



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, SEPTEMBER 19, 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, September 19, 2023, at 6:30 p.m.**, to take action on the following matters:

- 1. APPEAL OF ROBIN EFFRON & SAMUEL ROBERTSON**, for a variance of section **200-45.3.e** of the Village code, for approval to issue Building permits to install; a **14.1 kW (34)** panel solar array on the front, rear and accessory structure roofs, of the premises known as **15 BEECH STREET** (Map of Garden City East, Block 129, Lot 13, R-6 district) the granting of which would:

A. cause a portion of the equipment to be visible from a street.

Building Department # ZBA-000183-2023, EmPower CES, LLC.

- 2. APPEAL OF NICHOLAS SARDIS** 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 **49 sq. ft.** portico, in the Adams Street front of the corner dwelling known as **76 ADAMS STREET** (Map of Stewart Manor, Block 19, Lot 1-7665, R-6 district) the granting of which would:

A. reduce the **25.0'** required Adams Street front setback, to not less than **23.9'**.

Building Department # ADRB-000172-2023, Oyster Bay Drafting, P.C.

- 3. APPEAL OF PAUL COSTELLO** for a variance of the provisions of Sections **200-52**, of the Village Code, to allow for the issue of a permit to maintain the installation of **4.0'** high chain link fence, at the corner dwelling known as **2 FRANKLIN COURT EAST** (Map of Franklin Court, Block E, Lots 27, R-6 district) the granting of which would:

A. cause **83.0'** of **4.0'** fence to be as close as **3.1'** from the Franklin Court East plot line, where **30.0'** is required.

Building Department # ZBA-000176-2023.



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- 4. APPEAL OF ARISTIDIS & GELUNA NIKOLITSIS** for a variance of the provisions of section **200-52** of the Village Code, to authorize the issuance of permits for two A/C compressors in the side yard of the premises known as, **134 KILDARE ROAD** (Map of Country Club Estates, Block 13, Lot 11, R-8 District), the installation of which would:

A. reduce the **10.0'** plot setback for freestanding equipment to not less than **4.5'**.

Building Department # ZBA-000178-2023.

- 5. APPEAL OF JAMES CHIU & JENNY LEE** for a variance of provisions in Section **200-15** of the Village Code, allowing for issuance of permits, erecting a **273 sq. ft.** one story rear addition, at the dwelling known as **12 DARTMOUTH STREET** (Map of Richlands, Block 9, Lot 16, R-8 district), the granting of which would:

A. exceed the allowable plot cover of (**2,000**) sq. ft. or **25.0 %**, by (**282**) sq. ft. (**2,282** sq. ft. or **28.50 %**), on an **8,000** sq. ft. lot ~

B. cause both the required minimum and aggregate side yards, of **10.0'** and **25.0'**, to be reduced to not less than **7.8'** and **21.2'** respectively.

Building Department # ZBA-000181-2023, Daniel Fabrizi, R.A.

- 6. APPEAL OF MR. & MRS. DIMITRI PAPAIOANNOU**, for a variance of the provisions of Section **200-15**, **200-31**, and **200-52** of the Village Code, permitting the erection of **167 sq. ft.** first floor addition with a **182 sq. ft.** second floor and **91 sq. ft.** open porch at the rear, and **44 sq. ft.** portico, in the Kenwood Road front, with the installation of an additional A/C compressor in the side yard; at the dwelling known as **56 KENWOOD ROAD** (Map of Country Life Development, Block T, Lot 365, R-6 district) the granting of which would :

A. reduce the **15.0'** rear yard setback to not less than **14.35'**,

B. reduce the **25.0'** front setback to not less than **23.45'**,

C. reduce both the **50.0'** front and **10.0'** plotline accessory setbacks to not less than **42.00'** and **8.16'** respectively.

Building Department # ZBA-000188-2023, John J. Viscardi, RA.



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\*Note existing A/C compressor installed with variance granted April 23, 2002.

**7. APPEAL OF SHAWN STANFORD**, for a variance of the provisions of Section **200-15, 200-31 & 200-46**, of the Village Code, permitting the erection of; a **559 sq. ft.** first floor front and side addition with a **254 sq. ft.** garage portion, and a **1,996 sq. ft.** second floor, and a 42 sq. ft. portico at the front (demolish 216 sq. ft. attached garage), at the dwelling known as **234 WELLINGTON ROAD** (Map of Garden City Estates, Block 2, Lot 57, R-8 district) granting of which would:

A. exceed the allowable building area of **2,000 sq. ft.** or **25.0%**, to by **68 sq. ft. (2,068 sq. ft. or 25.82%)**,

B. cause a vertical extension of the current **6.08'** minimum side yard where **10.0'** is required,

C. reduce the front yard setback of **30.0'** to not less than **25.46'**.

Building Department # ZBA-000195-2023, John J. Viscardi, RA.

**8. APPEAL OF MR. & MRS. THOMAS DeSIMPLICIIS** for a variance of the provisions of section **200-52** of the Village Code, to authorize the issuance of permits for two A/C compressors in the side yard of the premises known as, **123 CHESTER AVENUE** (Map of Garden City Estates, Block 75, Lot 36, R-8 District), the installation of which would:

A. reduce the **37.5'** front setback for freestanding equipment to not less than **32.9'**.

Building Department # ZBA-000178-2023.

**END OF CASES**

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

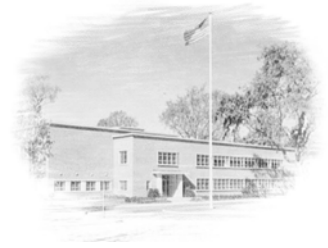
DATED: August 29, 2023,  
Garden City, New York 11530

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:**

**TUESDAY OCTOBER 17, 2023**