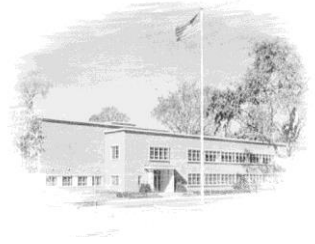




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**

INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530



**MEETING AGENDA**  
**TUESDAY, MAY 16, 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, May 16, 2023, at 6:30 p.m.**, to take action on the following matters:

- 1. 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.

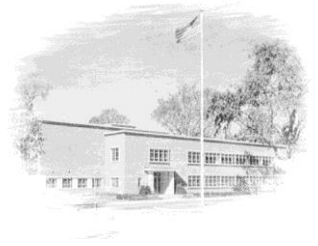
Building Department # ZBA-000108-2023, Daniel Fabrizi, R.A.
- 2. APPLICATION OF TRUE NORTH URGENT CARE, LLC**. In accordance with the provisions of **Sections 200-7 and 200-26.A-3** of the Village Code, to allow issue of building permits, for the alteration and use of a **2,487 sq. ft.** first floor of the building known as **106 SEVENTH STREET** (Map of Garden City Central, Block 6, Lots 5B), as a medical office in a **C-2** District.

Building Department # ZBA-000107-2023, DLR Group.
- 3. APPLICATION & APPEAL OF MR. & MRS. CRAIG & LAUREN CARDI** as per the provisions of **Sections 200-9 and 200-45**, and a variance of provisions in sections **200-15, 200-31, 200-52 and 200-52** of the Village Code, allowing for the amendment and issue of building permits for a previously constructed **96 sq. ft.** front portico, a proposed **57.0 sq. ft.** side cellar entrance and **33.0 sq. ft.** outdoor kitchen, with the installation and maintenance of a **15' x 32'** in ground pool and **6.0'** fence in the rear; at the dwelling known as **104 ROXBURY ROAD** (Map of Garden City Estates, Block 39, Lot 31), the granting of which would ~
  1. Exceed the allowable building area of **(25.0% or 2,000) sq. ft.** by **(516) sq. ft. (2,516 sq. ft. or 31.45%)**, where **(6.0%)** is pool and remainder **(2.4%)** are open elements ~
  2. reduce the required **(10.0')** minimum and **(25.0')** aggregate side yards to not less than:



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- a. (7.3') minimum and,
- b. (20.32') aggregate side yards ~
- 3. reduce the (25.0') required front setback to not less than:
  - a. 19.1' to the Portico and,
  - b. 18.1' to the steps ~
- 4. reduce the (50') accessory setback from Roxbury Road to not less than:
  - a. (40.2') for 44.2' of 6.0' high fence and gate and,
  - b. (45.1') for a relocated A/C compressor.

Building Department # ZBA-000121-2023, Joseph M. Bello R.A.

- 4. **APPEAL OF DANIEL & EILEEN DIGNAM** for a variance of provisions in Sections **200-15** and **200-52** of the Village Code, for issuance of building permits erecting a **207 sq. ft.** two story rear addition, at the dwelling known as **30 BRIXTON ROAD** (Map of Garden City Estates, Block 74, Lots 67, R-8 district) the granting of which would:
  - A. exceed the allowable building area of (1,500 sq. ft. or 25.0%), by **(142) sq. ft. (1,642 sq. ft. or 27.37%)**, on a 6,000 sq. ft. plot ~
  - B. cause the wall of an accessory structure to be as close as **(8.0')** to a primary structure, where **(10.0')** is permitted.

Building Department # ZBA-000110-2023, H. Bradford Gustavson, R.A.

- 5. **APPEAL OF CLAUDIA TROFER**, for a variance of the provisions of Sections **200-46.E** & **200-61.B** of the Village Code, so as to permit the installation of a **15 sq. ft.** egress well, and maintain the conversion of a **240 sq. ft.** one car attached garage to habitable space, and the enclosure of a **160 sq. ft.** open porch; at the corner dwelling known as **45 MAPLE STREET** (Map of Mineola Plaza, Block 8. Lot N.1, R-6 district) the granting of which would:

- A. reduce a **(5.0')** minimum side yard to no less than **(3.66')** with respect to a proposed egress well ~
- B. does not provide one-off-street parking space.

Building Department # ZBA-000111-2023.

- 6. **APPEAL OF CARA LASALLA**, for a variance of provisions in sections **200.15.** & **200.46** of the Village code, to allow for the amendment of building permits, for a constructed **97.0 sq. ft.** cellar entrance, at the rear of the dwelling known as **31 MAXWELL ROAD** (Map of Mineola Plaza, Block 23, Lot 31, R-6 District), the granting of which would:

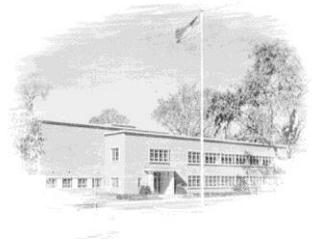
- A. exceed the allowable building area of **(1,500 sq. ft. or 25%)**, by **(45.9) sq. ft. (1,544.9 sq. ft. or 25.7%)** ~
- B. reduce the **(25.0')** required rear yard to not less than **(17.5')** ~
- C. cause a horizontal extension of the existing **(7.71')** minimum side yard, where **(8.0')** is required ~
- D. cause a **(14.95')** aggregate side yard, where **(18.0')** is required ~

Building Department # ZBA-000115-2023, Arnold Seth Montag R.A.



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**7. APPEAL OF JOSEPH & STEPHANIE POLITO**, for a variance of provisions in Sections **200-15** & **200-32** of the Village Code, allowing issuance of permits to erect a 43 sq. ft. front portico, at the existing dwelling known as **154 KENSINGTON ROAD** (Block 35, Lots 55-57, Map of Garden City Estate, R-12 District), the granting of which would:

- A. exceed the allowable building area of **(20% or 1,200)** sq. ft., by **(420)** sq. ft. **(1,620 sq. ft. or 27.0%)** ~
- B. reduce the **(25.0')** required front setback to not less than **(20.3')** for the Portico, and **(19.3')** to it's step.

Building Department # ZBA-000117-2023.

**8. APPEAL OF MICHAEL & ERIN DOHERTY**, for a variance from provisions of **Section 200-52** in the Village Code, allowing issuance of permits, for the installation of **(3)** three A/C compressors in the Middleton road front; while erecting a **13 sq. ft. & 273 sq. ft.** first floor and **149 sq. ft.** open porch additions at the rear, and a **438 sq. ft.** second floor side addition (demolish **24 sq. ft.** one story rear vestibule), at the corner dwelling known as **59 PRINCETON STREET** (Map of Richlands, Block 3, Lot 82, R-6 district), the granting of which would:

- A. reduce the **(30.0')** accessory front setback to not less than **(26.0')**.

Building Department # ZBA-000118-2023, John J. Viscardi, R.A.

**9. APPEAL OF KEVIN & JANINE KORTSEP** for a variance of the provisions of Section **200-31** of the Village Code, to allow issuance of building permits, for the erection of a **310 sq. ft.** side, a **23 sq. ft.** and two **18 sq. ft.** first floor additions with a **1723 sq. ft.** second floor above, and a **36 sq. ft.** front portico (demolish 450 sq. ft. ½ story), at the corner dwelling known as **90 LEFFERTS ROAD** (Map of Mineola Plaza, Lot 26, Block 22, R-6 district) the granting of which would:

- A. reduce the **(30.0')** required Lefferts Road front setback, to not less than **(26.42')**.

Building Department # ZBA-000122-2023, Emilio Susa, R.A.

**10. APPLICATION AND APPEAL OF HENRY & ADRIANA MARIN**, in accordance with the provisions of section **200-45**, and for a variance of provisions in Section **200-15** of the Village Code, allowing issuance of permits for installation and maintenance of a **16' x 32'** in-ground pool with landscape plan and **6'** foot fence, at the dwelling known as **43 HILTON AVENUE** (Map Garden City Central, Block 5, Lot 2, R-20 District) the granting of which would:

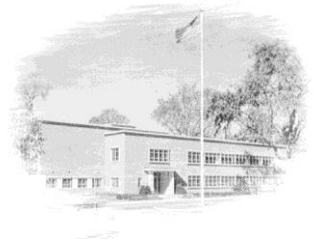
- A. cause the allowable building area of **(3,056 sq. ft. or 20.0%)**, to be exceeded by **(177) sq. ft. (4,016 sq. ft. or 26.28%)**.

Building Department # ZBA-000124-2023, Michael Angelone, P.E.

\*Previous area variance of (22.93% or 3,504 sq. ft.), was granted April 29, 2008.



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**11. APPEAL OF TONY'S TACO HOLDINGS LLC**, for a variance from provisions of Section **200-62** of the Village Code, permitting alterations of a **3,940 sq. ft.** first floor portion for restaurant use, at the commercial premises known as **118 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot A3 and A4, C-2 District) the granting of which would –

A. does not provide **46** additional parking spaces.

Building Department # ZBA-000116-2023.

**12. APPEAL OF DOMINIC & EILEEN VALENTE**, for a variance of the provisions of **200-52** of the Village Code, to allow issuance of a mechanical permit, maintaining a previously installed A/C compressor, in the side yard of the dwelling, known as **125 POPLAR STREET** (Map of Garden City Lawns, Block 9, Lot 57, R-6 district) the granting of which would:

A. reduce the (**10.0'**) required setback for a freestanding A/C compressor, to not less than (**8.5'**) from the side property line.

Building Department application # ZBA-000129-2023.

**13. APPEAL OF MR. & MRS. VINCENT & MARIELLE RIORDAN**, for a variance of the provisions in Sections **200-31 & 200-46** of the Village Code, for issuance of building permits erecting a; (**1,674 sq. ft.**) second floor addition creating a (**259 sq. ft.**) porch at the rear, and constructing a (**330 sq. ft.**) roof over porch at the front (demolish existing (**570 sq. ft. 1/2 story**)), at the corner dwelling known as **81 MULBERRY AVENUE** (Map of Mineola Plaza, Block 22, Lots 41, R-6 district), the granting of which would:

A. extend vertically the existing (**8.9'**) side yard, where (**15.0'**) is required ~

B. reduce the required (**30.0'**) Mulberry Avenue front setback to not less than (**23.7'**) for the proposed roofed over porch, and to not less than (**28.5'**) for the second-floor addition.

Building Department # ZBA-000130-2023, Kenneth C. Long, R.A.

**END OF CASES**

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

DATED: May 2, 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 JUNE 20, 2023\***