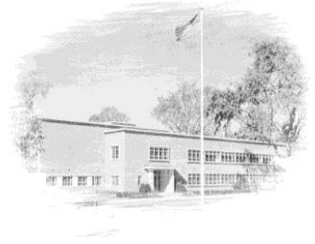
A. exceed the allowable plot cover of **(2,500)** sq. ft. or **25.0 %**, by **(20)** sq. ft. **(2,520** sq. ft. or **25.20 %**), on a **10,000** sq. ft. lot ~

B. cause a horizontal extension of the existing **(18.9')** rear yard, where **(25.0')** is required.

Building Department # ZBA-000218-2023, Daniel Fabrizi, R.A.



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6. APPEAL OF MICHAEL YANOSIK for a variance of the provisions of section **200-52** of the Village Code, to for the maintenance two previously permitted A/C compressors in the side yard of the premises known as, **71 ADAMS STREET** (Map of Stewart Manor, Block 20, Lot 70, R-6 District), the installation of which would:

A. reduce the (**10.0'**) plotline setback for freestanding equipment, to not less than (**8.5'**).

Building Department # ZBA-000217-2023.

7. APPEAL OF DENNIS & JENNIFER WILLIAMS, in accordance with the provisions of section 200-85, for a *one year extension* of a previously granted (November 15, 2022) variance, from provisions of Sections **200-15, 200-31** and **200-46** of the Village Code, to allowing the issue of permits for the erection of; a **261 sq. ft.** one story and **112 sq. ft.** second floor side additions (while converting a **352 sq. ft.** attached garage portion to habitable space), with a **339 sq. ft.** pavilion in the Prospect Avenue front; a **61 sq. ft.** portico in the Locust Street front, and a **401 sq. ft.** two car detached garage, at the corner dwelling known as **41 LOCUST STREET** (Map of Garden City East, Block 115, Lots 13, R-12 district) the granting of which would:

A. exceed the allowable building area of **3,100 sq. ft.** or **20.0%**, by (**482 sq. ft.** (**3,582 sq. ft.** or **23.1%**) ~

B. cause a horizontal extension of the existing **10.0'** minimum side yard, where (**15.0'**) is now required ~

C. reduce the **50.0'** Prospect Avenue front setback, to no less than (**44.3'**)~

D. reduce the (**55.0'**) Locust Street front setback, to no less than (**38.6'**) (where (**43.0'**) exists).

Building Department # ZBA-000039-2022, Barbara M. Ruggiero, R.A.

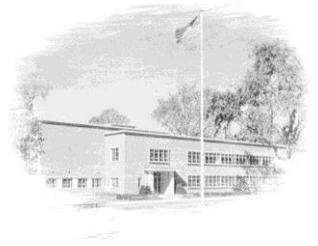
***For an extension of time**

8. APPEAL OF SUZANNE H. RUECK for a variance of provisions contained in Section **200-45.2 & 200.46** of the Village Code, to allow the issue of a permits erecting a; **328 sq. ft.** one story side addition with a **342 sq. ft.** rear and **89 sq. ft.** front open porches, and the installation of a **24kW** generator in the rear yard (demolish 171 sq. ft. side enclosed porch), at the dwelling known as **14 HEATH PLACE** (Map of Garden City East, Block 144.A, Lots 4169, R-8 district), the granting of which would:



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- A. reduce the (25.0') minimum aggregate side yard, to not less than (22.3') ~
- B. cause a generator to not be co-located with proposed A/C equipment ~
- C. reduce the (10.0') plot line setback for freestanding equipment to not less than (6.0').

Building Department # ZBA-000227-2023, Barbara M. Ruggiero, R.A.

9. APPEAL OF MR. & MRS. WILLIAM KING for a variance of the provisions of section **200-52** of the Village Code, for issuance of permits to maintain two A/C compressors in the front yards of the corner premises known as, **106 SALISBURY AVENUE** (Map of Garden City Estates, Block 71, Lot 2, R-8 District), the installation of which has:

- A. reduced the (50.0') Salisbury Avenue setback for freestanding equipment, to not less than (32.6'),
- B. reduced the (37.5') Wellington Road setback for freestanding equipment, to not less than (17.6').

Building Department # ZBA-000227-2023.

10. APPLICATION OF 110 JOHN STREET LLC. in accordance with the provisions of Sections **200-45** and **200-70**, and a variance of the provisions contained in Section **200-15** of the Village Code, to allow the issue of building permits for the installation of an **18' x 36'** in-ground swimming pool with automatic safety cover, **6'** Estate and chain link fence and landscape plan, in the rear yard of the premises known as **110 JOHN STREET** (Map of Garden City East, Block 142, Lot 11, R-20 District), the granting of which would:

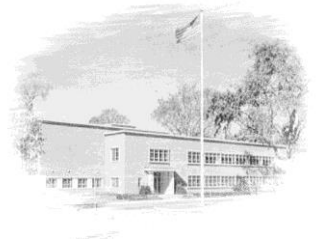
- A. exceed the allowable building area of **4,000 sq. ft.** or 20.0%, by **(532) sq. ft. (4,532 sq. ft. or 22.66%)** ~
- B. reduce the **(80.0')** setback for freestanding equipment to not less than **(68.0')**.

Building Department # ZBA-000233-2023, Damen Mark Scott, L.A



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11. APPLICATION & APPEAL OF IAN MACK & JOLENE MUSCAT in accordance with the provisions of **Sections 200-45 and 200-70**, and a variance of the provisions contained in Section **200-15** of the Village Code, to allow the issue of building permits for the installation of a **20' x 48'** in-ground swimming pool, **8' x 12'** self-contained spa, **504 sq. ft.** cabana, **6'** Estate and chain link fence, with landscape plan, in the rear yard of the premises known as **56 OSBORNE ROAD** (Map of Garden City East, Block 137, Lot 11, R-20 district).

Building Department # ZBA-000202-2023, Landscape Associates Inc.

END OF CASES

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

DATED: November 8, 2023, Kelly Galanek
Garden City, New York 11530 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 Kelly Galanek, Village Clerk, as Disability Compliance Coordinator. Persons with a disability who wish to attend a meeting should contact Kelly Galanek 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.

NEXT MEETING:

WEDNESDAY, JANUARY 17, 2024