



CITY OF GARDEN CITY
ZONING BOARD OF APPEALS
REGULAR MEETING

SEPTEMBER 23, 2020

The Zoning Board of Appeals of the City of Garden City met in a Regular Meeting on Wednesday, September 23, 2020, at 6:30 p.m., via Zoom electronic webinar.

ROLL CALL

Present were Chairperson May, Commissioners Price (arrived at 6:37), Mason, King, Richard, Hickman and Smith. Also present were McKenna Consultant Ortega, McKenna Consultant Whitehill and Minutes Clerk Smith.

APPROVAL OF AGENDA

❖ **20-09-007 Moved by King; Supported by Richard**

RESOLVED: To approve the meeting agenda as presented.

AYES: Unanimous

ABSENT: Commissioner Price

Motion Carries

Chairperson May announced it was time for public comment on non-agenda items.

- There were no public comments

Commissioner Price arrived at 6:37pm

APPROVAL OF MINUTES

❖ **20-09-008 Moved by Mason; Supported by Smith**

RESOLVED: To approve minutes of the regular meeting of February 26, 2020 as presented.

AYES: Unanimous

ABSENT: None

Motion Carries

BUSINESS ITEMS

5800 Venoy Road - Consideration of a request for two variances to Appendix A Schedule of Regulations regarding Height of Structures and Front Yard Setback.

- Buildings in the M-1, Industrial zoning district shall have a maximum height of 40 feet. The proposed addition is to be 54 feet high. A 14-foot height variance is requested
- Buildings in the M-1, Industrial zoning district shall be setback a minimum of 30 feet from any street which the lot has frontage. The building addition proposed to be setback 10 feet from the Parklane Street lot line. A 20-foot variance is requested.

DISCUSSION: McKenna Consultant Whitehill gave overview of review letter dated September 11, 2020. Applicant Nick Noecker and Project Architect Scott Wright gave information regarding reasons for variance requests. Board as a whole discussed location of expansion relative to existing public sidewalk.

Chairperson May opened the public hearing for 31051 Ford Road at 6: 49 pm

- Hearing no public comment the public hearing was closed at 6:50 pm

❖ **20-09-009 Moved by Richard; Supported by King**

RESOLVED: Motion to approve the request for a variance of 14 feet to allow a building height of 54 feet based upon findings of fact in McKenna letter dated September 11, 2020.

AYES: Unanimous

ABSENT: None

Motion Carries

❖ **20-09-010 Moved by King; Supported by Price**

RESOLVED: Motion to approve request for a variance of 20 feet to allow a 10 foot setback from the Parklane Street lot line based upon findings of fact in McKenna letter dated September 11, 2020

AYES: May, Price, Mason, King, Hickman, Smith

NAYS: Richard

ABSENT: None

Motion Carries

OTHER BUSINESS

- Commission requested updated phone/e-mail list and zoning maps.

The meeting was adjourned at 7:20 p.m.

Minutes Clerk
Bryan C. Smith