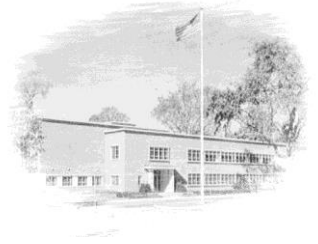




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**  
INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530  
**MEETING AGENDA**  
**WEDNESDAY, FEBRUARY 22, 2023**



**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 **Wednesday, February 22, 2023, at 6:30 p.m.**, to take action on the following matters:

- 1. APPLICATION & APPEAL OF MR. & MRS. JOSEPH ERIGO** as per the provisions of **Sections 200-45** and **200-70**, and a variance from section **200-15** of the Village Code, to allow the issue of a building permit for the construction of a **14' x 28'** in-ground swimming pool with **6'** fence, located in the rear yard of the premises known as **87 BROOK STREET** (Map of Garden City East, Block 112, Lot 13, R-12 district), the granting of which will:
  - A.** exceed the allowable building area of (**3,000 sq. ft.** or **20%**), to by (**431 sq. ft.** (**2,431 sq. ft.** or **22.87%**), on a **15,000 sq. ft.** lot.
  - B.** cause accessory structures (fence and gate) to be as close as (**52.4'**) where (**60.0'**) is required.

Building Department application # 2022-11902, Elizabeth Bibla, L.A.

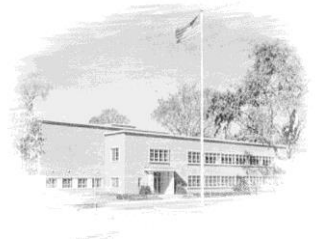
- 2. APPLICATION & APPEAL OF BANKE TUNG & JESSICA CHENG**, as per the provisions of **Sections 200-45** and **200-70**, and a variance of provisions contained in section **200-52** of the Village Code; granting authorization for issuance of permits, to construct and maintain a **16' x 36'** in-ground swimming pool, enclosed by a **6'** high wood and Estate fence portions, and **363 sq. ft.** pergola with operable roof, in the rear yard; and the maintenance of (**2**) split system heat pumps, in the Eleventh Street front yard, at the corner premises known as **140 ARTHUR STREET** (Map of Garden City East, Block 143, Lot 19, R-8 district), the granting of which would:
  - A.** reduce the (**37.5'**) accessory setback from Eleventh Street, to no less than:
    1. (**28.25'**) for (**2**) of the existing heat pumps ~
  - B.** cause (**102.7'**) of said (**6.0'**) high fencing to be as close as (**0.0'**) to the Eleventh Street plot line where (**37.5'**) is required.

Building Department # ZBA-000036-2022, The Platinum Group.

\*Adjourned at the January 17, 2023, meeting.



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**3. APPEAL OF KURT & KRISTINA EHRIG**, for a variance of the provisions of Section **200-15 & 200-46** of the Village Code, so as to permit the erection of **26 sq. ft.** first floor rear and **584 sq. ft.** one story side and rear additions, with a **160 sq. ft.** front open porch (demolish **24 sq. ft.** one story rear vestibule), at the dwelling known as **80 WESTMINSTER ROAD** (Map of Garden City Estates, Block 97, Lot 6, R-12 district) the granting of which would:

- A. reduce the required minimum (**15.0'**) side yard setback to no less than (**14.58'**)  
~
- B. exceed the allowable building area of (**3,000 sq. ft. or 20.0%**), to by (**962 sq. ft. (3,962 sq. ft. or 26.41%)**).

Building Department # ZBA-000074-2023, John J. Viscardi, RA

**4. APPEAL OF MR. CHRISTOPHER VITALE**, for a variance of the provisions of Section **200-31** of the Village Code, to permit the erection of a **151 sq. ft.** porch and **7 sq. ft.** bay window in the Tremont Street front, at the corner dwelling known as **120 GARDEN STREET** (Map of Garden City Lawns, Block 33, Lots 1 R-6 district) the granting of which would:

- A. reduce the (**25.0'**) front yard setback to no less than (**18.0'**) to the porch roof and (**23.4'**) to the bay window.

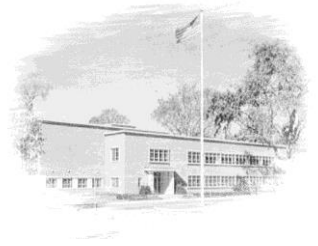
Building Department # ZBA-000056-2022, John J. Viscardi, R.A.

**5. APPEAL OF MR. SHAWN STANFORD**, for a variance of the provisions of Section **200-15 & 200-46** of the Village Code, so as to permit the erection of; **70 sq. ft.** first floor front garage and **1,690 sq. ft.** second floor addition, with a **88 sq. ft.** front and **172 sq. ft.** rear porches, while converting an **87 sq. ft.** portion of attached garage to habitable space (demolish **229 sq. ft.** one story rear addition & chimney and **658 sq. ft.** ½ story), at the dwelling known as **205 SACKVILLE ROAD** (Map of Garden City Gables, Block 11, Lot 69, R-6 district) the granting of which would:

- A. cause a horizontal extension of the existing (**7.06'**) minimum and (**15.06'**) aggregate side yards, where (**8.0'**) and (**18.0'**) respectively, is required ~
- B. exceed the allowable building area of (**1,650 sq. ft. or 25.0%**), to by (**184 sq. ft. (1,834 sq. ft. or 27.79%)**).



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Building Department # ZBA-000080-2023, John J. Viscardi, R.A.

**6. APPEAL OF GERARD DIAZ**, for a variance of provisions in sections **200-15** and **200-52** of the Village Code, to allow for a **540 sq. ft.** Cabana addition, and the maintenance of a **160 sq. ft.** shed, in rear of the corner dwelling known as **1 DEVEREUX PLACE** (Block 136, Lot 1, Map of Garden City East, Zone R20), the granting of which would:

- A. cause the allowable building area of (**4,872 sq. ft.** or **20.0%**) to increase by (**545 sq. ft.** (**5,417 sq. ft.** or **22.23%**))
- B. reduced the required (**60.0'**) minimum setback from St. James Street to no less than: (**50.9'**) for the proposed Cabana addition, and (**10.4'**) for the shed.

Building Department # ZBA-000072-2023, John J. Viscardi, R.A.

**7. APPEAL OF MR. & MRS. PAUL QUATRO**, for a variance of the provisions in Section **200-46** of the Village Code, allowing issue of a building permit to erect a; **1,383 sq. ft.** second floor addition and **59 sq. ft.** front porch (demolish existing **495 sq. ft.** 1/2 story), at the dwelling known as **209 SACKVILLE ROAD** (Map of Garden City Gables, Block 11, Lots 75, R-6 district), the granting of which would:

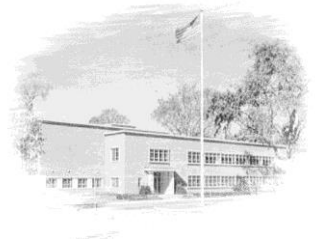
- A. extend vertically the existing (**7.0'**) side yard, where (**8.0'**) is now required~
- B. extend vertically the existing (**15.5'**) aggregate side yards, where (**18.0'**) is now required~

Building Department # ZBA-000071-2023, Kenneth C. Long, R.A.

**8. APPLICATION & APPEAL OF DOUG & KRISTY BERNSTEIN**, as per the provisions of Sections **200-45** and **200-70**, and a variance of provisions contained in section **200-52** of the Village Code; granting authorization for issuance of permits, to construct and maintain a **16' x 36'** in-ground swimming pool with automatic cover and a **6.0' x 8.0'** raised spa, enclosed by a **6'** high Estate fence, at the side of the corner premises known as **121 WHITEHALL BOULEVARD** (Map of Garden City Estates, Block 47, Lot 1, R-12 district), the granting of which would:



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- A. cause (68.5') of said (6.0') high fencing to be as close as (37.5') to the Whitehall Boulevard plot line, where (50.0') is required.

Building Department # ZBA-000081-2022, The Platinum Group.

**9. APPEAL OF CORINNE & STEVEN COLE**, for a variance of the provisions of **200-52** of the Village Code, to allow for the maintenance of one A/C compressors, in the side yard of the dwelling, at the dwelling known as **35 AVALON ROAD** (Map of Pell Gardens, Block 533, Lot 18, R-6 district) the granting of which would:

- A. reduce the (10.0') required setback for freestanding A/C compressors, to no less than (7.5') from the side property line.

Building Department application # ZBA-000070-2023.

**10. APPEAL OF PALLAVI SRIVASTAVA** as per the provisions of **Sections 200-31 and 200-52** of the Village Code, to allow for issue of permits, to erect; a **130 sq. ft. & 216 sq. ft.** front and **187 sq. ft.** side first floor additions, a **706 sq. ft.** raised platform and monumental steps in the front; a **2,221 sq. ft.** second floor addition, with a **227 sq. ft.** front, and a **315 sq. ft.** rear balcony with a **126 sq. ft.** covered portion, an **83 sq. ft.** rear cellar entrance, while maintaining **66.0'** of **6.0'** high estate fence and garbage pail enclosure, at the premises known as **378 STEWART AVENUE** (Map of Garden City East, Block 131, Lot N6, R-20 district), the granting of which would~

- A. Reduce the (75.0') required setback from Stewart Avenue to no less than:
  - 1. (59.8') with respect to the platform, and (57.8') to the steps~
  - 2. (67.2') to the balcony~
  - 3. (72.1') to the proposed additions.
- B. Reduce the 80.0' required accessory setback from John Street to no less than:
  - 1. (52.0') with respect to the estate fence and gate~
  - 2. (50.0') to the pail enclosure.

Application # ZBA-000007-2022, Richard Muesch, R.A.

**END OF CASES**

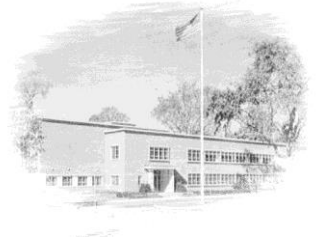
The Board may transact any other business that may properly come before the meeting.

DATED: February 1, 2023,  
 Garden City, New York 11530

Karen Altman  
 Village Clerk



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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:**

**MARCH 21, 2023**