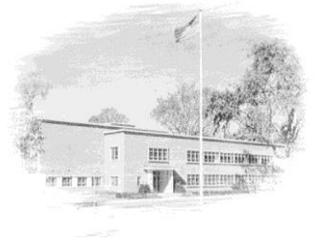




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF GARDEN CITY
VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530
MEETING AGENDA
TUESDAY, OCTOBER 20, 2020



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 **Tuesday, October 20th, 2020 at 5:00 p.m.**, to take action on the following matters:

- 1. APPEAL OF MR & MRS FREDERICK W. HAFFNER III** for a variance of the provisions of Section **200-46.C** of the Village Code, so as to permit the erection of an **83 sq. ft.** one story rear and **1,035 sq. ft.** second floor side additions, with a **134 sq. ft.** front porch, at the existing dwelling known as **44 BAYBERRY AVENUE** (Map of Mineola Plaza,, Block 18, Lots 1, R-6 district) the construction of which would:
 - A.** cause a vertical extension of the existing **8.56'** side yard setback where **15.0'** is now the required minimum.

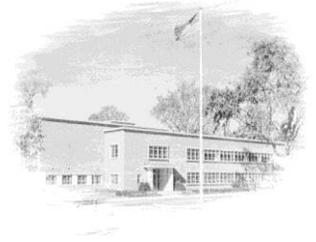
Building Department application # **2020-8337, John M. Riffle, R.A.**
Adjourned at the September 15, 2020 meeting

- 2. APPEAL OF ELIOTT & TRICIA BARLOW** for a variance of the provisions of Section **200-15, 200-46.C&E, and 200-52.H** of the Village Code, allowing for the issue of a building permit to erect a **177 sq. ft.** one story rear addition w/ **61 sq. ft.** stoop and basement egress well. The installation of one **(1) A/C** compressor at the dwelling known as **15 LYDIA LANE** (Map of Garden City Terrace, Block 607, Lots 5, R-6 district) the granting of which would:
 - A.** cause the allowable building area of **(2,079) sq. ft.** or **(25.0) %**, to be exceeded by **(93) sq. ft. (2,172 sq. ft. or 26.06%) ~**
 - B.** cause the required aggregate side yards of **(18.15')**, to be reduced to no less than **(16.13')~**
 - C.** cause the basement egress well to encroach into a **(5.0')** minimum side yard (4.56' where **5.0'** is required) ~
 - D.** cause a freestanding A/C compressor to be no closer than **(7.0')** to a plot line where **(10.0')** minimum is required.

Building Department application # **2020-8451, John J. Viscardi, R.A.**



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, OCTOBER 20, 2020



3. APPEAL OF DOMUS GREEN, LLC for a variance of the provisions of Section **200-62** of the Village Code, so as to permit the construction of a **1,327 sq. ft.** ground level portion, for use as a Pizzeria restaurant, at the commercial premises known as **191 SEVENTH STREET** (Map of Garden City Central, Block 150, Lots 1, C-B District) the granting of which would:

A. not provide sixteen (**11**) required parking spaces -

Building Department application # **2020-8525, Salvatore Ferrara R.A.**

4. APPEAL OF FRANCIS & MARY TIERNEY, for a variance of the provisions of section **200.52.H** of the Village Code, to allow for the issue of a building permit for the installation of an A/C compressor, in the side yard of the existing dwelling known as **111 EUSTON ROAD** (Map of Garden City Estates, Block 42 Lot 22, R-8 district), the granting of which would~

A. cause a freestanding A/C compressor to be as close as (**8.0'**) to an adjoining property line, where (**10.0'**) is required.

Building Department application # **2020-8540**

5. APPEAL OF JAMES & JOANNE BURKE for a variance of the provisions of Section **200-31** and **200-52.F** of the Village Code, allowing for the issue of a Building permit to erect a **110 sq. ft.** front open porch, and the maintenance of location for an existing shed, at the corner dwelling known as **12 COLLEGE PLACE** (Map of Garden City Lawns, Block 21, Lots 28, R-6 district) the granting of which would:

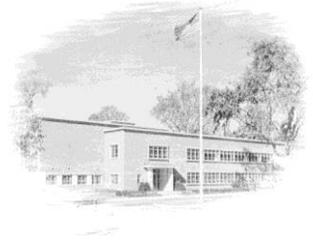
A. cause the required front yard setback of (**25.0'**) to College Place be reduced to no less than (**19.4'**) with respect to the proposed portico and (**17.6'**) to the front step~

B. cause the property line setback for accessory structures of (**3.0'**) to be reduced to no less than (**1.0'**) with respect to the existing shed.

Building Department application # **2020-8609, Leo J. Pyszynski, R.A.**



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, OCTOBER 20, 2020



6. APPEAL OF KEN & CHRISTINE RITCHIE for a variance of the provisions of Section **200-15, 200-31** and **200-46** of the Village Code, to permit the erection a **46 sq. ft.** roof over the existing rear cellar entrance, and expansion of the front porch by **32 sq. ft.**, at the premises known as **32 VASSAR STREET** (Map of Richlands, Block 12, Lot 24, R-8 district) the granting of which would;

- A. increase the existing non-conforming plot coverage of **(2,047) sq. ft. by (32) sq. ft. (2,079 sq. ft. or 25.98%)** where **(25.0) %** or **(2,000) sq. ft.** is permitted~
- B. reduce the required **(25')** rear yard setback to not less than **(21.0')**~
- C. reduce the required **(30')** front yard setback to not less than **(28.5')** to the porch and **(28.25')** to the step~
- D. cause a **(2.0')** horizontal extension of the existing **(20.9')** aggregate of side yards where **(25.0')** is required~

Building Department application # **2020-8613, Daniel Fabrizi, R.A.**

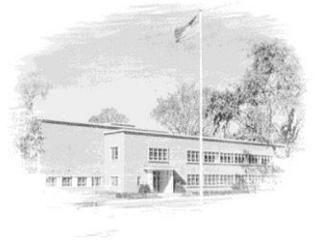
7. APPEAL OF JOSH & ASHLEY LEFLER for a variance of the provisions of Section **200-15, 200-46.C, 200-47 & 200-52.H** of the Village Code, so as to permit the erection of **1,220 sq. ft.** second floor addition w/ **(2) 3.7'** deep egress wells at the side, and a 240 sq. ft. raised rear terrace, at the dwelling known as **203 MEADBROOK ROAD** (Map of Garden City Gables, Block 15, Lot 23, R-8 district) the granting of which would;

- A. cause the allowable building area of **(1,922) sq. ft.** or **(25.0) %** to be exceeded by **(331) sq. ft. (2,254 sq. ft. or 29.31%)** ~
- B. reduce the required **(24.6')** rear yard setback to not less than **(14.75')** ~
- C. reduce the required **(25.0')** aggregate of side yard setbacks to no less than **(17.1')** with respect to the second floor addition, and to no less than **(15.1')** with respect to the roof alteration ~
- D. cause a projection into a side yard, reducing that yard to no less than **(4.5')** with respect to the **(2)** egress wells.

Building Department application # **2020-8612, Daniel Fabrizi, R.A.**



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, OCTOBER 20, 2020



END OF CASES

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

DATED: October 2, 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: TUESDAY, NOVEMBER 17, 2020