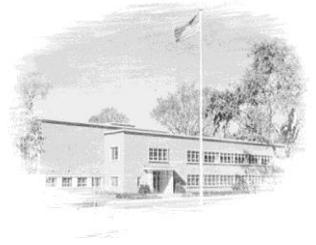




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA
WEDNESDAY, JANUARY 22ND, 2020



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 **Wednesday, January 22nd, 2020 at 7:00 p.m.** to take action on the following matters:

- 1. APPEAL OF MATTHEW MELFORD & COURTNEY FINNERTY** for a variance of the provisions of Section **200-15** and **200-46.C** of the Village Code, so as to permit the erection of a **10 sq. ft. & 61 sq. ft.** first floor additions with an **89 sq. ft.** porch and **88 sq. ft.** Porte-cochere in the front, and an **88 sq. ft.** first floor rear addition, with a **1488 sq. ft.** full second floor above (demolish existing **476 sq. ft.** half story) , at the existing dwelling known as **4 LINDEN STREET** (Map of Mineola Plaza, Block 23, Lots 47, R-6 district) the construction of which would;
 - A.** cause the allowable building area of **1500 sq. ft.** or **25.0%** to be exceeded by **142 sq. ft. (1642 sq. ft. or 27.36%),**
 - B.** maintain the existing minimum **7.9'** setback where **8'** is required, and the existing aggregate of setbacks of **15.3'** where **18.0'** is required.

***Adjourned at the November meeting.**

In accordance with a survey, specifications and photographs filed with the Building Department.

- 2. APPEAL OF MICHAEL J. & NICOLE V. ROMANO** for a variance of the provisions of Section **200-52.H** of the Village Code, to allow for the permitting of an additional split system A/C compressor (central A/C compressor variance granted 2016), installed while converting a **1,154 sq. ft.** portion of an existing basement to habitable space, at the side of the existing dwelling known as, **14 HUDSON ROAD** (Map of Nassau Havens, Block F Lot 40, R-6 district) the placement of which has;
 - A.** cause the required plot line setback for freestanding cooling equipment of **10.0'** to be reduced to no less than **(8.0')**.

In accordance with a survey & photographs filed with the Building Department.

- 3. APPEAL OF PAUL J. BERNIERI** for a variance of the provisions of Section **200-52.A** of the Village Code, to allow for the maintenance of **(2)** two previously installed A/C compressors at the side of the existing dwelling known as **154 HAMPTON ROAD** (Map of Garden City Estates, Block 89 Lot 72, R-12 district), the placement which has;
 - A.** reduced the required front yard setback for accessory structures of **50.0'** to no less than **(30.4')** for the A/C compressors.

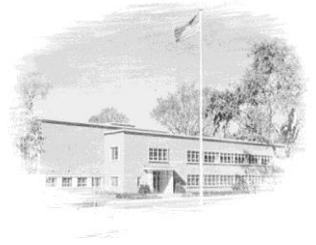
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4. APPEAL OF DAVID & KERYN CONNOLLY for a variance of the provisions of Section **200-31** of the Village Code, to amend the existing building permit to allow for the construction of a **49 sq. ft.** front portico (while constructing a **40 sq. ft.** and a **67 sq. ft.** open porch additions, with **107 sq. ft.** second floor above, an **87 sq. ft.** one story additions and **12 sq. ft.** fireplace at the rear, and an **18 sq. ft.** bay window at the side, a **140 sq. ft.** open porch at the front), at the existing dwelling known as **151 HAMPTON ROAD** (Map of Garden City Estates, Block 90 Lot 19, R-12 district) the granting of which would;

A. reduce the required front yard setback of **50.0'** to no less than **(48.9')**.

In accordance with a survey and photographs filed with the Building Department.

5. APPEAL OF MARY ELLEN DROGALIS for a variance of the provisions of Sections **200-45.4** and **200-52.H** of the Village Code, to allow for the permitting of a previously installed split system A/C compressor and central A/C compressor at the side, and a generator at the rear of the existing dwelling known as, **73 WILLOW STREET** (Map of Garden City East, Block 119 Lot 16, R-6 district) the placement of which has;

A. caused the required plot line setback for freestanding cooling equipment of **10.0'** to be reduced to no less than **(1.2')** to the split unit and to no less than **(2.3')** to the central unit;

B. caused a generator to not be co-located with freestanding cooling equipment.

In accordance with a survey and photographs filed with the Building Department.

6. APPEAL OF DEBORAH MCCALLUM for a variance of the provisions of Sections **200-15** and **200-31** of the Village Code, so as to permit the erection of a **150 sq. ft.** front porch at the plot known as **110 JEFFERSON STREET** (Map of Stewart Manor, Lot 100, Block 21, R-6 district) the construction of which would;

A. cause the allowable building area of **1,000 sq. ft.** or **25%** to be exceeded by **130 sq. ft.** (**1,130 sq. ft.** or **28.8%**)-

B. cause the required front yard setback of **30.0'** to be reduced to **(25.2')** with respect to the porch-

In accordance with a survey and photographs filed with the Building Department.

7. APPEAL OF DOUGLAS & LAURA BELLARD for a variance of the provisions of Section **200-15** and **200-31**, of the Village Code, to allow for the amendment of a previously approved building permit to include the addition of a **48 sq. ft.** front portico, while erecting a **642 sq. ft.** rear & **71 sq. ft.** side first floor with a **914 sq. ft.** second floor additions above (demolishing a **42 sq. ft.** front vestibule and **56 sq. ft.** second floor sun porch), at the existing dwelling known as **140 CHESTNUT STREET** (Map of Garden City Lawns, Block J, Lot 28, R-6 District), the granting of which will;

A. cause the allowable building area of **1,875 sq. ft.** or **25%** to be exceeded by **45 sq. ft.** (**1,920 sq. ft.** or **25.6%**)-

B. reduce the required front yard setback of **30.0'** to no less than **(24.0')**.

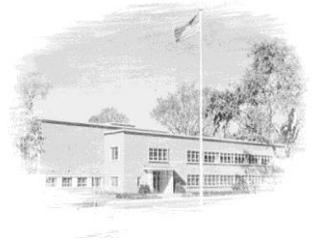
In accordance with a survey and photographs filed with the Building Department.



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8. APPEAL OF STEWART FRANKLIN OWNERS CORP for a variance of the provisions of Sections **200-7 and 200-26.A. (3)** of the Village Code, so as to permit the use of an existing **1,610 sq. ft.** first floor retail store, as the *Garden City NY Media*, at the address **223 Seventh Street** in the building known as **223 SEVENTH STREET** (also known as **739 Franklin Avenue**) (Map of Garden City East, Block 155, Lot 1, C-2 District);

In accordance with a survey and photographs filed with the Building Department.

END OF CASES

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

DATED: January 22nd, 2020
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.

NEXT MEETING: WEDNESDAY, FEBRUARY 19TH, 2020