



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 21, 2026**



**NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS**

Pursuant to the provisions of 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 21, 2026 , at 6:30 p.m.**, to take action on the following matters:

- 1. APPEAL OF JORDAN & NATALIE FLERX (formerly Amato Residence)** for a one year extension of a previously granted variance (November 19, 2024) of the provisions of section **200-31, 200-46.D & 200-52** of the Village Code, to allow for the issuance of permits, to erect a **597 sq. ft.** second floor addition, and the placement of **(2) AC** compressors in the rear yard, at the corner premises known as **143 WETHERILL ROAD** (Map of Country Life Development, Block O, Lot 251, R-6 district), the granting of which would;

A. reduce the Wetherill Road front setback of 25.0', to not less than 22.25' ~

B. reduce the freestanding equipment setback of 10.0', to not less than 6.0'~

C. reduce the 8.0' minimum side yard setback, to not less than 5.0', where 4.5' is existing.

Building Department # ZBA-000156-2023, Daniel Fabrizi R.A.

- 2. APPEAL OF DORA L. GARCIA** for a variance from provisions of Section **200-46.C** of the Village Code, to permit the erection of an **865 sq. ft.** two story wraparound Porch at the front and sides, with a **145 sq. ft.** second floor enclosed portion, at the corner dwelling known as **135 NASSAU BOULEVARD** (Map of Garden City Central, Block 33, Lot 32, R-12 district), the granting of which would:

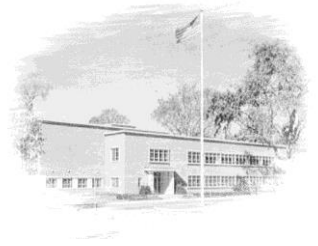
A. reduce the **20.0'** minimum side yard, to not less than **12.75'**.

Building Department application # 2025-17850, Daniel Fabrizi, R.A.

- 3. APPEAL OF DAVID & WENDY CONWAY** for a variance of provisions of Sections **200-31, 200-46.C** and **200-52.C**, of the Village Code, to permit the construction of, a **40 sq. ft.** Front Portico, a **17 sq. ft.** side and **8 sq. ft.** rear roof over entries, with the placement of **(2) A/C** compressors in the Boylston street front; while erecting a **333 sq. ft.**



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front and 46 sq. ft. side second floor additions, at the dwelling known as **37 BOYLSTON STREET** (Map of Garden City Lawns, Block 13, Lot 1, R-6 district), the granting of which would:

A. reduce the required front setback of **25.0'**:

1. to not less than **20.4'** for the proposed portico, and ~
2. to not less than **19.4'** for the step ~

B. reduce the **5.0'** minimum side yard, to not less than **2.7'** ~

C. reduce the **28.4'** front accessory setback for freestanding equipment, to not less than **25.4'**, for (1) of the proposed A/C compressors.

Building Department application # 2025-17963, Daniel Fabrizi, R.A.

- 4. APPEAL OF BRENDAN & JUSTINE GROARKE** for a variance from provisions of Section 200-15 of the Village Code, to allow for the issue of permits to erect a 515 sq. ft. open porch and 46 sq. ft. outdoor kitchen at the rear of the dwelling, known as **21 ST. PAULS PLACE** (Map of Garden City Central, Block 613, Lot 20, R-12 district), the granting of which would:

A. exceed the allowable plot cover of **2,483** sq. ft. or **20.0 %**, by **469** sq. ft. (**2,952** sq. ft. or **23.8%**), on a **12,000** sq. ft. plot ~

B. reduce the **30.0'** rear yard setback, to not less than **23.3'**.

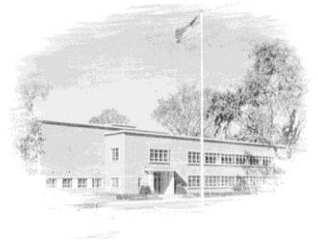
Building Department application # 2025-18061, Daniel Fabrizi, R.A.

- 5. APPEAL OF PATRICK & MEGAN MCGOVERN** for a variance of the provisions of Section 200-15 & 200-46.C of the Village Code, to permit the erection of a 92 sq. ft. first floor rear addition, 28 sq. ft. front portico and 792 sq. ft. second floor addition, with the installation of (2) A/C compressors in the rear yard of the dwelling, known as **141 HAYES STREET** (Map of Shaw Gardens, Block 5, Lot 6, R-8 district) the granting of which would:

A. exceed the allowable building area of **1,613** sq. ft. or **25.0%**, by **72** sq. ft. (**1,687** sq. ft. or **26.15%**) ~



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B. reduce the **8.0'** minimum side yard setback, to not less than **6.98'** ~

C. reduce the required **19.35'** aggregate side yard, to not less than **18.29'**.

Building Department application # 2025-17964, John J. Viscardi, RA.

\*Subject to Architectural Design Board review.

- 6. APPEAL OF CHRISTOPHER & JILL COX** for a variance from the provisions of **200-15 & 200-46** of the Village Code, to allow the issue of permits, to erect a **447 sq. ft.** second floor addition, and **76 sq. ft.** porch in the front, at the dwelling known as **209 WEYFORD TERRACE** (Map of Garden City Gables, Block 13, Lot 80, R-6 district), the granting of which would:

A. cause a vertical extension:

1. reducing the **8.0'** minimum side yard setback, to not less than **7.1'** and,
2. reduce the **18.0'** aggregate of side yards, to not less than **14.7'**.

Building Department application # 2025-18025 John Viscardi, R.A.

- 7. APPEAL OF PAUL & ALEXANDRA SAPIA** for a variance of provisions of Section **200-31** of the Village Code, to allow the issue of building permits to erect a **49 sq. ft.** front portico, at the dwelling known as **32 CHESTNUT STREET** (Map of Garden City East, Block 115, Lot 7, R-12 district) the granting of which would:

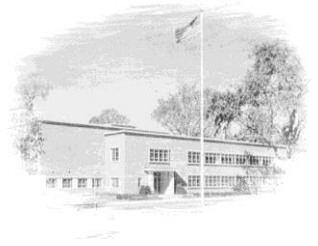
A. reduce the **50.0'** front setback, to not less than **48.5'**.

Building Department application # 2025-17966, Tehn Design Group.

- 8. APPEAL OF 711 SHORE ROAD CONSULTANTS LLC**, for a variance of provisions of Section **200-46** of the Village Code, to allow the amendment of a building permit, for the placement of **(2)** egress wells in the side yard; while constructing a **110 sq. ft.** first floor addition and **74 sq. ft.** portico at the front, with **714 sq. ft.** second floor side addition, and **47 sq. ft.** open porch at the rear (demolish 110 sq. ft. front covered porch and 104 sq. ft. attached greenhouse at the rear), at the premises known as **208**



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**WETHERILL ROAD** (Map of Mineola Plaza, Lot 6, Block 47, R-6 district) the granting of which would:

- A. cause an egress well to be as close as **3.9'** to a plot line, where **5.0'** is permitted

Building Department application # 2025-17969, Artem Myagkov, R.A.

*\*Setback and area variances granted at the January 25, 2025, meeting.*

- 9. APPLICATION & APPEAL OF ERIC & KATHIANN IRIZARRY** in accordance with the provisions of **section 200-45**; and a variance from **section 200-52** of the Village Code, to allow the issue of permits for the maintenance of a previously installed **8'x 8'** hot tub with cover, and **130 sq. ft.** shed, at the rear of the premises, known as **15 PELL TERRACE** (Map of Pell Gardens, Block 530, Lot 52, R-6 district) the granting of which would:

- A. cause an accessory structure (shed) to be as close as:

1. **1.8'** Southerly, and
2. **0.3'** Westerly, from an adjoining plot line, where **3.0'** is required.

- B. reduce the **50.0'** required setback from Pell Terrace:

1. Northerly, for **25.4'** of fence and gate, to not less than **31.4'**, and
2. Southerly, for **12.5'** of fence and gate, to not less than **49.3'**

Building Department application #2025-18006.

- 10. APPLICATION OF GARDEN CITY CENTER ASSOCIATES** in accordance with the provisions of **section 200-35** of the Village code, to allow for the permitting of **(2)** outdoor walk-up **ATM** vending machines, at the front and rear of the commercial premises, known as **1010 FRANKLIN AVENUE** (Map of Garden City Central, Block 10, Lot 21, C-B district).

Building Department application# 2025-18072, Salvatore A. Ferrara, R.A.



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**END OF CASES**

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

DATED: December 29, 2025,  
Garden City, New York 11530

Kelly Galanek  
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 Kelly Galanek, Village Clerk, as Disability Compliance Coordinator. People with a disability who wish to attend a meeting should contact Kelly Galanek 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:**

**FEBRUARY 18, 2026**