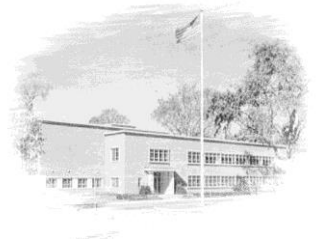




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**  
INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530  
**MEETING AGENDA**  
**TUESDAY, APRIL 18, 2023**



**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, April 18, 2023, at 6:30 p.m.**, to take action on the following matters:

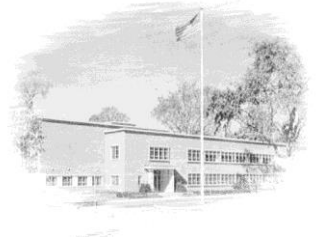
- 1. APPEAL OF YOUNG GUL & KYUNG MEE CHA**, for a variance of the provisions of Section **200-15 & 200-46**, of the Village Code, permitting the erection of **3,667 sq. ft. 2 1/2** story dwelling with **48 sq. ft.** front porch, **2,280 sq. ft.** basement and, **484 sq. ft.** two car detached garage (while demolishing existing **2,307 sq. ft.** one story dwelling with two car attached garage), at the premises known as **25 SAINT PAULS CRESCENT** (Map of Garden City Central, Block 92, Lot 97, R-12 District). the granting of which would:
  - A. exceed the allowable building area of (**2,727 sq. ft. or 20.0%**), to by (**167 sq. ft. (2,894 sq. ft. or 21.22%)**) ~
  - B. reduce the required (**45.0'**) aggregate side yard to no less than (**42.91'**).

Building Department # ZBA-000112-2023, John J. Viscardi, RA.

- 2. APPEAL OF DAVID & KATIE LAUFER**, for a variance of the provisions of Section **200-15 200-31 & 200-46**, of the Village Code, permitting the erection of; a **121 sq. ft.** first floor addition and **170 sq. ft.** open porch, with a **112 sq. ft.** second floor above at the rear, and a **107 sq. ft.** second floor side addition, at the dwelling known as **208 EUSTON ROAD** (Map of Garden City Estates, Block 3, Lot 80, R-8 district) granting of such would:
  - A. exceed the allowable building area of (**1,500 sq. ft. or 25.0%**), to by (**284 sq. ft. (1,784 sq. ft. or 29.73%)**) ~
  - B. cause a horizontal and vertical extension of the current (**5.5'**) minimum side yard where (**8.0'**) is required ~
  - C. reduce the required aggregate side yard of (**18.0'**), to no less than (**16.95'**).
  - D. cause an alteration in an existing front setback of (**27.11'**), where (**30.0'**) is required.



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Building Department # ZBA-000103-2023, John J. Viscardi, RA.

**3. APPEAL OF PAUL CANGRO** in accordance with the provisions of Section **200-15** of the Village Code, to allow issuance of permits for construction of; a **197 sq. ft.** two story addition and **58 sq. ft.** cellar entrance at the rear of the premises known as, **145 KENSINGTON ROAD** (Map of Garden City Estates, Block 36, Lot 27, R-12 District), the granting of which would:

A. exceed the allowable plot coverage of (**2,000 sq. ft. or 20.00%**) by (**426 sq. ft. (2,426 sq. ft. or 24.26%)**), where (**21.72 %**) exists (variance granted September 17, 2019).

B. reduce the (**15.0'**) minimum side yard to no less than (**12.16'**).

Building Department # ZBA-000093-2023, Kenneth C. Long R.A.

**4. APPLICATION & APPEAL OF JASON & CAROLYN CASANO**, as per the provisions of **Sections 200-45** and **200-70**, and a variance from sections **200-15** and **200-52** of the Village Code, to allow issuance of building permits, for the construction and maintenance of an **18' x 36'** in-ground swimming pool with a **6'** fence, and the erection of **570 sq. ft.** open porch, while relocating (**4**) A/C compressors, and installing a generator, in the rear yard of the corner premises known as **8 WARTON PLACE** (Map of Garden City East, Block 141, Lot 6, R-20 district), the granting of which would;

A. cause the allowable building area of (**3,961 sq. ft. or 20.0%**), to be exceeded by (**332 sq. ft. (4,293 sq. ft. or 21.70%)**) ~

B. reduce the required (**50.0'**) front setback for freestanding equipment to no less than-

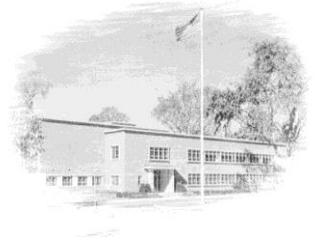
1. (**40.0'**) for the proposed generator and,

2. (**46.5'**) for the relocated A/C compressors.

Building Department # ZBA-000108-2023, Daniel Fabrizi, R.A.



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**5. APPEAL OF 718 REST LLC**, for a variance of the provisions of Section **200-15** and **200-62** of the Village Code, so as to permit the common tenancy of **174** and **176 Seventh Street** as a **3,000 sq. ft.** restaurant, at the commercial parcels known as **174** and **176 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot 18 and 16, C-2 District) the granting of which would:

A. exceed the allowable FAR of **.75** by 10%, or **.85** FAR for Lot 70 (176 Seventh-St.)

B. does not provide 23 additional parking spaces.

Building Department # ZBA-000116-2023.

\*Note 176 Seventh Street in continuous restaurant use since 1977.

**6. APPEAL OF MR. ANDERSON VIEIRA**, for a variance of the provisions of Section **200-15**, **200-31**, **200-46**, **200-47** and **200-52** of the Village Code, so as to permit and maintain, the erected **18 sq. ft.** first floor rear addition with a **94 sq. ft.** second floor above, a **12 sq. ft.** portico and steps in the Old Country Road front and a **14 sq. ft.** two story box bay in the Spruce Street front, with the reconstruction of the existing roof, and the placement of **2 A/C** compressors (demolish bay window); at the corner dwelling known as **41 SPRUCE STREET** (Map of Mineola Plaza, Block 5, Lots N-1, R-6 district) the granting of which would:

A. cause a horizontal and vertical extension to the existing (**5.28'**) side yard where (**8.0'**) is required ~

B. cause a (**1.0'**) encroachment by a roof overhang into a (**5.0'**) side yard ~

C. reduce the required (**25.0'**) rear yard setback, to no less than (**21.85'**), with respect to the rear patio door roof ~

D. reduce the Old Country Road front setback of (**30.0'**), to no less than (**26.6'**) with respect to the portico and (**25.0'**) to the steps ~

E. reduce the Spruce Street front setback of (**30.0'**), to no less than (**28.5'**), with respect to the 2 story Box Bay ~



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F. cause the required plot line setback for freestanding cooling equipment of (10.0') be reduced to (5.7'), with respect to the 2 proposed A/C units.

Building Department # ZBA-000109-2023

**7. APPEAL OF NICOLAS & KATHERINE OCHOA** for a variance of provisions contained in Section **200-52**, of the Village Code, to allow the issue of a permit for installation of **4.0'** and **6.0'** high fence, at the corner dwelling known as **24 BRIXTON ROAD** (Map of Garden City Estates, Block 74, Lots 76, R-8 district) the granting of which would:

A. cause (**41.8'**) of (**4.0'**) and (**6.0'**) fence to be as close as (**21.5'**) from the Chester Avenue plot line, where (**37.5'**) is required.

B. allow for a (**6.0'**) high fence where (**4.0'**) is permitted.

Building Department # ZBA-000090-2023.

**8. APPEAL OF JEFFREY NG** for a variance from provisions of Section **200-15** of the Village Code, allowing for the maintenance of a previously permitted, enclosure and alteration of a **157 sq. ft.** one story open porch, in the rear of the existing corner dwelling known as, **101 MULBERRY AVENUE** (Map of Mineola Plaza, Block 25, Lots 36-40, R-6 district) the granting of which would:

A. maintain a reduced rear yard setback of (**14.7'**), where (**15.0'**) is required.

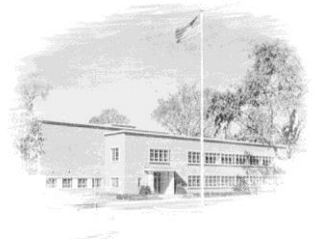
Building Department # ZBA-000098-2023.

**9. APPEAL OF TRUE NORTH URGENT CARE, LLC.** In accordance with the provisions of Sections **200-7** and **200-26.A-3** of the Village Code, to allow issue of building permits, for the alteration and use of a **2,487 sq. ft.** first floor of the building known as **106 SEVENTH STREET** (Map of Garden City Central, Block 6, Lots 18), as a medical office in a **C-2** District.

Building Department # ZBA-000107-2023, DLR Group.



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**END OF CASES**

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

DATED: April 4, 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 MAY 16, 2023**