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INCORPORATED VILLAGE OF GARDEN CITY
BOARD OF ZONING APPEALS
PUBLIC HEARING

Village Hall
351 Stewart Avenue
Garden City, New York
February 22, 2023
6:30 p.m.

P R E S E N T:

JOHN G. VILLANELLA CHAIRMAN

A L S O P R E S E N T:

MICHAEL T. SCHRODER BOARD MEMBER
BRIAN PARADINE BOARD MEMBER
CHRISTINE RIO BOARD MEMBER
ALEX BARCHOWSKI BOARD MEMBER

KULLEN & DYKMAN, LLP BOARD ATTORNEY
BY: GERARD FISHBERG, ESQ.

GIUSEPPE GIOVANNIELLO SUPT. BUILDINGS

THOMAS DALY BUILDING INSPECTOR

BARBARA DANIELS COURT REPORTER

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I N D E X

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CHAIRMAN VILLANELLA: This meeting of the Board of Appeals, the Zoning Board of Appeals, for the Village of Garden City is resumed with the following decisions available this evening.

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 #**

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2022-11902, Elizabeth Bibla, L.A.

CHAIRMAN VILLANELLA: **Number 1** is the **Application and Appeal of Mr. And Mrs. Joseph Erigo** for the property **87 Brook Street.**

I move to grant the application and appeal. The Erigos have requested permission to construct a 14-by-28 in-ground swimming pool with a 6 foot fence located in their rear yard.

They're going to increase the coverage of their property from 20 percent, 3,000 square feet by 431 square feet to 22.87 percent. Now they've asked to place a fence as close as 52.40 feet where 60 is required; however, because of the design of their rear property and for protective purposes in compliance with New York State Law, I believe that the fence is properly placed and that we ought to allow this encroachment into the variance.

The pool is well designed. The property is well screened. I think it

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will be a positive addition to its neighbors. I hope you'll join me in granting this application and appeal.

Is there a second?

MEMBER RIO: Mr. Chairman, I second the motion.

CHAIRMAN VILLANELLA: Thank you, Ms. Rio.

I call the question on the motion as stated. All those in favor, signify by saying "aye."

(Whereupon, all Board members joined the motion by saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no verbal response from the Board.)

CHAIRMAN VILLANELLA: Hearing none, the motion is carried unanimously.

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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

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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.

CHAIRMAN VILLANELLA: **Number 2** is
the **Application & Appeal of Banke Tung
and Jessica Cheng** for their property
140 Arthur Street.

Did he we have a motion for this
application and appeal?

MEMBER PARADINE: You do,
Mr. Chairman. First of all, I move to
grant the application for the pool and,
secondly, I would like to grant the
appeal because I believe the Applicant
has satisfied the burden for area
variance.

Mr. Tung and Ms. Cheng have come
back to the Board three times. This is
the third month, seeking changes and they
finally, I think, got it right. They've
asked to move the air conditioning units

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away from the 11th Street side into the zone in the backyard which doesn't require a variance.

They're also seeking a, as far as a variance goes, a 6 foot fence to surround the property to surround the pool. On the north side is going to be a 6 foot wooden fence surrounded -- completely enshrouded by shrubbery on the north side so this fence is not visible.

The back of this yard is the rail road right-of-way, so there's a lot of privacy and the pool they agree to every aspect which Garden City asks about the pool.

So with that I would like to see us grant Mr. Tung and Ms. Cheng their application and appeal.

CHAIRMAN VILLANELLA: Thank you, Mr. Paradine.

CHAIRMAN VILLANELLA: Is there a second for Mr. Paradine's motion?

MEMBER BARCHOWSKI: Mr. Chairman, I second the motion.

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CHAIRMAN VILLANELLA: Thank you,
Mr. Barchowski.

I call the question on the motion as
stated. All those in favor, signify by
saying "aye."

(Whereupon, all Board
members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the appeal is carried unanimously.

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2 3. APPEAL OF KURT & KRISTINA

3 EHRIG, for a variance of the provisions
4 of Section **200-15 & 200-46** of the Village
5 Code, so as to permit the erection of **26**
6 **sq. Ft.** First floor rear and **584 sq. Ft.**
7 One story side and rear additions, with a
8 **160 sq. Ft.** Front open porch
9 (demolish **24 sq. Ft.** One story rear
10 vestibule), at the dwelling known as **80**
11 **WESTMINSTER ROAD** (Map of Garden City
12 Estates, Block 97, Lot 6, R-12 district)
13 the granting of which would:

14 A. Reduce the required minimum
15 (**15.0'**) side yard setback to no less than
16 (**14.58'**) ~

17 B. Exceed the allowable building
18 area of (**3,000 sq. Ft. Or 20.0%**), to by
19 (**962) sq. Ft. (3,962 sq. Ft. Or 26.41%).**

20 Building Department #

21 **ZBA-000074-2023**, John J. Viscardi, RA.

22 CHAIRMAN VILLANELLA: **Number 3** is
23 the **Appeal of Kurt and Kristina Ehrig** for
24 their property **80 Westminster Road.**

25 Is there a motion for this appeal?

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MEMBER SCHRODER: Mr. Chairman, I move that the appeal be granted because I believe the benefit sought by the Applicant is greater than the potential detriment to the neighborhood.

This is an appeal to add a rear and a side addition to create a front porch, and in doing so, they're going to be demolishing a small 24 foot vestibule.

The plan as presented creates a more livable kitchen and a family room as well as some other small rooms needed on the first floor. The owners noted that the second floor is quite small.

There's a pool on this property which skews the amount of enclosed space and the allowable building area. So first I'll note that the side yard variance is de minimis. It's going from 15 feet to 14.58 and that's due to a fireplace that is on one side of the house. That's the setback issue.

With respect to the allowable building area, the calculation without

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the pool as part of the footprint would bring the allowable building area variance down to something below 22 percent. Certainly appreciating that the pool does contribute to the footprint of the home, but once that's considered and taken out of the equation for enclosed space, I don't think this variance is excessive in any way.

Modernizing the home is important, and I would ask the Board join me in approving this appeal.

CHAIRMAN VILLANELLA: Thank you, Mr. Schroder.

Is there a second for Mr. Schroder's, motion?

MEMBER PARADINE: I second the motion.

CHAIRMAN VILLANELLA: Thank you, Mr. Paradine.

I call the question on the motion as stated. All those in favor, signify by saying "aye."

(Whereupon, all Board

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members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the appeal is carried unanimously.

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2 **4. APPEAL OF MR. CHRISTOPHER**

3 **VITALE**, for a variance of the provisions
4 of Section **200-31** of the Village Code, to
5 permit the erection of a **151 sq. Ft.**
6 Porch and **7 sq. Ft.** Bay window in the
7 Tremont Street front, at the corner
8 dwelling known as **120 GARDEN STREET** (Map
9 of Garden City Lawns, Block 33, Lots 1
10 R-6 district) the granting of which
11 would:

12 **A. Reduce the (25.0')** front yard
13 setback to no less than **(18.0')** to the
14 porch roof and **(23.4')** to the bay window.

15 Building Department #

16 **ZBA-000056-2022**, John J. Viscardi, R.A.

17 CHAIRMAN VILLANELLA: **Number 4** is
18 the **Appeal of Mr. Christopher Vitale** for
19 his property **120 Garden Street**.

20 Do we have a motion for his appeal?

21 MEMBER RIO: Yes, we do,

22 Mr. Chairman. I move that the appeal be
23 granted because I believe the benefit
24 sought by the Applicant is greater than
25 the potential detriment to the

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neighborhood.

Mr. Vitale has an appeal for a front yard setback variance to construct a bay window and porch with a gable overhang which will reduce the front setback to 18.0 and 23.4, where 25 is required.

This is a corner property, 65-by-130. This is a lovely modernization of this house. The owner believes that the appearance and use of the house will be improved, and the variance is not large.

I urge the committee to join me and approve.

CHAIRMAN VILLANELLA: Thank you, Ms. Rio.

Is there a second for Ms. Rio's motion?

MEMBER BARCHOWSKI: Mr. Chairman, I second the motion.

CHAIRMAN VILLANELLA: Thank you, Mr. Barchowski.

I call the question on the motion as stated. All those in favor, signify by

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saying "aye."

(Whereupon, all Board
members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the motion is carried unanimously.

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2 5. APPEAL OF MR. SHAWN STANFORD,

3 for a variance of the provisions of
4 Section **200-15 & 200-46** of the Village
5 Code, so as to permit the erection of; **70**
6 **sq. Ft.** First floor front garage and
7 **1,690 sq. Ft.** Second floor addition, with
8 a **88 sq. Ft.** Front and **172 sq. Ft.** Rear
9 porches, while converting an **87 sq. Ft.**
10 Portion of attached garage to habitable
11 space (demolish **229 sq. Ft.** One story
12 rear addition & chimney and **658 sq. Ft. ½**
13 story), at the dwelling known as **205**
14 **SACKVILLE ROAD** (Map of Garden City
15 Gables, Block 11, Lot 69, R-6 district)
16 the granting of which would:

17 **A.** Cause a horizontal extension of
18 the existing (**7.06'**) minimum and (**15.06'**)
19 aggregate side yards, where (**8.0'**) and
20 (**18.0'**) respectively, is required ~

21 **B.** Exceed the allowable building
22 area of (**1,650 sq. Ft. Or 25.0%**), to by
23 (**184**) **sq. Ft. (1,834 sq. Ft. Or 27.79%)** .

24 Building Department **#ABA -**

25 **000080-2023.** John J. Viscardi, R.A.

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CHAIRMAN VILLANELLA: **Number 5** is the **Appeal of Mr. Shawn Stanford** for his property **205 Sackville Road**.

Is there a motion for this appeal?

MEMBER SCHRODER: Mr. Chairman, I move that the appeal be granted because I believe the benefit sought by the Applicant is greater than the potential detriment to the neighborhood.

So this is a plan to take a -- It's a one-and-a-half story cape, I believe, and build a two-story home, basically, within the existing footprint.

The two variances sought have to do with side yard -- I'm sorry -- Yes. The variances sought have to do with a vertical extension of existing side yard aggregate and an existing side yard. So that's the existing footprint of the home.

The allowable building area where 25 is required is going to be increased to 27.79, but Mr. Viscardi, the architect, duly points out that the existing

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footprint of the home is 27.59. So the increase in the allowable building area is actually de minimis from what is already there. He also points out to us that if the terrace and the open porch on any structures -- on open structures, were taken out of the equation of the allowable building area, that percentage would be 26.48.

Although a large and substantial renovation of the home, the setbacks and the allowable building area changes are de minimis, and I would ask the Board to join me in approving this appeal.

CHAIRMAN VILLANELLA: Thank you, Mr. Schroder.

Is there a second for Mr. Schroder's motion?

MEMBER PARADINE: I second Mr. Schroder's motion.

CHAIRMAN VILLANELLA: Thank you, Mr. Paradine.

I call the question on the motion as stated. All those in favor, signify by

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saying "aye."

(Whereupon, all Board
members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the motion is carried unanimously.

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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.

CHAIRMAN VILLANELLA: **Number 6** is **Appeal of Gerard Diaz** for his property at **1 Devereux Place.**

Is there a motion for this appeal?

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MEMBER BARCHOWSKI: Mr. Chairman, I move that the appeal be granted because I believe the benefit sought by the Applicant is greater than the potential detriment to the neighborhood.

This residence at 1 Devereux Place, there was a major renovation in 2015. A variance was obtained for the fence on St. James as it currently exists.

The shed was "built in the wrong place," as stated by the architect, Mr. Viscardi. The shed is 106 square feet, which is greater than 80 square feet which is allowed, and the Applicant has agreed to amend their appeal to remove the shed which now decreases the allowable building area to 5,311 square feet.

VILLAGE ATTORNEY: Not allowable. Requested proposal.

MEMBER BARCHOWSKI: Thank you -- 5,311 square feet which is 21.8 percent and we have no issue with that. We appreciate that which makes this appeal

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much easier to grant because now we're just going to consider the cabana which is 540 square feet and it is within the 60 foot minimum setback from St. James Street. It is 50.9 feet from St. James Street.

The cabana is a very tasteful addition to the backyard. The chimney that is shown in the rendering is purely for aesthetics. It is not functional.

We feel like the cabana is a good addition, and I urge the Board to join me in granting the appeal.

CHAIRMAN VILLANELLA: Thank you, Mr. Barchowski. I second Mr. Barchowski's motion and I call the question on the motion as stated.

All those in favor, signify by saying "aye."

(Whereupon, all Board members joined the motion by saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no

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verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the motion is carried unanimously.

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2 7. APPEAL OF MR. & MRS. PAUL

3 QUATRO, for a variance of the provisions
4 in Section **200-46** of the Village Code,
5 allowing issue of a building permit to
6 erect a; **1,383 sq. Ft.** Second floor
7 addition and **59 sq. Ft.** Front porch
8 (demolish existing **495 sq. Ft. 1/2**
9 story), at the dwelling known as 209
10 SACKVILLE ROAD (Map of Garden City
11 Gables, Block 11, Lots 75, R-6 district),
12 the granting of which would:

13 **A.** Extend vertically the existing
14 (7.0') side yard, where (8.0') is now
15 required ~

16 **B.** Extend vertically the existing
17 (15.5') aggregate side yards, where
18 (18.0') is now required ~

19 Building Department #

20 **ZBA-000071-2023**, Kenneth C. Long, R.A.

21 CHAIRMAN VILLANELLA: **Number 7** is
22 the **Appeal of Mr. And Mrs. Paul Quatro**
23 for their property **209 Sackville Road.**

24 Is there a motion for this appeal?

25 MEMBER RIO: Mr. Chairman, I move

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that the appeal be granted because I believe the benefit sought by the Applicant is greater than the potential detriment to the neighborhood.

The Quatros are renovating, completely renovating their property. They were seeking a side yard setback variance to construct a front porch and second floor addition to extend vertically the existing 7.0 side yard setback where 8 feet is required, and to extend vertically the aggregate side yards of 15.5 feet where 18 is required. The existing setbacks are currently non-compliant on the 60-by-110 property.

The homeowners feel that the proposed alteration would greatly improve and modernize the property and will blend in nicely with the other properties on the block which are being enlarged and modernized, and I urge the committee to join me in approving.

CHAIRMAN VILLANELLA: Thank you, Ms. Rio.

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Is there a second for Ms. Rio's
motion?

MEMBER PARADINE: I second the
motion.

CHAIRMAN VILLANELLA: Thank you,
Mr. Paradine.

I call the question on the motion as
stated. All those in favor, signify by
saying "aye."

(Whereupon, all Board
members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the motion is carried unanimously.

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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:

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.

CHAIRMAN VILLANELLA: **Number 8** is the **Application and Appeal of Doug and Kristy Bernstein** for their property

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121 Whitehall Boulevard.

Is there a motion for this application and appeal.

MEMBER PARADINE: Yes, there is Mr. Chairman. I move that the Bernstein's application be granted.

They originally came to us with an appeal for a variance for fencing along the Whitehall and Stratford. They amended it. So now they're it has become a simple application for a pool.

It's a beautiful piece of property. It's 220-by-132. There is plenty of room for this 16-by-36 foot pool in the rear yard. They have -- The Bernstein's have said -- and the landscape architect will totally landscape it so as you drive up Whitehall Boulevard you will not see this, the pool, from Whitehall.

So I think the property is fine for a pool, and I think we should grant them their application.

CHAIRMAN VILLANELLA: Thank you, Mr. Paradine.

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Is there a second for Mr. Paradine's motion?

MEMBER SCHRODER: I second Mr. Paradine's motion.

CHAIRMAN VILLANELLA: Thank you, Mr. Schroder.

I call the question on the motion as stated. All those in favor, signify by saying "aye."

(Whereupon, all Board members joined the motion by saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

(Whereupon, there was no verbal response from the Board.)

CHAIRMAN VILLANELLA: Hearing none, the appeal is carried unanimously.

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2 **9. APPEAL OF CORINNE & STEVEN**

3 **COLE**, for a variance of the provisions of
4 **200-52** of the Village Code, to allow for
5 the maintenance of one **A/C** compressors,
6 in the side yard of the dwelling, at the
7 dwelling known as **35 AVALON ROAD** (Map of
8 Pell Gardens, Block 533, Lot 18, R-6
9 district) the granting of which would:

10 **A. Reduce the (10.0')** required
11 setback for freestanding **A/C** compressors,
12 to no less than **(7.5')** from the side
13 property line.

14 Building Department application #
15 **ZBA-000070-2023.**

16 CHAIRMAN VILLANELLA: **Number 9** is
17 the **Appeal of Corinne and Steven Cole** for
18 their property **35 Avalon Road.**

19 Is there a motion for this appeal?

20 MEMBER RIO: Yes, Mr. Chairman. I
21 move that the appeal be granted because I
22 believe the benefit sought by the
23 Applicant is greater than the potential
24 detriment to the neighborhood.

25 The Coles are seeking a side setback

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variance for an existing air conditioning compressor which is 7.5 feet from the property line where 10 feet is required. The property is 65-by-160.

The variance sought is minor and the homeowner has agreed to completely shrub the compressor on the remaining two sides, and I urge the committee to join me in approving.

CHAIRMAN VILLANELLA: Thank you, Ms. Rio.

Is there a second for Ms. Rio's motion?

MEMBER BARCHOWSKI: Mr. Chairman, I second the motion.

CHAIRMAN VILLANELLA: Thank you, Mr. Barchowski.

I call the question on the motion as stated. All those in favor, signify by saying "aye."

(Whereupon, all Board members joined the motion by saying, "aye.")

CHAIRMAN VILLANELLA: Any opposed?

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(Whereupon, there was no
verbal response from the
Board.)

CHAIRMAN VILLANELLA: Hearing none,
the appeal is carried unanimously.

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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

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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.

CHAIRMAN VILLANELLA: **Number 10** is
the **Appeal of Pallavi Srivastava** for her
property **378 Stewart Avenue**.

Is there a motion for this appeal?

MEMBER PARADINE: Mr. Chairman, I
move that the appeal be granted because I
believe the benefit sought by the
Applicant is greater than the potential
detriment to the neighborhood.

Here we have in this appeal at
378 Stewart Avenue a property 200-by-150.
All setback problems that come about from
the 75 foot minimum setback on Stewart
Avenue and 80 foot from John Street.
It's an R-20 zone, but this is

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probably -- The Srivastava's are hampered by the setback and all their appeals come from the fact that they're 72 feet -- Excuse me -- sixty feet for the platform they want to build in the front, 67.2 to the second floor balcony which is on Stewart Avenue.

Also, as far as the setbacks on John Street, which is right by their driveway, they're asking for 52 feet which is still a reasonable amount from the St. John's Street setback to their fence for their pool.

The gentleman who came here has agreed to remove the garbage enclosure which is right on top of John Street. It's a vinyl thing, and they'll move it back or dig a hole for whatever it might be and supplant it.

The owner is planting all sorts of shrubbery across Stewart Avenue. So any of these incursions into the 75 yard setback will not be noticed because they'll be all 7-, 8 foot shrubs.

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I believe we should grant the
Srivastavas their appeal.

CHAIRMAN VILLANELLA: Thank you,
Mr. Paradine.

Is there a second for Mr. Paradine's
motion?

MEMBER RIO: Yes, Mr. Chairman. I
second his motion.

CHAIRMAN VILLANELLA: Thank you,
Ms. Rio.

I call the question on the motion as
stated. All those in favor, signify by
saying "aye."

(Whereupon, all Board
members joined the motion by
saying, "aye.")

CHAIRMAN VILLANELLA: Is there any
opposition? Nay. Despite one negative
vote, the motion is carried, 4 to 1.

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CHAIRMAN VILLANELLA: This concludes
the business of the Zoning Board of
Appeals for the Village of Garden City
for Wednesday, February 22. The next
meeting is on March 21, 2023.

Thank you and good night.

(Whereupon, at 8:53 P.M.,
the above matter concluded.)

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C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, BARBARA DANIELS, a Notary Public for
and within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

I further certify that I am not related
to any of the parties to this action by blood
or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set
my hand this ^ day day of ^ Month 2017.

Barbara Daniels

BARBARA DANIELS

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