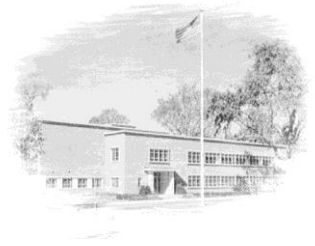




NOTICE OF MEETING OF THE
ZONING BOARD OF APPEALS

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

MEETING AGENDA
TUESDAY, JUNE 20, 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, June 20, 2023, at 6:30 p.m.**, to take action on the following matters:

- 1. APPEAL OF MICHAEL & DANA DALY** for a variance of the provisions of Sections **200-15** of the Village Code, so as to permit the erection of; a **185 sq. ft.** second floor front (Whitehall Boulevard) and **471 sq. ft.** rear second floor additions, at the premises known as **131 SOMERSET AVENUE** (Map of Garden City Estates, Block 17, Lot 53, R-8 district) the granting of which would:

A. Reduce the **(25.0')** rear yard setback, to not less than **(15.08')**.

Building Department # ZBA-000132-2022, Howard P. Curtis, R.A.

- 2. APPEAL OF MR. & MRS. PATRICK MOYLAN**, for a variance of the provisions of **200-52** of the Village Code, to allow issuance of a mechanical permit for two **A/C** compressors in the side yard, at the corner dwelling known as **29 PRESCOTT STREET** (Map of Mineola Plaza, Block 6, Lots 31, R-6 district). The granting of which would:

A. reduce the required front accessory setback of **(50.0')**, to not less than **(26.4') ~**

B. reduce the **(10.0')** plot line setback to not less than **(5.0')**.

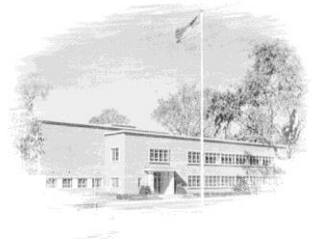
Building Department # ZBA-000133-2023.

- 3. APPEAL OF CHRISTOPHER & GLORIA NOBLE**, for a variance of the provisions of Section **200-15, 200-31 & 200-46**, of the Village Code, permitting the erection of; a **300 sq. ft.** first floor addition, with a **217 sq. ft.** second floor at the rear, and a **50 sq. ft.** first floor front garage extension while converting a **64 sq. ft.** portion to habitable space, and a **42 sq. ft.** front portico, reconstruct and expand two doghouse dormers **21 sq. ft.**, at the dwelling known as **207 EUSTON ROAD** (Map of Garden City Estates, Block 4, Lot 32, R-8 district) granting of such would;

A. exceed the allowable building area of **(1,500 sq. ft. or 25.0%)**, to by **(199) sq. ft. (1,699 sq. ft. or 28.31%) ~**



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, JUNE 20, 2023



B. cause a horizontal extension of the current (**15.5'**) aggregate side yard where (**18.0'**) is required ~

C. reduce the (**25.0'**) required front setback to not less than (**22.10'**).

Building Department # ZBA-000146-2023, John J. Viscardi, RA.

4. APPEAL OF JOHN & CHRISTINE CANTWELL for a variance of provisions contained in Section **200-46** of the Village Code, to allow the issue of a building permit erecting; a **489 sq. ft.** second floor side addition, at the dwelling known as **215 KILBURN ROAD** (Map of Garden City Estates, Block 15, Lots 6, R-8 district) the granting of which would:

A. cause a vertical extension of the existing (**6.2'**) side yard, where (**15.0'**) minimum is required.

Building Department # ZBA-000152-2023, Barbara M. Ruggiero, R.A.

5. APPEAL OF MICHAEL & JAIME DONOVAN for a variance of provisions contained in Section **200-46 & 200-52** of the Village Code, to allow the issue of a building permit erecting; a (**703 sq. ft.** first floor rear addition with (**306 sq. ft.** second floor (demolish **175 sq. ft.** one story addition) and the installation of two A/C compressors in the side yard, at the dwelling known as **65 TRANSVERSE ROAD** (Map of Mineola Plaza, Block 28, Lots 43, R-6 district) the granting of which would:

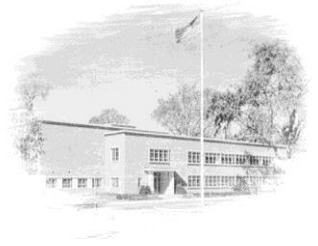
A. reduce the required (**18.0'**) aggregate side yard to not less than (**15.15'**), where (**14.4'**) exists ~

B. reduce the required (**10.0'**) freestanding equipment plot setback to not less than (**6.1'**)

Building Department # ZBA-000152-2023, Barbara M. Ruggiero, 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, JUNE 20, 2023



6. APPEAL OF PAUL R. FLOOD for a variance of the provisions of Section **200-31** of the Village Code, to allow issuance of a building permit, for the erection of a **33 sq. ft.** portico, in the Primrose Court front, of the corner dwelling known as **1 PRIMROSE COURT** (Map of Mineola Plaza, Lot 15, Block 1, R-6 district) the granting of which would:

A. reduce the **(30.0')** required Primrose Court front setback, to not less than **(25.37')**.

Building Department # ADRB-000135-2023, Paul John DeSilva, R.A.

7. APPEAL OF BING CHEN, for a variance from provisions contained in Section **200-52** of the Village Code, allowing for the issue of permits to maintain a previously installed A/C compressor (to be obscured by shrubbery) in the Washington Avenue front, of the corner dwelling known as **2 MULBERRY AVENUE** (Map of Mineola Plaza, Block 26, lot 3, R-6 district), the granting of which would:

A. reduce the **(60.0')** Washington Avenue front setback for accessory structures, to not less than **(29.0')**.

Building Department # ZBA-000143-2023.

8. APPEAL OF MR. & MRS. PETER CAPELLI, for a variance of provisions contained in section **200-15** of the Village Code, to erect a **(280) sq. ft.** roof over a **(14) sq. ft.** patio addition while maintaining a previously constructed **(266) sq. ft.** portion in the front, at the dwelling known as **15 ADAMS STREET** (Block 21, Lot 45, Map of Stewart Manor, R-6 district), the granting of which would:

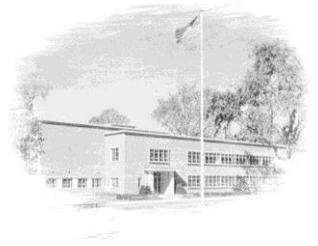
A. exceed the allowable building area of **(1,675 sq. ft. or 25.0%)**, by **(197) sq. ft. (1,872 sq. ft. or 27.94%)**

Building Department # ZBA-000149-2023, Kurt A. Jacobs, 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, JUNE 20, 2023

END OF CASES

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

DATED: May 31, 2023,
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 JULY 18, 2023