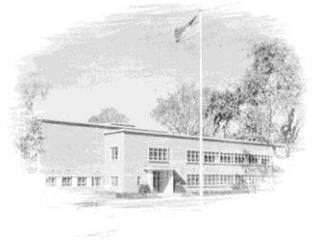




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS

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



MEETING AGENDA
TUESDAY, SEPTEMBER 15TH, 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, September 15th, 2020 at 5:00 p.m.**, to take action on the following matters:

- 1. APPEAL OF SAM MOGAVERO & ADREANA DEMARINIS** for a variance of the provisions of Section **200-52.H** of the Village Code, to allow for the amendment of a previously issued mechanical permit in order to allow for the maintenance of **two (2) A/C** compressors installed at the side of the existing dwelling known as, **166 BROOK STREET** (Map of Garden City Lawns, Block 12, Lot 28, R-6 District) the granting of which will;

A. cause the required plot line setback for freestanding cooling equipment of **(10.0')** to be reduced to no less than **(6.0')**.

Application # **2020-7977** survey & photographs filed with the Building Department.
Adjourned at the August 25, 2020 meeting.

- 2. APPEAL OF 910 FRANKLIN REALTY LLC** for a variance of the provisions of Sections **200-7** and **200-28.1** of the Village Code, to allow for the issue of a building permit for the construction and use of a **3,000 sq. ft.** first floor portion of the building known as **910 FRANKLIN AVENUE** (Map of Garden City Central, Lots 9-22, Block 3002), as a professional office "*Maccaro Orthodontics*" in the **C-4** District.

Building Department Application # **2020-8262, Kevin Walsh Esq.**
Adjourned at the August 25, 2020 meeting

- 3. APPEAL OF JOHN & SOTIRIA THEMELIS** for a variance of the provisions of Sections **200-15, 200-31** and **200-46.C** of the Village Code, so as to permit the erection of a **281 sq. ft.** second floor side addition with a **36 sq. ft.** portico roof over the existing brick stoop in the front of the premises known as **6 PLATTSDALE ROAD** (Map of Stewart Manor, Block 21, Lot 35, R-6 district) the construction of which would;

- 1.** cause the allowable building area of **(1,625) sq. ft.** or **(25) %** to be exceeded by **(84) sq. ft. (1,709 sq. ft. or 26.29%)~**

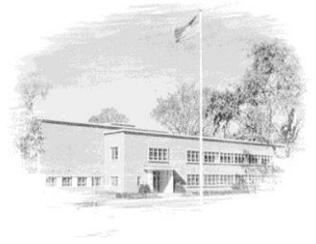
- 2.** cause the required front yard setback of **(25.0')** to be reduced to no less than **(21.9')** with respect to the portico roof~

- 3.** cause a vertical and horizontal extension of the existing **(18.8')** aggregate of side



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yards where (19.5') is now required.

Building Department application # 2020-8261, **Helen Bogdanos P.E.**

- 4. APPLICATION OF NICHOLAS & HEATHER NIELSEN** as per the provisions of Sections 200-45 and 200-70, of the Village Code, to allow for the issue of a building permit, to construct and maintain a 15' x 39' in-ground swimming pool with 8' x 8' Spa and 6' fence, in the rear yard of the premises known as **8 CARTERET PLACE** (Map of Garden City Central, Block 33, Lot 4, R-20 district).

Application # **2020-8268, Michael Chrobot, R. L.A.**

- 5. APPEAL OF MATTHEW & JENNIFER ANTICO** for a variance of the provisions of Section 200-45.4 & 200-52.H of the Village Code, so as to permit the installation of a 22kW standby Generator in the South side yard, and two (2) A/C compressors in the North side yard at the dwelling known as **176 BRIXTON ROAD** (Map of Garden City Estates, Block 24, Lots 54, R-12 district) the placement of which would:

A. cause a generator to not be co-located with other freestanding equipment.

B. cause the required plot line setback for freestanding cooling equipment of (10.0') to be reduced to no less than (6.0')~

Building Department application # **2020-8289.**

- 6. APPEAL OF BRUCE & DEBRA CLAY** for a variance of the provisions of Section 200-52.H of the Village Code, so as to permit the installation of a 22kW standby Generator in the side yard of dwelling known as **208 BRIXTON ROAD** (Map of Garden City Estates, Block 15, Lots 61, R-8 district) the placement of which would:

A. cause the required plot line setback for freestanding generating equipment of (10.0')

to be reduced to no less than (6.83').

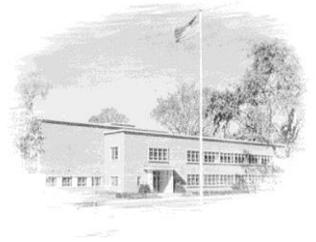
Building Department application # **2020-8293.**

- 7. 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**



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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.**

8. APPEAL OF THEODORE MAKRINOS for a variance of the provisions of Sections **200-46.C, 200-52.C & 200-52.H** of the Village Code, to allow for the issue of a building permit for the construction of a **243 sq. ft.** one story rear addition, and the placement of an **80 sq. ft.** shed, while relocating (**2**) two A/C condensers to the rear yard at the existing corner dwelling known as known as **208 KENSINGTON ROAD** (Map of Garden City Estates, Block 16, Lot 40, R-8 district) the granting of which would;

A. cause a (**5.0'**) horizontal extension of the existing side yard setback of (**12.7'**) where (**20.0'**) is required and,

B. maintain the existing aggregate of side yards of (**43.8'**) where (**45.0'**) is required~

C. cause the shed to be no less than (**25.0'**) to the Merillon Road front where (**32.5'**) is required~

D. cause the required plot line setback for freestanding cooling equipment to be reduced to no less than (**9.2'**) where (**10.0'**) is required.

Building Department application # **2020-8338, John M. Riffle, R.A.**

9. APPEAL OF ROBERT & ANNMARIE BOMMARITO in accordance with the provisions of Section **200-15** of the Village Code, to allow for the issuance of a building permit for the construction of a **71 sq. ft.** outdoor kitchen and island at the premises known as **122 KENSINGTON ROAD** (Map of Garden City Estates, Block 45, Lot 39, R-12 District), the granting of which would;

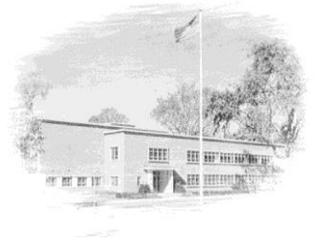
A. cause the previously granted (*May 25, 2004*) plot coverage of (**2,159 sq. ft. or (21.59)%**) to be exceeded by (**71 sq. ft. (2,230 sq. ft. or (22.30)%**), where **2,000 sq. ft. or (20)%** is permitted.

Building Department application # **2020-8382.**



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10. APPEAL OF ROBERT & DOROTHY WEBER for a variance of the provisions of Section **200-52.H** of the Village Code, so as to permit and maintain a previously installed A/C compressor in the side yard of dwelling known as **93 MEADOW STREET** (Map of Garden City Lawns, Block 45, Lots 11, R-6 district) the placement of which has:

A. caused the required plot line setback for freestanding generating equipment of **(10.0')** to be reduced to no less than **(6.70')**.

Building Department application # **2020-8384**

11. APPEAL OF DAVID & KERYN CONNOLLY for a variance of the provisions of Sections **200-15** of the Village Code, so as to allow the issue of a building permit for the erection of a **461 sq. ft. (2)** car detached garage, at the existing dwelling known as **151 HAMPTON ROAD** (Map of Garden City Estates, Block 90, Lot 19, R-12 district) the construction of which would:

A. cause the allowable plot coverage of **(20) %** or **(3,016) sq. ft.** to be exceeded by **(175) sq. ft. (3,191 sq. ft. or 21.12%)**, and

Building Department application # **2020-8431, H. Bradford Gustavson R.A.**

END OF CASES

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

DATED: September 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, OCTOBER 20, 2020